



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

**HEARING DATE: November 8, 2018**

**AGENDA ITEM #2**

Project Description

Vicinity Map

**APN:** 0457-052-14, et al. (Multiple Parcel Associations)  
**Applicant:** General Atomics  
**Community:** El Mirage  
**Supervisorial District:** 1<sup>ST</sup> Supervisorial District  
**Location:** 73 El Mirage Airport Rd between Colusa Road and Linson St. Ten (10) Miles west of the City of Adelanto.  
**Project No.:** P201700655  
**Staff:** Anthony De Luca  
**Rep.:** Ken Anderson  
**Proposal:** Conditional Use Permit for the following  
 A) Phase I: 144,610 square feet in five new structures, and five new shade cover structures  
 B) Phase II: Permanently Permit 39 buildings currently under TUPs and 8 currently unpermitted buildings, 1 steel canopy and 4 fabric canopies.  
**Environmental:** Adopt a Mitigated Negative Declaration



**50 Hearing Notices Sent On: October 24, 2018**

**Report Prepared By: Anthony De Luca**

**SITE INFORMATION**

**Parcel Size:** 820 Acres (total all parcels)  
**Terrain:** Flat  
**Vegetation:** Natural desert vegetation

**SURROUNDING LAND DESCRIPTION:**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	El Mirage Field Airport/Vacant	Institutional (IN)/ Rural Living (RL)
North	Vacant Land, El Mirage Dry Lake	Resource Conservation (RC)
South	Vacant/ Single Family Residences	Agricultural (AG), Rural Living (RL)
East	Vacant Land, Field Crops	Rural Living (RL)
West	Vacant Land, Single Family Residence	Rural Living (RL)

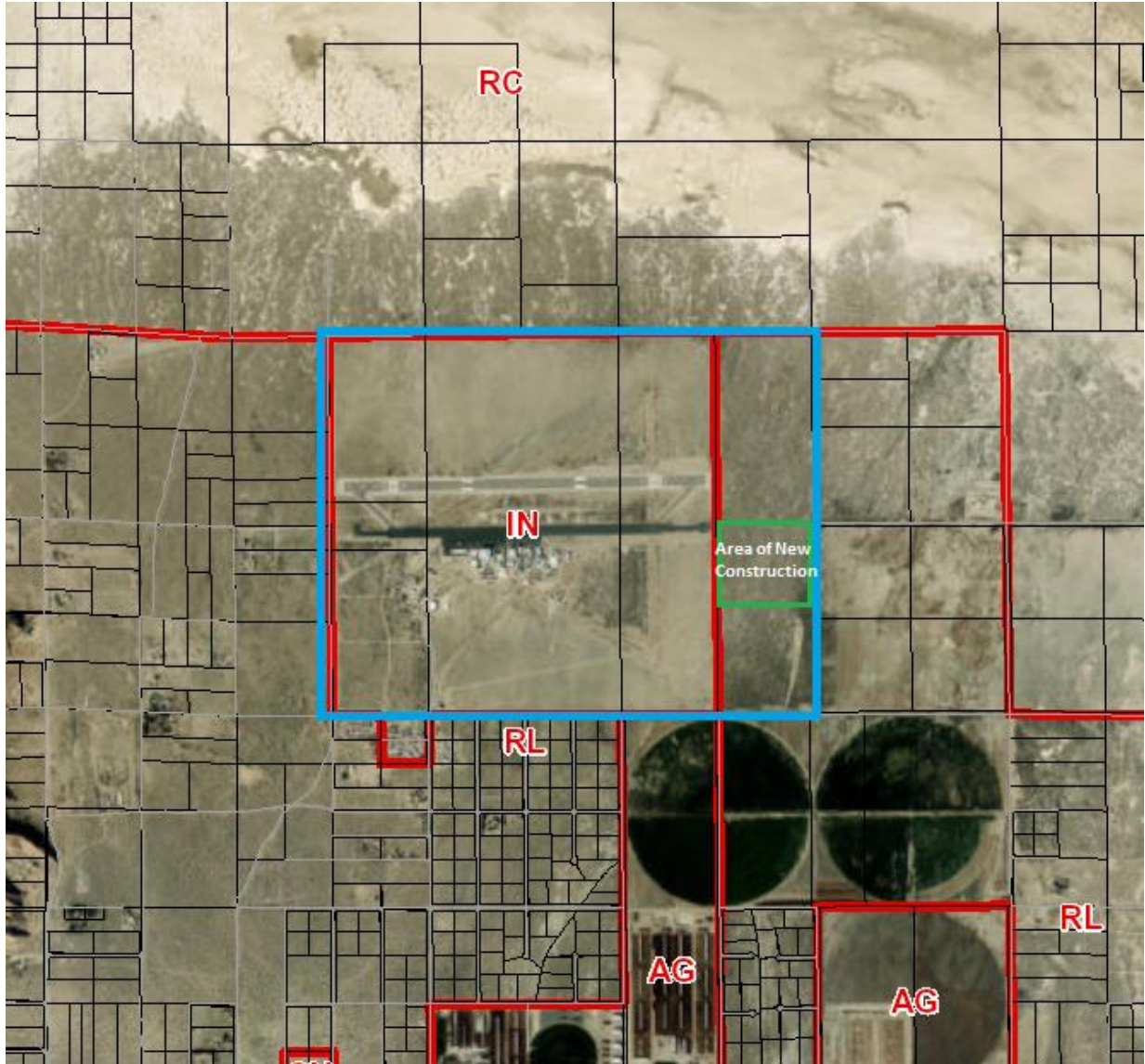
	<b>AGENCY</b>	<b>COMMENT</b>
City Sphere of Influence:	N/A	N/A
Water Service:	Well	With Environmental Health Services approval
Sewer Service:	Septic	With Environmental Health Services approval

**STAFF RECOMMENDATION:**

That the Planning Commission **ADOPT** the Mitigated Negative Declaration, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, **ADOPT** the Findings as contained in the Staff Report, and **File** a Notice of Determination.

In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Board of Supervisors.

**OFFICIAL LAND USE DISTRICT MAP**



***Figure 1 Land Use Designation Map: Site Outlined in Blue***

## SITE PHOTOS



*Figure 2 Southwest Corner of Property Looking North*



*Figure 3 Southwest Corner of Property Looking East*



***Figure 4 Northwest Corner of Property Looking East***



***Figure 5 Northwest Corner of Property Looking South***





***Figure 6 Northeast Corner of Property Looking South***



***Figure 7 Northeast Corner of Property Looking West***



***Figure 8 Southeast Corner of Property Looking North***



***Figure 9 Southeast Corner of Property Looking West***

## **PROJECT DESCRIPTION AND BACKGROUND:**

The applicant is requesting approval of a Conditional Use Permit (CUP) for construction within an existing 820-acre airport industrial facility, this latest proposal (Project) to be completed in two phases.

- Phase I will include the construction of five (5) separate structures, consisting of (1) a 79,800 square-foot two-story office building alongside (2) a 38,000 square-foot hangar, (3) a 20,000 square-foot shipping & receiving building, (4) a 2,400 ground support equipment maintenance building, and (5) and a 4,410 square-foot support building, all together totaling 144,610 square feet, as well as five (5) new shade structures totaling 30,000 square feet.
- Phase II will include the permitting of eight (8) unpermitted permanent buildings, one (1) steel canopy, and four (4) fabric canopies, as well as thirty-nine (39) modular buildings that are currently permitted under temporary use permits. These facilities will be supported by an additional 1.5 mile access road and additional underground utilities to service the buildings.

In September of 2017 a revision to an approved action to construct an extension to the existing runway & taxiway at the El Mirage facility was approved. The approval included a runway extension of 1400' and taxiway extension of 2000', both towards the east end of the existing facility. The extension allowed for a safer distance for landing and take-off as well as to allow new developments to be tested. The new construction for the proposed Project will take place on the southerly 80-acre parcel south of the completed runway/taxiway extension and will be developed pursuant to the County Development Code (Development Code).

The County Planning Division sent out Project notices on October 24, 2018, advertising the Planning Commission Hearing to be held on November 8, 2018.

## **PROJECT ANALYSIS:**

Site Planning: The Project consists of the expansion of an existing airport facility on 820 acres, as described above.

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 new 1.5-mile interior road will be constructed from the entrance of the property travelling east in order to access the newly constructed buildings. 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.

Development Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the Institutional (IN)/ Rural Living (RL) Land Use District, as illustrated in Table 1:

**Table 1: PROJECT CODE COMPLIANCE**

Project Component	Development Code Standard	Project Plans	
Proposed Buildings	CUP	CUP	
Parking	227 spaces required 7 ADA spaces	311 total spaces which includes 9 ADA spaces	
Landscaping	20% minimum required	20%	
		<b>IN</b>	<b>RL</b>
Building Setbacks	Front:	15'	25'
	Side Street:	15'	15'
	Side Interior:	10'	15'
	Rear:	10'	15'
Building Height	50' Maximum	Hangar/Stockroom: 40' Shipping and Receiving: 23'	
Drive Aisles	24'	Fire Access: 26' Drive Aisles: 24'	

The existing facility has been in operation since 1985, with the expansion of the runway on the two additional easternmost parcels (APNs 0457-041-02 and 0457-041-04) within a Rural Living (RL) land use designation, operating as a legal non-conforming use. The County has plans to implement the Countywide Plan with a two-map system which will separate General Plan land use and zoning designations. The future General Plan land use designation for the property will be General Industrial, and the Zoning will be changed to Regional Industrial (IR) to encompass the entire property allowing for a compatible use and zoning. Until that time, the proposal would be considered an alteration of a legal, non-conforming use, and appropriate findings have been made as required by the Development Code.

Landscaping: A landscaping plan will be provided and will be required to comply with the Landscaping Standards provided in the Development Code, Section 83.10.060, and table 83-12 "Minimum Landscaped Area".

Fencing: An existing perimeter fence surrounding the property will remain. Walls/fences existing and proposed on all property lines are consistent and in compliance with Development Code Section 83.02.060 – Screening and Buffering requirements.



Parking: Chapter 83.11, section 83.11.040 table 83-15 requires 218 spaces with seven ADA accessible spaces for the proposed stockroom and hangar, 299 spaces with eight ADA accessible spaces are provided. A total of nine spaces are required with one ADA accessible space for the proposed shipping and receiving building; 12 spaces with one ADA space are provided.

Hours of Operation: Operating hours are 24 hours per day seven days per week, with the majority (85%) of employees reporting for day shifts between 7 a.m. and 5 p.m. Monday through Friday.

Water Service: Water will be obtained from on-site wells in compliance with San Bernardino County Environmental Health Services (EHS) County Code requirements.

Septic Service: The Project includes a proposed septic system. Based on discussion with EHS staff, the results of the percolation testing for the seepage pits, and seepage pit design would be in compliance with EHS County Code requirements.

Public Comments: Project notices were sent to surrounding property owners within 1,300 feet of the Project site, as required by Development Code Section 85.03.080. No public comments were received from surrounding property owners.

### **ENVIRONMENTAL REVIEW:**

In compliance with the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Project has been prepared. Public review for the IS/MND began on August 29, 2018 and ended on September 28, 2018. No public comments were received challenging the determination as outlined in the IS/MND.

Lahontan Regional Water Quality Control Board submitted comments requesting the IS/MND prepared for the Project address concerns regarding ephemeral washes leading to El Mirage Dry Lake, permanent and post construction storm water capture and management features, Low Impact Development, and diversion features. Accordingly, the IS/MND was updated to address their concerns with information derived from the Drainage Report prepared by Kimley Horn in June 2018. Specifically, identification of type "A" soils which have low runoff potential, with high infiltration rates, and standard Best Management Practices (BMPs) and controls are to be implemented and shall conform to Federal, State, or Local requirements or Manual of Practice, as applicable. The contractor shall implement additional controls as directed by the permitting agency.

Traffic: A Traffic Impact Study was prepared by David Evans and Associates to evaluate potential Project-related traffic impacts. Based on the Project trip generation, traffic distribution, and assignment patterns, intersection capacity analyses were conducted to assess the estimated Project impacts. It was determined that, as proposed, the Level of Service (LOS) on El Mirage Airport Road for southbound traffic during the peak end of day

time frame would drop to a level “F”, which is unacceptable. Business operations have been proposed and agreed upon to stagger shifts and end times for a portion of the workforce to alleviate this issue and bring the LOS back to an acceptable level. The existing morning shift peak is from 5am-6am and the existing evening shift peak is from 3pm-4pm. All new project trips were assigned to the next sequential hour intervals of 6-7am morning and 4-5pm evening. In addition, mitigation has been required for an advance intersection warning notification eastbound and westbound on El Mirage Road approaching El Mirage Airport Road to be enhanced with flashing beacons. The Project as presented will not cause any negative impacts to the surrounding street system.

The Project has addressed all potential environmental impacts identified and required mitigation measures have reduced those potential impacts to a less-than-significant level. Accordingly, a Mitigated Negative Declaration is recommended for the Project.

**RECOMENDATION: That the Planning Commission:**

1. **ADOPT** the Mitigated Negative Declaration;
2. **APPROVE** the Conditional Use Permit for construction within an existing 820 acre airport industrial facility to be completed in two phases as described above, subject to the Conditions of Approval;
3. **ADOPT** the Findings as contained in the staff report; and
4. **DIRECT** staff to file the Notice of Determination.

**ATTACHMENTS:**

- EXHIBIT A:** Findings
- EXHIBIT B:** Conditions of Approval
- EXHIBIT C:** Site Plan
- EXHIBIT D:** Initial Study and Addendum
- EXHIBIT E:** Letter from Lahontan Regional Water Quality Control Board

# EXHIBIT A

## Findings

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**COMBINED FINDINGS FOR CONDITIONAL USE PERMIT AND  
NONCONFORMING USES AND STRUCTURES**

**CONDITIONAL USE PERMIT FINDINGS**

[San Bernardino County Code § 85.06.040]

This Conditional Use Permit (CUP) is conditionally approved for construction within an existing 820 acre airport industrial facility in El Mirage, to be completed in two phases.

**Phase I** will include the construction of 5 separate structures, consisting of a two-story office building, a new hangar, a shipping & receiving building, a ground support equipment maintenance building, and a support building all together totaling 144,610 square feet, as well as 5 new shade structures totaling 30,000 square feet.

**Phase II** will include the permitting of 8 unpermitted permanent buildings, one steel canopy, and four fabric canopies, as well as 39 modular buildings that are currently permitted under temporary use permits. These facilities will be supported by an additional 1.5 mile access road and additional underground utilities to service the buildings (Project).

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.**

The Project has undergone extensive review by the County. The site plan has been revised in accordance with comments from department staff to ensure that the Project complies with the San Bernardino County Development Code (Development Code). The 820-acre site will accommodate the proposed buildings associated with the Project. All setbacks meet or exceed the requirements of the Development Code for the proposed land use and the existing zoning. The proposed site plan displays adequate parking, landscaping, and accessibility. The Project incorporates conditions of approval which apply as an extension of the design review process.

- 2. The site for the proposed facility has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

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 10 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, will ensure adequate and necessary legal and physical access to the Project site.

- 3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the adjacent commercial property, which means that the use**

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**will not generate excessive noise, traffic, vibration, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

The proposed Project will be conditioned to adhere to the Development Code performance standards, including those for noise, traffic, and vibration. The Project incorporates mitigation measures and conditions of approval to ensure noise, traffic and vibration do not encroach or negatively affect adjoining properties. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.

**4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable community or specific plan.**

The proposed CUP site plan, together with the provisions for its design and improvement are consistent with the County General Plan, as well as the forthcoming Countywide Plan. The Project specifically implements the following goal:

GOAL LU 1. The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

Goal Implementation Policy LU 1.1: Develop a well-integrated mix of residential, commercial, industrial and public uses that meet the social and economic needs of the Desert.

Project Implementation: The proposed Project would involve the expansion of an existing industrial use. There are very few industrial developments in the area. As such, the proposed use provides an opportunity for the area to create a mix of land uses, where few industrial uses currently exists. In addition, the operation provides much needed job opportunities for this area of the Desert.

GOAL LU 4: The unincorporated communities within the County will be sufficiently served by industrial land uses.

Goal Implementation Policy LU 4.1: Protect areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses.

Project Implementation: The proposed Project provides industrial development in a remote location with very little residential development. By expanding the use in its current location, it continues an industrial development in an area with no incompatible uses.

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**5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed development without significantly lowering service levels.**

There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels. Water purveyor shall be General Atomics Aeronautical or EHS approved. Method of sewage disposal shall be EHS approved onsite wastewater treatment system(s) (OWTS), and conform to the Local Agency Management Program.

**6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.**

The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare because the conditions of approval include conditions that require the developer to comply with the performance measures outlined in the Development Code and incorporate mitigation measures to ensure there are no significant impacts to properties in the vicinity, as they relate to public health, safety, and general welfare..

**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 building, along with adequate building setbacks, provides the future opportunity to construct rooftop solar facilities.

**8. The Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgment of the County acting as lead agency for the Project.**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Project. The IS/MND was submitted to the California State Clearinghouse in Sacramento, and posted on the San Bernardino County website for the required 30-day review period, which began on August 29, 2018 and ended on September 28, 2018. Mitigation measures incorporated as part of the Project's conditions of approval will reduce impacts to less than significant. The IS/MND for this Project reflects the County's independent judgment in making this decision and adoption of the IS/MND is recommended.

**ADDITIONAL REQUIRED FINDINGS FOR NONCONFORMING USE**

[San Bernardino County Code § 85.06.080]

**1. The remaining normal life of the existing nonconforming use is determined to be in compliance with provisions specified in this Development Code before consideration of the proposed alteration if located in a residential land use zoning district.**



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The remaining normal life of the existing nonconforming use is in compliance with the provisions of the Development Code. The proposed structures will support the existing operations of the facility, including the expanded runway that already exists. While the current zoning is a residential land use zoning designation, the proposed future zoning will be Regional Industrial with the adoption of the Countywide Plan to reflect the existing facility and land use.

**2. The proposed alteration shall not prolong the normal life of the existing nonconforming use.**

The proposed alteration will not prolong the normal life of the existing nonconforming use, as it will support the current operations of existing facility and uses on site.

**3. The alteration of the existing nonconforming use shall not be detrimental to, nor prevent the attainment of, general land uses, objectives, policies, and programs specified in the General Plan or any applicable community or specific plan.**

The alteration will not be detrimental to, nor prevent the attainment of, general land uses, objectives, policies, and programs specified in the General Plan, because the Project specifically implements the following General Plan goals and related policies:

GOAL LU 1. The County will have a compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of the residents.

Goal Implementation Policy LU 1.1: Develop a well-integrated mix of residential, commercial, industrial and public uses that meet the social and economic needs of the Desert.

Project Implementation: The proposed Project would involve the expansion of an existing industrial use. There are very few industrial developments in the area. As such, the proposed use provides an opportunity for the area to create a mix of land uses, where few industrial uses currently exists. In addition, the operation provides much needed job opportunities for this area of the Desert.

GOAL LU 4: The unincorporated communities within the County will be sufficiently served by industrial land uses.

Goal Implementation Policy LU 4.1: Protect areas best suited for industrial activity by virtue of their location and other criteria from residential and other incompatible uses.

Project Implementation: The proposed Project provides industrial development in a remote location with very little residential development. By expanding the use in its current location, it continues an industrial development in an area with no incompatible uses.

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- 4. The granting of permission to alter the nonconforming use shall not be substantially detrimental to the public health, safety, or general welfare, or injurious to the property or improvements in the vicinity and land use zoning district in which the use is located.**

The proposed development will be conditioned to adhere to the Development Code performance standards, including those for noise, traffic, and vibration. The Project incorporates mitigation measures and conditions of approval to ensure there are no significant impacts to properties in the vicinity, as they relate to public health, safety, and general welfare.

- 5. The alteration shall not change the primary use of the land nor increase the intensity of the use unless such change brings the use into greater compliance with current zoning regulations.**

The alteration will not change the primary land use, nor increase the intensity of the use because the proposed structures will support the existing use and operations of the facility. The use will be in compliance with the General Plan and zoning designations upon adoption of the Countywide Plan.

- 6. The existing nonconforming use shall comply with all other existing County regulations, including those applicable to and enforced by the Director, and County Sheriff's Department.**

The existing, nonconforming use will comply with all other existing County regulations because the Project will include measures that require the developer to comply with the performance measures outlined in the Development Code. The conditions of approval are intended to protect the overall health, safety and general welfare of the public.

## **EXHIBIT B**

### **Conditions of Approval**

**CONDITIONS OF APPROVAL**  
General Atomics-El Mirage Airport Expansion  
Conditional Use Permit

**GENERAL REQUIREMENTS**  
Ongoing and Operational Conditions

**LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311**

1. Project Approval Description. Conditional Use Permit (CUP) is conditionally approved for construction within an existing 820 acre airport industrial facility in El Mirage, to be completed in two phases.

**Phase I** will include the construction of five (5) separate structures, consisting of (1) a 79,800 square-foot two-story office building alongside (2) a 38,000 square-foot hangar, (3) a 20,000 square-foot shipping & receiving building, (4) a 2,400 ground support equipment maintenance building, and (5) and a 4,410 square-foot support building, all together totaling 144,610 square feet, as well as five (5) new shade structures totaling 30,000 square feet.

- **Phase II** will include the permitting of eight (8) unpermitted permanent buildings, one (1) steel canopy, and four (4) fabric canopies, as well as thirty-nine (39) modular buildings that are currently permitted under temporary use permits. These facilities will be supported by an additional 1.5 mile access road and additional underground utilities to service the buildings.

This CUP is approved 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 Site with APN: 0457-052-14, 0457-041-02, 0457-041-03, and 0457-041-04. Project No. P201700655.

2. Project Location. 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 10 miles west of the City of Adelanto
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. 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. Expiration. 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.

6. Continuous Effect/Revocation. 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.
7. Extension of Time. 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)
8. Project Account. The Project account number is P201700655. 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.

9. **Condition Compliance:** 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 to County Building and Safety the following:
- **Grading Permits:** a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
  - **Building Permits:** a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
  - **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.
10. **Development Impact Fees.** Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. **Additional Permits.** 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 not limited to:
- a) **FEDERAL:** N/A;
  - b) **STATE:** Lahontan RWQCB, Mojave Desert AQMD, California Department of Fish and Wildlife, Caltrans
  - c) **COUNTY:** Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire/HazMat; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor, and
  - d) **LOCAL:** N/A
12. **Continuous Maintenance.** 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.
13. Performance Standards. 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. Lighting. 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.
15. Clear Sight Triangle. 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. Cultural Resources. 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.
17. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
18. Construction Hours. 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.

19. Construction Noise. 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.
20. GHG – Operational Standards. 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.
  - d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

#### **LAND USE SERVICES DEPARTMENT– Code Enforcement Division (909) 387-8311**

21. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and "developer" shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and "developer" (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
22. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

#### **LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

23. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
24. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
25. Additional Drainage Requirements. 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.

**PUBLIC HEALTH - Environmental Health Services (800) 442-2283**

26. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call DEHS at 1-800-442-2283.
27. The Onsite Wastewater Treatment System (OWTS) shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper or qualified service provider. For information, please call DEHS/Wastewater Section at: 1-800-442-2283.
28. 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 one (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 two (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. For information, please call DEHS/LEA at: 1-800-442-2283.

**COUNTY FIRE DEPARTMENT–Community Safety Division (760)995-8190**

29. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by 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 or Fire Condition Letter, 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 Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
30. Jurisdiction. 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 Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.[F01]
31. Additional Requirements. In addition to the Fire requirements stated herein, other onsite and offsite 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. [F01A]
32. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.

**COUNTY FIRE DEPARTMENT – Hazardous Materials Division (760) 995-8190/(909) 386-8401**

33. Prior to sign off by this agency, the operator must update disclosure information using the California Environmental Reporting System (CERS) <http://cers.calepa.ca.gov>. For additional information please contact the Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.

**DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

34. Franchise Hauler Service Area – 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).
35. Recycling Storage Capacity. 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 Assembly Bill (AB) 2176.
36. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a 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. This requirement is to assist the County in compliance with AB 341.
37. Mandatory Organics Recycling. As of April 2016, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate eight (8) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. 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 though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.
38. Demolition Debris. 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](mailto:solid.wastemail@dpw.sbcounty.gov)

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**PRIOR TO ISSUANCE OF GRADING PERMITS  
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311**

- 39. TCR-1 Archaeological and Tribal Monitoring:** Due to the heightened cultural sensitivity of the proposed project area, both an archaeological monitor that meets Secretary of Interior (SOI) qualifications for archaeology and Tribal monitors representing SMBMI shall be present for all ground-disturbing activities that occur within the proposed project APE (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 surveys, testing, and data recovery. A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

The Lead Agency shall inform the Project developer/applicant of its responsibility to provide compensation (hourly wages, per diem, mileage, lodging, etc.) for all archaeological and Tribal monitors and the services these individuals provide as part of the monitoring effort for the Project and the need for a Monitoring Plan to be developed prior to the issuance of permits.

Prior to the issuance of any ground disturbance-related permits (such as grading permits), the Lead Agency shall contact and coordinate with SMBMI to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually-acceptable Archaeological and Tribal Monitoring Plan. This Plan shall be approved and adopted by the Lead Agency prior to the issuance of any ground disturbance-related permits. The Plan's implementation in the field shall be enforced by the Lead Agency for the life of the Project.

- 40. TRC-2 Discovery Protocol and Treatment:** If an archaeological deposit or tribal cultural resource is discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from SMBMI, the Archaeological Monitor, the Project applicant/developer, and the Lead Agency shall confer regarding treatment of the discovered resource(s). A treatment plan shall be prepared, reviewed and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource for significance under both NHPA and CEQA criteria. This research design shall (1) acknowledge the necessity for additional, internal Tribal deliberations and culturally-appropriate treatments for all tribal cultural resources and (2) for archaeological resources, include fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices, as agreed upon by SMBMI.

Should the resource be determined to be significant under either federal- or state-level criteria, avoidance and preservation in place shall be the preferred treatment. Should the resource not be a candidate for avoidance or preservation in place, a resource-specific mitigation plan shall be developed, reviewed by all Parties, and implemented. Should the mitigation plan include archaeological data recovery, a research design shall be developed that exhausts the research potential of the resource in accordance with current professional archaeology standards. Any mitigation plan that results in the

**removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience shall also include a comprehensive discussion of resource processing, analysis, curation, and reporting protocols and obligations.**

- a) All mitigation, treatment, and data recovery plans shall be developed in consultation with SMBMI.
- b) All fieldwork related to treatment, mitigation, and data recovery plans shall require monitoring by an SMBMI Tribal Monitor.
- c) All draft reports containing the significance and treatment findings and data recovery results shall be prepared by an SOI-qualified archaeologist hired by the applicant/developer and submitted to the Lead Agency and SMBMI for their review and comment.
- d) All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.

**41. TCR-3 Treatment and Disposition of Artifacts, Ecofacts, Cultural Deposits: SMBMI requests that culturally-appropriate and professionally proper procedures shall be followed with respect to all artifacts and remains affiliated with Native peoples—whether prehistoric, protohistoric, or historic.**

- a) Any sacred/ceremonial objects or objects of cultural patrimony discovered within the project area are to be offered to the MLD of record for appropriate treatment and all claims of ownership to such materials waived by the applicant/developer/landowner.
- b) SMBMI requests that all other artifacts be permitted to be either (1) left in situ should avoidance or protection in place be guaranteed or (2) reburied, on site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). 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 SMBMI.
- c) Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino 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 appropriate 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.
- d) Where appropriate and agreed upon in advance by SMBMI, the SOI-qualified archaeologist hired by the applicant/developer may conduct analyses of certain artifact classes (including, but not limited to, shell, non-human bone, ceramic, stone) if required by CEQA, the Project's mitigation measures, and/or conditions of approval for the Project. Upon completion of authorized and mandatory analyses, the applicant/developer shall provide said artifacts to SMBMI for reburial on site or to the aforementioned, identified curation facility within sixty (60) days from the completion of analyses and not to exceed one hundred and twenty (120) days after the initial recovery of the items from the field.



42. **TCR-4 Discovery and Treatment of Human Remains:** The Lead Agency and the applicant/developer shall immediately contact the San Bernardino County Coroner and SMBMI in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, applicant/developer/landowner, and Lead Agency agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98.

Reburial of human remains and/or funerary objects shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the applicant/developer/landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects.

All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects, as well as ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.

The term "human remains" encompasses more than human bones because some local Tribes' traditions periodically necessitated the ceremonial burning of human remains and funerary objects. Funerary objects are those artifacts associated with any human remains or funerary rites. These items, and other funerary remnants and their ashes, are to be treated in the same manner as human bone fragments or bones that remain intact.

It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

43. **Joshua Tree Relocation Plan.** The developer shall submit and have approved by the Planning Division a relocation plan for Joshua Trees within the developed site area. The relocation plan shall be accompanied with certification from a certified arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and are in compliance with Chapter 88.01 of the San Bernardino County Development Code. The certification shall include the information in compliance with Department procedures. Transplantation onsite shall be the primary method of addressing a Joshua Tree removals from the subject property.

44. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
- a) Implement the approved Coating Restriction Plans.
  - b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
  - c) Grading plans shall include the following statements:
    - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
    - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
  - d) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
  - e) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
  - f) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
45. Air Quality. Although the Project does not exceed Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Mojave Desert Air Basin is in non-attainment status for ozone and suspended particulates [PM<sub>10</sub> and PM<sub>2.5</sub> (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- a. 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.
    1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
    2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
    3. The Project proponent shall ensure that all grading activities are suspended when winds exceed twenty-five (25) miles per hour.
  - b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:
    1. All equipment used for grading and construction must be tuned and maintained to the manufacturer’s specification to maximize efficient burning of vehicle fuel.
    2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

46. Diesel Regulations. The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (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. Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

**LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311**

47. Geotechnical (Soil) Report: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
48. Grading Plans. Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance of more than 50 Cu Yards.
49. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)
50. Erosion & Sediment Control Plan. An erosion and sediment control plan shall be submitted to and approved by the Building Official.
51. Erosion Control Installation. Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
52. Regional Board Permit Letter. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

53. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 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.
54. FEMA Flood Zone. The Project is located within Flood Zone D according to FEMA Panel Number 06071C5100H and 06071C5775H dated 08/28/2008. Flood Hazards are undetermined in this area but possible.
55. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
56. Grading Plans. Grading plans shall be submitted for review and approval obtained, prior to construction. All Drainage improvements shall be shown on the Grading plans according to the approved Drainage study. 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.

57. Project specific Drainage Condition. California Department of Fish and Wildlife must be notified per Fish and Game code number 1602. A streambed alteration agreement shall be provided prior to grading.

**COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190**

58. Water System. Rural Water System Commercial. In areas without water serving utilities, the fire protection water system shall be designed to NFPA 1142 and shall be operational prior to framing. All NFPA 1142 systems shall provide an approved permanent water supply. Water supply systems may be mitigated with an approved NFPA 13 or 13R fire sprinkler system. [F06A]

**DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149**

59. Survey Monumentation. 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 (Section 8771(b) Business and Professions Code).

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

**PUBLIC HEALTH – Environmental Health Services (800) 442-2283**

60. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact DEHS Vector Section at 1-800-442-2283.
61. The project area has a high probability of containing vectors. DEHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to DEHS/Land Use. For information, contact Vector Control at 1-800-442-2283.

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## PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

### LAND USE SERVICES DEPARTMENT – Planning (909) 387-8311

62. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
63. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
64. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
65. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- a. Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended):
- Incorporate dual paned or other energy efficient windows,
  - Incorporate energy efficient space heating and cooling equipment,
  - Incorporate energy efficient light fixtures, photocells, and motion detectors,
  - Incorporate energy efficient appliances,
  - Incorporate energy efficient domestic hot water systems,
  - Incorporate solar panels into the electrical system,
  - Incorporate cool roofs/light colored roofing,
  - Incorporate other measures that will increase energy efficiency.
  - Increase insulation to reduce heat transfer and thermal bridging.
  - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- b. Plumbing. All plumbing shall incorporate the following:
- All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
  - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
  - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.

- c. Lighting. Lighting design for building interiors shall support the use of:
- Compact fluorescent light bulbs or equivalently efficient lighting.
  - Natural day lighting through site orientation and the use of reflected light.
  - Skylight/roof window systems.
  - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
  - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
  - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- d. Building Design. Building design and construction shall incorporate the following elements:
- Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
  - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
  - Roofing materials shall have a solar reflectance index of 78 or greater.
  - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
  - Energy Star or equivalent appliances shall be installed.
  - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- e. Landscaping. The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
- f. Irrigation. The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
- g. Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- h. Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.
66. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the

previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:

- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
- b. All sign lighting shall not exceed 0.5 foot-candle.
- c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
- d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

#### **LAND USE SERVICES DEPARTMENT – Building and Safety (909) 387-8311**

67. Construction Plans. Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

68. Permits: Obtain permits for all structures located on site and all work done without a permit

#### **LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311**

69. Road Dedication. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications.

##### **Linson Street (Section Line – 88')**

- Irrevocable Offer of Dedication. An Irrevocable offer of dedication of 44' per the Development Code shall be made along Linson St. on APN 0457-041-02. An Irrevocable offer of dedication of 4' per the Development Code shall be made along Linson St. on APN 0457-041-03. However, the dedication cannot be accepted until either land use changes to some other use or without the consent of the applicant during the project operation. In the event the land use changes, notwithstanding this condition, applicant shall be subject to all laws and regulations existing at the time of the land use change, including any dedication requirements.

##### **Meridian Road (1/2 Section Line – 88')**

- Irrevocable Offer of Dedication. An Irrevocable offer of dedication of 44' per the Development Code shall be made along Meridian Road on APN 0457-041-02 and 0457-041-04. However, the dedication cannot be accepted until either land use changes to some other use or without the consent of the applicant during the project operation. In the event the land use changes, notwithstanding this condition, applicant shall be subject to all laws and regulations existing at the time of the land use change, including any dedication requirements.

##### **Colusa Road (Section Line – 88')**

- Irrevocable Offer of Dedication. An Irrevocable offer of dedication of 44' per the Development Code shall be made along Colusa Road on APN 0457-041-03 and 0457-041-04. However, the dedication cannot be accepted until either land use changes to some other use or without the consent of the applicant during the project operation. In the event the land use changes, notwithstanding this condition, applicant shall be subject to all laws and regulations existing at the time of the land use change, including any dedication requirements.

**COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190**

70. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]
71. Fire Flow. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety.[F05B]
72. Rural Water System Commercial. Rural Water System Commercial. In areas without water serving utilities, the fire protection water system shall be designed to NFPA 1142 and shall be operational prior to framing. All NFPA 1142 systems shall provide an approved permanent water supply. Water supply systems may be mitigated with an approved NFPA 13 or 13R fire sprinkler system. [F06A]
73. Access. The development shall have a minimum of two (2) points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1
74. 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. Other recognized standards may be more restrictive by requiring wider access provisions.
75. Multi-Story Road Access Width:
- Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]
76. Access - 30% slope. Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department. Standard 902.2.1 [F46]
77. Access - 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These 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. Standard 902.2.1[F45]
78. Private Road Maintenance. For all tracts and large developments the applicant shall submit plans for au private roads and/or fire access roads to the Fire Department. The applicant shall construct and maintain all such roads. In addition, the applicant shall provide to the Fire Department a signed maintenance agreement as detailed in the General Requirement conditions (Fire #F-9) for ongoing road maintenance and snow removal (where applicable). This shall include all primary and secondary access routes that are not otherwise maintained by a public agency. Standard 902.2.1 [F47]
79. Combustible Protection. Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. [F44]



80. Combustible Vegetation. Combustible vegetation shall be removed as follows:

"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.

"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

81. Turnaround. Turnaround. 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 FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 [F43]

82. Water System Large Commercial. 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 one (1) two and one half (2 1/2) inch and two (2) 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 one hundred fifty (150) feet from any portion of a structure. [F54A]

83. Water System Certification. The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site. [F57]

84. Sprinkler Installation Letter. The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation. [F58]

85. Fire Sprinkler-NFPA #13. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet#13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. 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. Standard 101.1 [F59]

86. Roof Certification. A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design. [F59A]

87. Fire Alarm. Fire Alarm. 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 Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1 FA. [F62A]

88. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]

**DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

89. Construction and Demolition Waste Management Plan (CWMP) Part 1 – 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. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.

**PUBLIC HEALTH – Environmental Health Services (800) 442-2283**

90. Water purveyor shall be **General Atomics Aeronautical** or EHS approved.

91. Installation of new wells shall require a well permit from EHS.

92. Method of sewage disposal shall be an EHS approved onsite wastewater treatment system(s) (OWTS) and conform to the Local Agency Management Program.

93. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) (OWTS) may then be allowed under the following conditions:

- a) A soil percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
- b) An Alternative Treatment Permit, if applicable, shall be required.

94. Existing onsite wastewater treatment system (OWTS) can be used if applicant provides OWTS certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function. For information on the OWTS Certification form, contact DEHS at 1-800-442-2283.

95. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.

**DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909) 387-8186**

**96. Improvements:** The approved traffic study by David Evans and Associate dated November 2018 analyzed staggered shifts between existing business functions and the proposed project. The existing morning shift peak is from 5am-6am and the existing evening shift peak is from 3pm-4pm. All new project trips were assigned to the next sequential hour intervals of 6-7am morning and 4-5pm evening. The applicant shall provide and receive approval on design plans and/or other supporting engineering documentation to implement the following:

**Enhanced Advanced Intersection Warning.** The advance intersection warning notification eastbound and westbound on the El Mirage Rd approaching El Mirage Airport Rd shall be enhanced with flashing beacons.

**DEPARTMENT OF AIRPORTS – (909) 387-8812**

97. Obtain entitlement clearance, to provide evidence of submission of a completed Federal Aviation Administration Form 7460-1, Notice of Proposed construction to ensure the NAS Obstruction Chart database is updated.

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**PRIOR TO FINAL INSPECTION OR OCCUPANCY**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

98. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201700655.
99. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
100. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
101. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
102. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
103. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met.

**DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909) 387-8186**

104. Local Area Transportation Fee Plan. This project falls within the High Desert Local Area Transportation Facilities Fee Plan. This fee shall be paid by a cashier's check to the Department of Public Works Business Office. These fees are subject to change.

[http://www.sbcounty.gov/dpw/transportation/transportation\\_planning.asp](http://www.sbcounty.gov/dpw/transportation/transportation_planning.asp)

105. **The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on the approved street improvement plans or otherwise approved by the Department of Public Works.**

**LAND USE SERVICES DEPARTMENT – Building and Safety (909) 387-8311**

106. Condition Compliance Release Form Sign-off. Prior to occupancy all Department/Division requirements and signoffs shall be completed.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

107. Drainage Improvements. 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.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311**

108. Phased Projects. Projects within any phase of a phased project shall have all required on-site and off-site public road and drainage improvements required for such a phase sufficiently completed by the applicant, inspected and approved for construction of that phase, prior to final inspection or occupancy for any buildings or other structures in that phase.

The term “phase” as used here shall mean the following: “The block of building permits drawn on less than the whole project” or “A plan of building construction which indicates blocks of construction of less than the whole project.”

In each phase, the installation of any on-site or off-site public road improvements shall be sufficiently completed so as to assure protection from storm or drainage run off, a safe and drivable access for fire and other emergency/safety vehicles, and the ordinary and intended use of the buildings or structures. The Building Official, with the concurrence of the Land Development Division may approve any plan or approve a change to an approved plan, which complies with the intent of this policy.

**COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190**

109. Commercial Addressing. Commercial - Large facility Addressing. Commercial and industrial developments in excess of 100,000 sq. ft. shall have the street address installed on the building with numbers that are a minimum twelve (12) inches in height and with a one and one half (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 contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4 [F83]
110. Illuminated Site Diagram. The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. Standard 901.4.4 [F84]
111. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85]
112. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox®) is required. Standard 902.4 [F86]
113. Hydrant Marking. 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. Standard 901.4.3. [F80]

114. Primary Access Paved. 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 (Fire # F-9), including width, vertical clearance and turnouts, if required. [F89]
115. Secondary Access Paved. Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions (Fire #F-9), including width, vertical clearance and turnouts, if required. [F90]
116. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4. [F93]
117. Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8400 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.[F94]
118. Material Identification Placards. 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. Standard 704. [F95]
119. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]
120. Inspection by the Fire Department. 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 the "fire final".[F03]

#### **DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

121. Construction and Demolition Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. 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.

#### **PUBLIC HEALTH – Environmental Health Services (800) 442-2283**

122. A Public Water System Permit Amendment which meets Title 22, CCR requirements pertaining to the type of water system, shall be required. For information, contact DEHS at: 1-800-442-2283.

#### **DEPARTMENT OF AIRPORTS – (909) 387-8812**

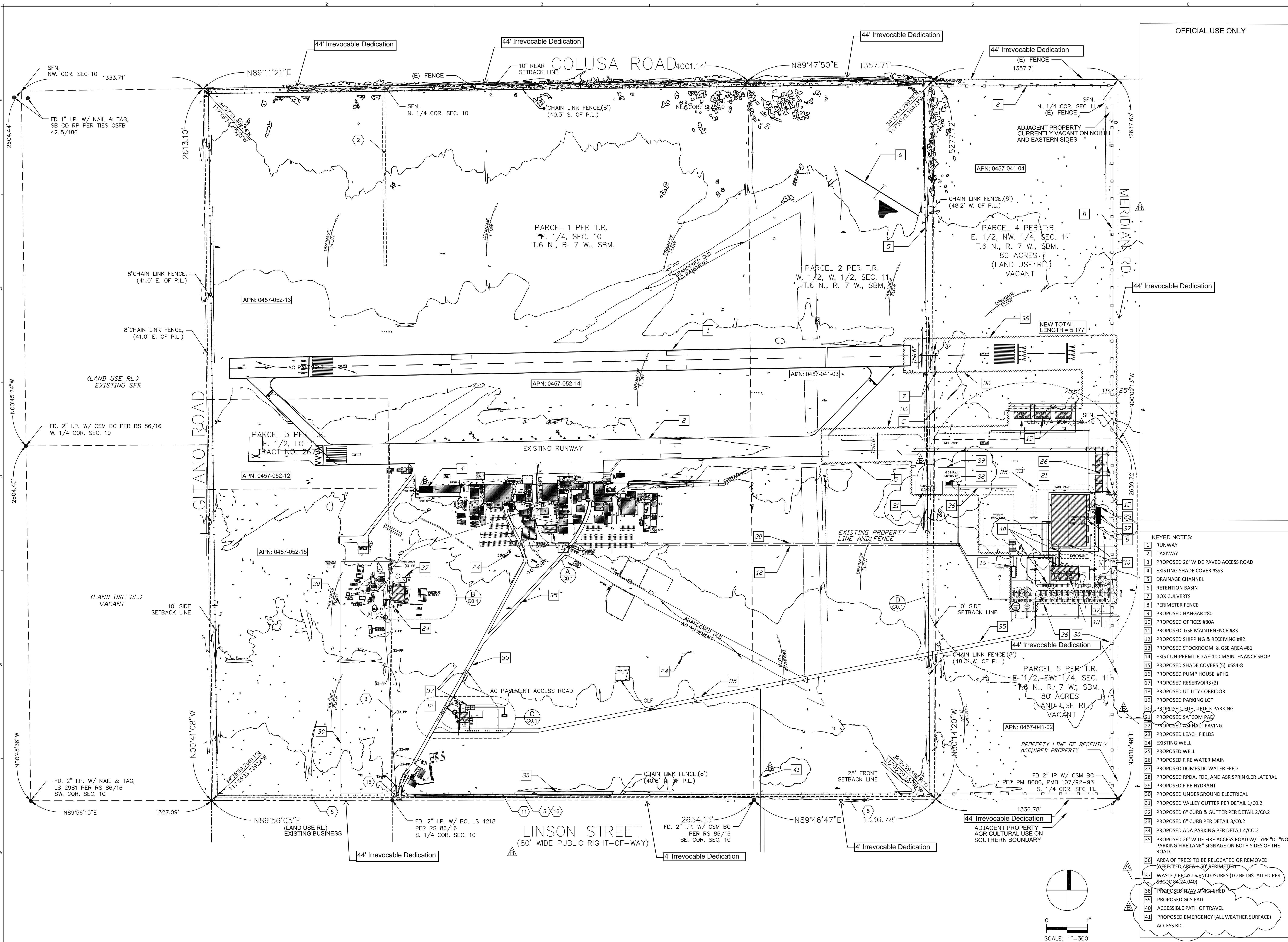
123. Provide evidence of revalidation the Airport Operating Permit as issued by Cal Trans Department of Aeronautics, or an affirmative acknowledgement by Aeronautics that the same is not required.

**END OF CONDITIONS**

# **EXHIBIT C**

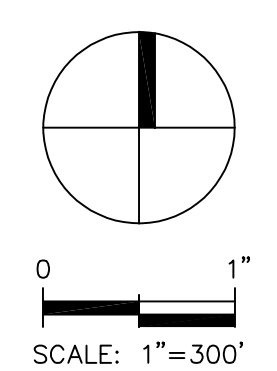
## **Site Plan**





OFFICIAL USE ONLY

- KEYED NOTES:**
- 1 RUNWAY
  - 2 TAXIWAY
  - 3 PROPOSED 26' WIDE PAVED ACCESS ROAD
  - 4 EXISTING SHADE COVER #553
  - 5 DRAINAGE CHANNEL
  - 6 RETENTION BASIN
  - 7 BOX CULVERTS
  - 8 PERIMETER FENCE
  - 9 PROPOSED HANGAR #80
  - 10 PROPOSED OFFICES #80A
  - 11 PROPOSED GSE MAINTENANCE #83
  - 12 PROPOSED SHIPPING & RECEIVING #82
  - 13 PROPOSED STOCKROOM & GSE AREA #81
  - 14 EXIST UN-PERMITTED AE-100 MAINTENANCE SHOP
  - 15 PROPOSED SHADE COVERS (5) #554-8
  - 16 PROPOSED PUMP HOUSE #PH2
  - 17 PROPOSED RESERVOIRS (2)
  - 18 PROPOSED UTILITY CORRIDOR
  - 19 PROPOSED PARKING LOT
  - 20 PROPOSED FUEL TRUCK PARKING
  - 21 PROPOSED SATCOM PAD
  - 22 PROPOSED ASPHALT PAVING
  - 23 PROPOSED LEACH FIELDS
  - 24 EXISTING WELL
  - 25 PROPOSED WELL
  - 26 PROPOSED FIRE WATER MAIN
  - 27 PROPOSED DOMESTIC WATER FEED
  - 28 PROPOSED RPDA, FDC, AND ASR SPRINKLER LATERAL
  - 29 PROPOSED FIRE HYDRANT
  - 30 PROPOSED UNDERGROUND ELECTRICAL
  - 31 PROPOSED VALLEY GUTTER PER DETAIL 1/CO.2
  - 32 PROPOSED 6" CURB & GUTTER PER DETAIL 2/CO.2
  - 33 PROPOSED 6" CURB PER DETAIL 3/CO.2
  - 34 PROPOSED ADA PARKING PER DETAIL 4/CO.2
  - 35 PROPOSED 26' WIDE FIRE ACCESS ROAD W/TYPE "D" NO PARKING FIRE LANE SIGNAGE ON BOTH SIDES OF THE ROAD.
  - 36 AREA OF TREES TO BE RELOCATED OR REMOVED (AFFECTED AREA - 50' PERIMETER)
  - 37 WASTE / RECYCLE ENCLOSURES (TO BE INSTALLED PER SBCDC 84.24.040)
  - 38 PROPOSED AVIATION SHED
  - 39 PROPOSED GCS PAD
  - 40 ACCESSIBLE PATH OF TRAVEL
  - 41 PROPOSED EMERGENCY (ALL WEATHER SURFACE) ACCESS RD.



**APPLICANT**  
**GENERAL ATOMICS**  
 3550 BELLA VISTA DRIVE  
 ADELANTO, CA 92301  
 KEN ANDERSON (760)246-3660

**DESIGNER**  
  
 50 EAST 100 SOUTH  
 HEBER CITY, UT.  
 84050  
 (435)454-6600

**PROJECT**  
**CONDITIONAL USE PERMIT**  
 INDUSTRIAL/MANUFACTURING FACILITY  
 73 EL MIRAGE AIRPORT ROAD  
 ADELANTO, CA

**REGISTRATION**  
  
 11/01/17  
 DAVID W. LARSON, P.E. DATE

**REVISIONS**

MARK	DATE	DESCRIPTION
A	05/02/18	REVISED KEYED NOTES

**APPLICATION TYPE:**  
 CONDITIONAL USE PERMIT APPLICATION FOR INDUSTRIAL/MANUFACTURING FACILITY 187.2186 SQ. FEET BUILDINGS

**APN**  
 PARCEL 1 - 0457-052-13, 14, & 15  
 PARCEL 2 - 0457-041-03  
 PARCEL 3 - 0457-052-12  
 PARCEL 4 - 0457-041-04  
 PARCEL 5 - 0457-041-02

**SHEET TITLE**  
 CUP #  
 SITE PLAN

**SHEET NUMBER**  
 C0.0



# **EXHIBIT D**

## **Initial Study and Addendum**



## SAN BERNARDINO COUNTY INITIAL STUDY MITIGATED NEGATIVE DECLARATION (MND) 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:

<b>APN:</b>	0457-052-14 (Multiple Parcel Associations)	<b>USGS Quad:</b>	Shadow Mountains, SE Shadow Mountains
<b>Applicant:</b>	Sorrento West Properties	<b>T, R, Section:</b>	T06N R07W Sec. 10
<b>Community:</b>	El Mirage	<b>Planning Area:</b>	N/A
<b>Project No:</b>	P201700655	<b>LUZD:</b>	IN, Institutional/RL, Rural Living
<b>Staff:</b>	Anthony DeLuca		
<b>Rep:</b>	Ken Anderson/General Atomics		
<b>Proposal:</b>	Conditional Use Permit for the following A) Phase I: 144,610 sf in five new structures, and five new shade cover structures B) Phase II: Permanently Permit 39 buildings	<b>Overlays:</b>	Noise Hazard Overlay, Biotic Resources Overlay

### PROJECT CONTACT INFORMATION:

<b>Lead agency:</b>	County of San Bernardino Land Use Services Department – Planning Division 385 N. Arrowhead Ave. 1 <sup>st</sup> Flr. San Bernardino, CA 92415	
<b>Contact person:</b>	Anthony DeLuca	
<b>Phone No:</b>	(909) 387-3067	<b>Fax No:</b> (909) 387-3223
<b>E-mail:</b>	Anthony.DeLuca@lus.sbcounty.gov	
<b>Project Sponsor:</b>	Sorrento West Properties, Inc., Ken Anderson 3550 General Atomics Court San Deigo, CA 92121	

### PROJECT DESCRIPTION:

The applicant has applied for a Conditional Use Permit (CUP) for the construction of various new structures and the permitting of existing structures within an existing 820 acre airport industrial facility located in the unincorporated community of El Mirage, in the County of San Bernardino to be completed in two phases.

**Phase I** will include the construction of an additional 144,610 square feet in five (5) separate structures, consisting of a two-story office building alongside a 117,800 square foot hangar, a 4,410 square foot shipping & receiving building, a 20,000 square foot Stockroom and GSE maintenance building, a 2,400 square foot support building, and five (5) 6,000 square foot shade structures. Total square footage of new buildings including shade structures is 174, 610 square feet.

**Phase II** will include the permitting of eight (8) currently unpermitted permanent buildings, one (1) steel canopy, and four (4) fabric canopies, as well as thirty-nine (39) modular buildings that are currently permitted under Temporary Use Permits. These facilities will be supported by an additional 1.5 mile access road and additional underground utilities to service the buildings.

According to the San Bernardino County General Plan, the project is located in Institutional (IN), and Rural Living (RL) land use zoning districts. The project is located at the terminus of El Mirage Airport Road, approximately one mile north of El

Mirage Road. The project is being undertaken by Sorrento West Properties, Inc. The site is operated by General Atomics-Aeronautical Systems Inc. (GA-ASI).

**ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The project site is located in the community of El Mirage near the far western edge of the County of San Bernardino. The subject property is located at the terminus of El Mirage Airport Road, a local road according to the County's Master Plan of Highways, and is bound by Linson Road on the southern edge and by Colusa Road on the northern edge of the project (Exhibit 1). The site is presently occupied by the El Mirage Field Adelanto Airport, which includes multiple existing buildings and existing runway and taxiway improvements. The El Mirage Field Adelanto Airport is a private use airport, owned and operated by General Atomics, Aero Systems, Inc. for the purposes of operating and testing both manned and unmanned aircraft. The proposed project includes the development of two 80 acre parcels adjoining the existing airport to the east that have been recently developed to accommodate a runway extension that has been conditionally approved under a separate permit. The project is located just outside the El Mirage dry lake bed, within the Sheep Creek alluvial fan floodplain. An alluvial fan is a triangle-shaped deposit of alluvium, which consists of gravel, sand, and smaller materials deposited by flowing water. Flooding occurring on the surface of an alluvial fan or similar landform are characterized by high-velocity flows, erosion, active sediment transport, and unpredictable flow paths. Based on the United States Department of Agriculture (USDA) Web Soil Survey, the project site consists of soil type A, which have low runoff potential. These soils have a high rate of water transmission. The natural cover of the site was determined to be narrowleaf chaparral in fair condition, meaning that 50-75% of the ground surface is protected by vegetation and scattered Joshua Trees. Surrounding land use are generally rural in nature with scattered agricultural and single family residential uses found on the eastern, western and southern edges of the project site. The project site and surrounding areas are characterized by rural desert terrain sloping gradually from northwest to southeast. The project site is identified in the Noise Hazard and Biotics Resources Overlay Districts of County of San Bernardino.

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT	OVERLAYS
Site	El Mirage Field Airport/Vacant	IN, Institutional RL, Rural Living	BIO/Noise
North	Vacant Land, El Mirage Dry Lake	RC, Resource Conservation	BIO/Noise
South	Vacant/ Single Family Residences	AG, Agricultural RL, Rural Living	BIO/Noise
East	Vacant Land, Field Crops	RL, Rural Living	BIO/Noise
West	Vacant Land, Single Family Residence	RL, Rural Living	BIO/Noise

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement.):

Federal: US Fish & Wildlife, Federal Aviation Administration

State of California: Lahontan Regional Water Quality Control Board; CA Fish & Wildlife, MDAQMD, Caltrans Division of Aeronautics

County of San Bernardino: Land Use Services – Building and Safety, Traffic, Land Development Engineering – Roads/Drainage; Public Health – Environmental Health Services; Public Works, Surveyor; and County Fire

Local: N/A

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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, has consultation begun? The required notification of affected tribes has occurred. Consultation by the San Manuel tribe was requested and has commenced. Based on the Initial Study previously prepared for the Runway expansion for this property, the tribe is willing to impose the same conditions for this project given that the site has already been evaluated.

**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.



**Exhibit 1: Project Location**

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## **EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on 18 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
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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.

1. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. 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 mitigation measures)
4. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a 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 that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture & Forestry Resources     | <input type="checkbox"/> Air Quality                 |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Cultural Resources                   | <input type="checkbox"/> Geology & Soils             |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials        | <input type="checkbox"/> Hydrology & Water Quality   |
| <input type="checkbox"/> Land Use & Planning                | <input type="checkbox"/> Mineral Resources                    | <input type="checkbox"/> Noise                       |
| <input type="checkbox"/> Population & Housing               | <input type="checkbox"/> Public Services                      | <input type="checkbox"/> Recreation                  |
| <input checked="" type="checkbox"/> Transportation/Traffic  | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance |   |  |

**DETERMINATION: (To be completed by the Lead Agency)**

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.
- 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 (prepared by Anthony DeLuca Contract Planner):

11-2-18  
Date

  
Signature Heidi Duron, Supervising Planner

11/2/18  
Date

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>I. AESTHETICS - Would the project</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check  if project is located within the view-shed of any Scenic Route listed in the General Plan): **County of San Bernardino General Plan 2007.**

- i. a) **Less Than Significant.** A review of the applicable policies of the County General Plan typically associate impacts upon 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. The project is not located within a formally designated state or federal scenic area and will not have a 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 development. The proposed project is consistent with other surrounding development in the area and is architecturally compatible with the visual character of the surrounding area. The scope of work and layout of the proposed development is compatible with the existing topography of the area, and the improvements associated with the project are consistent with the bulk, placement, and density characteristics of rural development found commonly within the County of San Bernardino. Impacts are considered less than significant.
- i. b) **No Impact.** The proposed project is not located on or within close proximity of a state scenic highway and therefore will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. There are no existing rock outcroppings or historic buildings present on the site. Therefore, no impacts would occur and no mitigation measures are required.
- i. c) **Less Than Significant.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings, because the project is consistent with the planned visual character of the area including landscaping and the provision of walls/fences, landscaping and screening of exterior mechanical equipment, loading and storage areas. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.
- i. d) **Less Than Significant.** The proposed project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area because all lighting proposed onsite will be designed in accordance with the County Development Code. These standards and code requirements will ensure that the project will not create a new source of substantial light or glare by requiring lighting to be shielded or hooded. A lighting plan will be required as a condition of approval for this project. Impacts are considered less than significant.

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

issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> - 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 Department 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Resourced Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>SUBSTANTIATION:</b> (Check <input type="checkbox"/> if project is located in the Important Farmlands Overlay): <b>County of San Bernardino General Plan 2007; California Department of Conservation Farmland Mapping and Monitoring Program</b>				

- II. a) **No Impact.** The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses on the site currently.
- II. b) **No Impact.** The subject property is not designated or zoned for agricultural use and the proposed project does not conflict with any agricultural land use or Williamson Act land conservation contract. Therefore, no impacts would occur and no mitigation measures are required.



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- II. c) **No Impact.** The proposed project would not 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)). The proposed project area consists of an operational airfield and vacant land which has never been designated as forest land or timberland. No rezoning of the project site would be required as the proposed project is compatible with the current zoning designation. The proposed project would not cause the rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impacts would occur and no mitigation measures are required.
- II. d) **No Impact.** The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project area consists of an operational airfield and vacant land, which has never been designated as forest land or timberland. The proposed project does not include forest land. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impacts would occur and no mitigation measures are required.
- II. e) **No Impact.** The proposed project will not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to a non-agricultural use, because the site is currently not used for agricultural purposes. Therefore, no impacts would occur and no mitigation measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>III. AIR QUALITY – 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:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):  
**California Emissions Estimator Model (CalEEMod); MDAQMD Federal 8 Hour Ozone Attainment Plan; Final Mojave Desert Planning Area Federal Particulate Matter (PM 10) Attainment Plan. Mojave Desert Air Quality Management District, Rule 403.2 Fugitive Dust Control for the Mojave Desert Planning Area. 1996. <http://222.mdaqmd.ca.gov> ; Mojave Desert Air Quality Management District, 2004 Ozone Attainment Plan; San Bernardino County General Plan 2007**

III. a) **Less Than Significant Impact.** The project is within the Mojave Desert Air Basin and under the jurisdiction of the Mojave Desert Air Quality Management District. Under the Federal Clean Air Act the Mojave Desert Air Quality Management District has adopted a variety of attainment plans (i.e. "Air Quality Management Plans") for a variety of non-attainment pollutants. The Air Quality Management Plans applicable to the Project area are:

*Final Mojave Desert Planning Area Federal Particulate Matter (PM 10) Attainment Plan July 31, 1995 and the MDAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area), June 9, 2008.*

The Mojave Desert Air Quality Management District is responsible for maintaining and ensuring compliance with the above described Air Quality Management Plans. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project may also be non-conforming if it increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

A project is conforming if it complies with all applicable Mojave Desert Air Quality Management District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

The *Final Mojave Desert Planning Area Federal Particulate Matter (PM 10) Attainment Plan* PM10 emission inventory for the Mojave Desert Planning Area is an estimate using planning area-wide assumptions, such as a single value for silt content, average vehicle speed, number of trips per mile, etc. The MDAQMD believes these assumptions are justified based on the large number of sources within each category; which allows individual differences to average out. These categories include: City and County Unpaved Road Travel: BLM Land Activity: City and County Unpaved Road Wind Erosion: Construction: Road Dust Entrainment: City and County Disturbed Areas: BLM Unpaved Road Wind Erosion: Stationary (Industrial) Sources.

The *MDAQMD Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment Area)* includes the latest planning assumptions regarding population, vehicle activity and industrial activity. The plan addresses all existing and forecast ozone precursor producing activities within the MDAQMD through the year 2020.

The project must comply with all applicable Mojave Desert Air Quality Management District rules and regulations and all proposed control measures identified in both plans because these are mandatory requirements.

In addition, the project site encompasses approximately 800 acres and in the context of the Mojave Desert Planning Area. The MDAQMD covers more than 20,000 square miles and is not anticipated to change the land use assumptions used to prepare the Mojave Desert Air Quality Management Plans. Based on the consistency analysis presented above, the proposed project will not conflict with the applicable Mojave Desert Air Quality Management Plans described above.

- III. b) **Less than Significant Impact.** The project will not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Less than significant impacts to air quality may result from short term activities during construction such as fugitive dust from site preparation and grading, and emissions from equipment exhaust. The long-term operational impacts to air quality resulting from the expanded activities associated with the project-related scope of work is negligible as it relates to vehicular trips, and potential stationary source emissions from project-related energy consumption. The Mojave Desert Air Quality Management District (MDAQMD) is responsible for administering the Basin and setting its annual emissions thresholds for the construction and operation phases of new development projects. Criteria pollutants and their corresponding annual thresholds for MDAQMD are described in Table 2. Air quality modeling was performed for both construction and operational phases of the project using the California Emission Estimator Model (CalEEMod) Software. The modeling performed is the basis of this summary.

**Table 2. MDAQMD Significance Thresholds**

Criteria Pollutant	Annual Threshold (tons)
Volatile Organic Compounds (VOC)	25
Carbon Monoxide (CO)	100
Nitrogen Oxides (NOx)	25
Sulfur Oxides (SOx)	25
Particulate Matter Less than 10 Microns In Size (PM10)	15
Particulate Matter Less than 2.5 Microns in Size (PM25)	12

Based on the data provided in the modeling, the construction phase of the proposed project will not result in any exceedance of MDAQMD significance thresholds. Therefore, no significant short-term air quality impacts are anticipated to result from the site preparation, grading, paving, and building construction phases of the project. Short-term construction emissions for the project were estimated using California Emissions Estimator Model (CalEEMod) output tables listed as "Unmitigated Construction." (Quarterly Construction impacts are shown in Table 3)

**Table 3. Project Construction Emissions (Unmitigated)**

Pollutant	Quarterly Maximum Unmitigated (tons)	Mojave Desert Air Quality Management District Annual Threshold (tons)	Exceeds Threshold?
Carbon Monoxide (CO)	1.0796	100	NO
Oxides of Nitrogen (NOx)	2.8737	25	NO
Volatile Organic Compounds (VOC/ROG)	0.2071	25	NO
Sulphur Dioxide (SO <sub>2</sub> )	3.9700e-003	25	NO
Particulate Matter (PM <sub>10</sub> )	0.4572	15	NO
Particulate Matter (PM <sub>2.5</sub> )	0.2020	12	NO

Source: Mojave Desert Air Quality Management District

**Table 4. Project Operational Emissions (Unmitigated)**

Pollutant	Quarterly Maximum Unmitigated (tons)	Mojave Desert Air Quality Management District Annual Threshold (tons)	Exceeds Threshold?
Carbon Monoxide (CO)	0.2328	100	NO
Oxides of Nitrogen (NOx)	0.5041	25	NO
Volatile Organic Compounds (VOC/ROG)	0.0543	25	NO
Sulphur Dioxide (SO <sub>2</sub> )	8.2000e-004	25	NO
Particulate Matter (PM <sub>10</sub> )	0.0183	15	NO
Particulate Matter (PM <sub>2.5</sub> )	0.0175	12	NO

Source: Mojave Desert Air Quality Management District

**Table 5: Overall Annual Emissions Totals for Construction and Operation**

Pollutant	Annual Maximum Unmitigated (tons)	Mojave Desert Air Quality Management District Annual Threshold (tons)	Exceeds Threshold?
Carbon Monoxide (CO)	2.62265	100	NO
Oxides of Nitrogen (NOx)	6.7559	25	NO
Volatile Organic Compounds (VOC/ROG)	0.51704	25	NO
Sulphur Dioxide (SO <sub>2</sub> )	9.5000e-004	25	NO
Particulate Matter (PM <sub>10</sub> )	0.93408	15	NO
Particulate Matter (PM <sub>2.5</sub> )	0.42153	12	NO
<b>Source: Mojave Desert Air Quality Management District</b>			

Therefore, both short-term and long-term emissions from project will not exceed the MDAQMD established significance thresholds and the impacts are considered less than significant (see Table 5 above). The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation, because the proposed use(s) do not exceed established thresholds of concern as established by the District.

III. c) **Less Than Significant Impact.** A project's air pollution emissions although individually limited, may be cumulatively considerable when taken in combination with past, present, and future development projects. In order to be considered significant, a project's air pollutant emissions must exceed the emission thresholds established by the Mojave Desert Air Quality Management District and be inconsistent with growth associated with regional projections.

The results of the CalEEMod computer model prepared for the project determined that the thresholds for criteria pollutants will not be exceeded as a result of the project. (See Tables 3 and 4). Therefore, impacts from the project are not cumulatively considerable when included with other past, present, and future probable projects.

III. d) **Less Than Significant Impact.** According to the Mojave Desert Air Quality Management District, residences, schools, daycare centers, playgrounds and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor must not expose sensitive receptors to substantial pollutant concentrations.

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The project does not alter the presence of industrial and fuel dispensing uses on the subject property. In addition, the project's air pollutant emissions will not exceed construction or operational emission thresholds. (See Tables above). Therefore, the project's emissions are in compliance with the thresholds established by the Mojave Desert

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Air Quality Management District and the project will not expose sensitive receptors to substantial pollutant concentrations.

- III. e) **Less than Significant Impact.** The proposed project is not expected to create objectionable odors affecting a substantial number of people. The proposal is part of an expansion of the existing El Mirage Airport facility in two phases. Phase I will include the construction of five (5) separate structures, consisting of a two-story office building alongside a new hangar, a shipping & receiving building, a maintenance building, a support building, and five (5) new shade structures. Phase II will include the permitting of eight (8) currently unpermitted permanent buildings, one (1) steel canopy, and four (4) fabric canopies, as well as thirty-nine (39) modular buildings. The construction and use of the proposed expansion under this permit is not anticipated to create any objectionable odors during construction, or operation. The facility will not accommodate tenants likely to create objectionable odors. Therefore, the impact is considered less than significant.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:** (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ):  
***Focused Survey for Agassiz's Desert Tortoise Habitat Assessment for Burrowing Owl and Mojave Ground Squirrel, and General Biological Resource Assessment for El Mirage Flight Operations Facility Expansion, August 2016, Circle Mountain Biological Consultants, Inc.***

IV. a) **Less Than Significant Impact.** The project is located within in the Biotic Resources Overlay District which indicates potential impacts may occur if special status species are found on the site. A general biological survey was conducted by Circle Mountain Biological Consultants in August 2016 with additional focused surveys and trapping conducted in June 2017. The report concluded that no sensitive species were observed during the biological survey and no mitigation measures were recommended. However, due to the timing of when the survey was performed, additional pre-ground disturbance clearance surveys are necessary. As a standard practice, the County of San Bernardino Land Use Services Department requires follow-on reporting in the conditions of approval. Additionally, the project is subject to all applicable State and federal laws, including the California Endangered Species Act and Federal Endangered Species Act. If special status species are encountered at the time of construction all activities are required to cease and the developer is required to contact regulatory

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agencies to determine the appropriate steps. No other special status species were encountered during the ground surveys.

- IV. b) **Less Than Significant Impact.** This project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. According to the general biological survey performed by Circle Mountain Biological Consultants (August 2016) no sensitive habitats (i.e. blue line channels, wetlands, etc.) or wildlife movement corridors were noted on the property. The project implementation would not have any significant impacts to sensitive or regulated habitat because the project site is devoid of native riparian vegetation or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Services (USFWS). No significant impact is estimated based upon the review of the drainage study, the biological report as well as the review of the site plan and application, therefore no mitigation is required.
- IV. c) **No Impact.** This project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means, because the project is not within an identified protected wetland.
- IV. d) **Less Than Significant Impact.** This project will not 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, because according to the biological survey there are no established wildlife corridors on site or the immediately adjacent areas.
- IV. e) **Less Than Significant Impact.** The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because future construction or land disturbance is required to adhere to the County's Tree & Plant Protection Ordinance. The project proponent will be required to obtain a Tree & Plant Removal Permit and/or document the removal prior to any land disturbance in alternately acceptable format for the removal of any Native Desert Plant listed in Chapter 88.01.060(c) of the Development Code and any removal or relocation of any Joshua Tree. Prior to any land disturbance, issuance of a grading or building permit, whichever occurs first, a Native Desert Plant Expert or certified arborist with experience with Joshua Trees must provide certification that the removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment and in compliance with Chapter 88.01 of the Development Code and/or Food and Agriculture Code Section 80001 et seq). Only if one of the findings listed in Chapter 88.01.050(f)(1) and Chapter 88.01.050(f)(3) are made can any Desert Native Plant or Joshua Tree be removed.
- IV. f) **No Impact.** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. Therefore, no impacts would occur and no mitigation measures are required.

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



Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>V. CULTURAL RESOURCES - Would the project</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check if the project is located in the Cultural  or Paleontological  Resources overlays or cite results of cultural resource review): *Historical/Archaeological Resources Survey Report El Mirage Field Runway Extension Project, August 22, 2017, CRM Tech*

- V. a) **Less than Significant Impact.** This project will not impact nor cause a substantial adverse change in the significance of an historical resource as defined in §15064.5 as verified by a review of the appropriate background report by the Planning Division. The report identifies several potential claims to historical prestige associated with the past use of the site, related to WWII-era military service and past ownership by Gus Briegleb (CRM Tech, 2017). As indicated in the report, the site does not retain sufficient integrity related to the presence of these activities to warrant inclusion on the California Register. The potential resources discussed in the report do not meet any of criteria for significance and do not qualify as historical resources as defined in §15064.5.
- V. b) **Less than Significant Impact.** This project will not cause a substantial adverse change to any archaeological resource because no resources have been identified on the site and the project site is not in an area mapped to have previously had archaeological resources or believed to have archaeological resources. The appropriate methodology was employed by the consultant responsible for preparing the associated background report, and the field survey performed for the project did not identify any archeological resources. Inadvertent discovery requirements will be appropriately employed with the project conditions of approval for the project, therefore no mitigation will be required and no significant impact will occur.
- V. c) **Less Than Significant Impact.** This project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, because no resources have been identified on the site and no development is proposed. Inadvertent discovery requirements will be appropriately employed with the project conditions of approval for the project, therefore no mitigation will be required and no significant impact will occur.
- V. d) **Less Than Significant Impact.** This project is not expected to disturb any human remains, including those interred outside of formal cemeteries, because no such burials grounds are identified on this project site. If any human remains are discovered during land disturbance or construction on this site, the developer is required to contact the County Coroner and County Museum for determination of appropriate measures. A Native American representative will be contacted, if the remains are determined to be of Native American origin.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VI. GEOLOGY AND SOILS - Would the project:</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of on-site wastewater treatment tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check  if project is located in the Geologic Hazards Overlay District): *Alquist-Priolo Special Studies Zone Act Map Series (PRC 27500); Environmental Impact Report, San Bernardino County General Plan, 2007; Bryant, W. and E. Hart. 2007. Special Publication 42: Fault-Rupture Hazard Zones in California. California Geological Survey. Sacramento, California. <ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sp/Sp42.pdf>*

VI. a) **Less Than Significant.** The entire San Bernardino County area is particularly susceptible to strong ground shaking and other geologic hazards. However, the proposed project site is not located within an Alquist-Priolo Earthquake fault zone. While the potential for onsite ground rupture cannot be totally discounted (e.g., unmapped faults could conceivably underlie the project corridor), the likelihood of such an occurrence is considered low due to the absence of known faults within the site. Therefore, impacts from proximity to fault zones are considered less than significant. The project site is expected to experience earthquake activity that is typical of the Southern California area. The site is beyond the limits of the liquefaction zone for the aforementioned earthquake faults. Therefore, impacts from liquefaction are considered less than significant. The proposed project would not have

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any risks associated with landslides. Landslides are the downslope movement of geologic materials. The stability of slopes is related to a variety of factors, including the slope's steepness, the strength of geologic materials, and the characteristics of bedding planes, joints, faults, vegetation, surface water, and groundwater conditions. The project area is relatively flat terrain where landslides have not historically been an issue; therefore, less than significant impacts are anticipated with respect to seismic-related (or other) landslide hazards.

- VI. b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil, because the site will be paved and landscaped. Erosion control plans will be required to be submitted, approved and implemented. Measures to reduce and control erosion of soil during construction and long term operation are required by MDAQMD through its Rule 403 for control of fugitive dust, the Lahontan Regional Water Quality Control Board (RWQCB) under its administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under MDAQMD Rule 403 for control of fugitive dust would reduce or eliminate the potential for soil erosion due to wind. Implementation of Best Management Practices (BMPs) that would be included in the applicant's Storm Water Pollution Prevention Plan (SWPPP), would reduce soil erosion due to storm water or water associated with construction.
- VI. c) **No Impact.** The project is not identified as being located on a geologic unit or soil that has been identified as being unstable or having the potential to result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Where a potential for these is identified a geology report is required to be reviewed and approved by the County Building and Safety Geologist, who will require implementation of appropriate mitigation measures, if any additional measures are required.
- VI. d) **No Impact.** The project site is not located on expansive soil, as defined in Table 18-1-B of the California Building Code (2001) creating substantial risks to life or property.
- VI. e) **Less Than Significant Impact.** The site is subject to Environmental Health Services requirements for approved wastewater treatment device or connect to sewer service. No additional wastewater treatment facilities are required based upon a review of the project scope of work therefore less than significant impacts are expect to result from the completion of the project.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** California Emissions Estimator Model (CalEEMod); Mojave Desert Air Quality Management District, Rule 403.2 Fugitive Dust Control for the Mojave Desert Planning Area. 1996. <http://222.mdaqmd.ca.gov>; Mojave Desert Air Quality Management District, 2004 Ozone Attainment Plan; Mojave Desert Air Quality Management District, California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, June 2007

VII. a) **Less than Significant.** The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. An update to the Greenhouse Gas Emissions plan was implemented by the County of San Bernardino Land Use Services Department in March 2015. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is 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<sub>2e</sub>) per year is used to identify and mitigate project emissions. Based on CalEEMod modeling, the project is not projected to generate more than 3,000 MTCO<sub>2e</sub>. For projects exceeding 3,000 MTCO<sub>2e</sub> per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such

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projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

The proposed project falls below the 3,000 MTCO<sub>2e</sub> threshold, and as a result, the project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions.

- VII. b) **Less than Significant Impact.** The proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project falls below the 3,000 MTCO<sub>2e</sub> threshold, and as a result, the project is considered to be consistent with the GHG Plan and is therefore determined to have a less than significant individual and cumulative impact for GHG emissions.

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

issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the project:</b>				
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *County of San Bernardino General Plan 2007; County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998. California Environmental Protection Agency, Cortese List Data Resources*

VIII. a) **Less Than Significant Impact.** Hazardous Material means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to hazardous substances and hazardous waste. The site presently dispenses fuel and handles materials subject to the jurisdiction of the San Bernardino County Fire Department. The type and quantity of these materials is not considered a significant hazard. Upon evaluation of the site plan and surrounding land uses, no significant

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constraints or risks have been identified. The existing site and its operations are subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.

- VIII. b) **Less Than Significant Impact.** The project will not 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, because any proposed use or construction activity that might use hazardous materials is subject to permit and inspection by the County Fire Department. The site presently dispenses fuel and handles materials subject to the jurisdiction of the San Bernardino County Fire Department. Best practices and compliance with the regulations of the Lahontan Regional Water Quality Control Board, the Building and Safety Division, and the County Fire Department presently implemented for the operations of the existing facility are sufficient for monitoring and address impacts related to this area of concern. No significant impact will result from the implementation of the project as proposed, and no mitigation measures are required.
- VIII. c) **Less Than Significant Impact.** All existing and proposed schools are more than 1/4 mile away from the project site. As discussed in the responses to Questions VIIIa and VIIIb above, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste because the project does not propose the use of hazardous materials in large quantities. The Project is subject to permit and inspection by the Hazardous Materials Division of the County Fire Department.
- VIII. d) **No Impact.** The project site is not included on the San Bernardino County list of hazardous materials sites compiled pursuant to Government Code 65962.5 and therefore, will not create a significant hazard to the public or environment.
- VIII. e) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a public airport or public use airfield. The nearest public airport is the Southern California Logistics Airport, which is located approximately 11 miles southeast of the project site. The project is not located within 2 miles of any neighboring public use airport
- VIII. f) **Less Than Significant Impact.** The El Mirage Field Adelanto Airport is a private use airport, owned and operated by General Atomics, Aero Systems, Inc. for the purposes of operating and testing both manned and unmanned aircraft. The nearest neighboring private airstrip is Hansen Airfield, which is located approximately 2.5 miles west of the project site. Based upon review of the surrounding zoning and land uses, no significant conflict with the existing and potential land uses on surrounding properties is expected to occur. No mitigation measures are proposed, and no significant impact will occur.
- VIII. g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII. h) **Less Than Significant Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with lands because future development will have to meet the Fire Department development standards for construction. Prior to any construction occurring on any parcel, the applicant shall contact the County Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structure, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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**SUBSTANTIATION:** *Preliminary Drainage Report El Mirage Airport Facility Expansion, Kimley Horn, June 2018; County of San Bernardino General Plan 2007; San Bernardino County Storm Water Program, Model Water Quality Management Plan Guidance, May 1, 2012.*

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**Findings:** The project site will be developed to include new support buildings, hangar buildings, asphalt roads, and parking lots. In general, the site grading divided the site into two major subareas. The west subarea (Area A) drains overland directed to a drainage ditch. The ditch directs water to a headwall and a single (1) 24-inch HDPE pipe that conveys flows under the existing taxiway and to a 500-ft x 100-ft (180,500-cf) detention basin. Out flow from the basin is via an overland ditch towards the east, into a head wall, and then through a single 24-inch HDPE pipe that conveys flows under a proposed roadway to the east sub area. The east subarea (Area B) drains toward a proposed trapezoidal perimeter earthen ditch, which has been designed to intercept off-site flows. The combined peak flows from the east subarea and attenuated peak flows from the detention basin have been designed to not exceed existing conditions.

Hydraulic calculations for the perimeter ditch was completed using Manning's equation. The preliminary hydraulic results showed that a 10-ft (bottom width) x 2.6 ft (depth) trapezoidal channel would be able to convey the 100-year offsite peak flow. Routing analysis results for the detention basin showed that the maximum storage during the 100-year storm event was 4.1 acre-feet, and peak outflow of 3.67 cubic feet per second (cfs). The basin routing analysis was completed with Bentley PondPack, which uses the Modified-Puls method for flow-through basin analysis in accordance with the SBC Hydrology Manual. The San Bernardino County Small Area Unit Hydrograph Method was used to develop the unit hydrograph for Area A.

The conditions of approval required the detention of the 100-year storm. The existing conditions Rational Method analysis results showed a peak flow of 32.19 cfs. The peak flow for project conditions A and B was 28.09 cfs and 27.86 cfs, respectively. The peak flow for Area A was reduced to 3.67 cfs after detention basin routing, so the total peak flow from the site for project conditions was 31.53 cfs (3.67 cfs + 27.86 cfs). The 100-year flow depths through the project site range between approximately 0.16-ft and 2.0-ft. Maximum expected runoff onto the expansion site is 87 cfs. A trapezoidal channel is recommended to divert off-site flows around the perimeter of the project site.

Velocities on-site are not expected to exceed 1.0 ft/s with regards to flows entering the site from the off-site analysis. Due to hydrologic conditions upstream caused by the Sheep Creek Dike, much of the flow from the creek, will be diverted west and then around the site. In addition, the high infiltration capacity of the Type A soil within the alluvial fan should be expected to reduce runoff potential. It is therefore expected and reasonable that the on-site analysis shows relatively low flood inundation levels of a couple inches throughout the site and velocities below 1.0-ft/s. Building finished floor elevations should be set at the 100-year water surface elevation.

A Rational Method Analysis was completed for the on-site existing and project conditions. Initial results showed that a detention basin would be required to reduce project conditions peak flows (55.95 cfs) to existing conditions (32.19 cfs). A detention basis was sized to reduce the peak outflow for project conditions to 31.53 cfs.

Best Management Practices (BMPs) and controls will be implemented and shall conform to Federal, State, or Local requirements or Manual of Practice, as applicable. The contractor shall implement additional controls as directed by the permitting agency. They may include but are not limited to:

- Temporary erosion control measures shall include grassing, mulching, seeding, watering and reseeding onsite surfaces and borrow areas surfaces, and providing interceptor ditches of ends of berms, installing staked silt barriers or floating silt barriers at those locations which will ensure that erosion and pollution during construction will be prevented in accordance with state DOT Standard Specifications for Road and Bridge Construction.
- Contractor shall provide effective temporary erosion and sedimentation control measures during construction or until final controls become effective, so as to ensure that sedimentation and/or turbidity problems are not created in the receiving water bodies. The contractor shall be responsible for the correction of any erosion, shoaling, or water quality problems that result from the construction or operation of the surface water management system.

- Precautions shall be taken during construction to minimize the runoff of polluting substances such as silt, clay, fuels, oils, bitumens, calcium chloride, or other polluting materials harmful to humans, fish, or other life, into the supplies and surface waters of the state.
- Sediment controls shall include but are not limited to silt dams, traps, barriers, and appurtenances at the foot of sloped surfaces which will ensure that sedimentation pollution will either be eliminated or maintained within acceptable limits.
- Temporary erosion and sediment control measures shall include effective means to maintain water quality prior to discharge from the project site.

**Erosion Control:**

Materials to control erosion and sedimentation shall comply with Section 104 of FDOT Standard Specifications for Road and Bridge Construction and FDOT Roadway and Traffic Design Standards, Index No. 103.

**Sedimentation Control:**

Install and maintain silt dams, traps, barriers, and other appurtenances as necessary. Hay bales, which deteriorate, and filter stone which dislodges, shall be replaced.

- IX. a) **Less Than Significant.** The project will not violate any water quality standards or waste discharge requirements because any future on-site wastewater treatment systems associated with the project development must be approved by the Environmental Health Services Division based on requirements of the Lahontan Regional Water Quality Control Board. A drainage study has been reviewed and accepted by the Land Use Services Department. No significant impact will result from construction of the proposed project and no mitigation measures are required.
- IX. b) **Less Than Significant.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. The project is already presently served by an onsite well. The changes implemented under proposed scope of work will not alter or intensifies the need for domestic water use. Accordingly, a less significant impact will occur and no mitigation measures are proposed.
- IX. c) **Less Than Significant.** The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in erosion or siltation on or off-site. Proposed development, grading and land disturbance will be required to adhere to County ordinances for erosion control and Best Management Practices shall be implemented. Accordingly, a less than significant impact will occur and no mitigation measures are proposed.
- IX. d) **Less Than Significant.** The project will not substantially alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site. A condition of approval shall state, "a Registered Civil Engineer is required to investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties".
- IX. e) **Less Than Significant.** The project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. A Water Quality Management Plan is not required however, post-construction BMPs will be needed as part of the Construction General Permit. Prior to any development the applicant is required to provide drainage improvements and a drainage study to the Land Development Division.

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- IX. f) **Less Than Significant.** The project will not otherwise substantially degrade water quality, because the project is subject to the local requirements for drainage study review and erosion control measures at the time of construction. The review and measures reviewed at the time of construction document checking will be sufficient for a project with this scope to verify that a less than significant impact occurs.
- IX. g, h) **Less Than Significant.** This project lies within the Flood Zone D according to FEMA Flood Insurance Rate Map (FIRM) panel 06071C5775H. Flood hazards are undetermined in this area but possible. A requirement that a drainage study and most current Flood Map shall be submitted to the County Land Development Division prior to the issuance of a grading permit will be noted as a Condition of Approval. The result of the drainage study may cause changes to the drainage improvement requirements.
- IX i) **Less Than Significant.** The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure. The project site is in an area with undetermined flood hazards, a requirement for a drainage study to be submitted is a condition of approval for future development to determine no flood hazards are present or that modifications to building design, grading or drainage improvements is required.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow. The project is not adjacent to any body of water that has the potential of seiche or tsunami or is the project site in the path of any potential mudflow.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>X. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION: *County of San Bernardino General Plan 2007; County of San Bernardino Development Code 2007***

- X. a) **No Impact.** The project will not physically divide an established community, because the project is a logical and orderly extension of the planned land uses and development that are established within the surrounding area. The proposed project establish uses that conform to the IN and RL land use districts regulations.
- X. b) **No Impact.** The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project is consistent with all applicable land use policies and regulations of the County Code, General Plan. The project complies with all hazard protection, resource preservation, and land use modifying Overlay District regulations.
- X. c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan on the project site or within the area surrounding the project site and no habitat conservation lands are required to be purchased as mitigation for the proposed project.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XI. MINERAL RESOURCES – Would the project:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:** (Check  if project is located within the Mineral Resource Zone Overlay): **County of San Bernardino General Plan 2007**

- XI. a) **No Impact.** The project will not 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, because there are no identified important mineral resources on the project site. The project site does not lie within a mineral resource overlay. There are no known mineral occurrences on the site.
- XI. b) **No Impact.** The project will not result in the loss of availability or a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan, because there are no identified locally important mineral resources on the project site.

**Therefore, no impacts are identified or anticipated and no mitigation measures are required.**

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XII. NOISE – Would the project:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check if the project is located in the Noise Hazard Overlay District  or is subject to severe noise levels according to the General Plan Noise Element ): ***El Mirage Airport Runway Extension Noise Analysis and Assessment Study, CSDA Design Group, May 15, 2017; County of San Bernardino General Plan 2007***

XII. a), c) f) **Less than Significant Impact.** The project is not expected to expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The project is not expected to generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing or allowed without the project. Modeling was performed by CSDA Design Group and determined that the present and future noise associated with the El Mirage Airport and its expansion meet the County's Acoustical Criteria. Potential impact can occur if the project-associated mobile noise sources (such as aircraft) exceed interior noise standard of Ldn (DNL) or CNEL2 of 45 dBA and an exterior noise standard of DNL or CNEL of 60 dBA as stipulated in the San Bernardino County Development Code. The potential for an increase in noise levels may occur anywhere within the airport traffic pattern and anywhere air traffic is below 500 feet. Based upon the modeling performed, exterior aircraft noise exposure in excess of the 60dBA will not occur, therefore a less than significant impact is anticipated and no mitigation is required. Application of standard policies and building plan review will ensure that any proposed building construction within the vicinity of the project will be built to abate aircraft noise exposure for the interior of any new structures designed for human habitation. Additionally, the noise study determined that existing sensitive receivers within the vicinity of the project will not be impacted beyond the interior noise standard of Ldn (DNL) or CNEL2 of 45 dBA standard.

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- XII. b) **Less Than Significant Impact.** The project will not create exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels. The project will have to adhere to the County Development Code for grading and construction noise. The project location is not in the surrounding area of any industries or activities that generate excessive ground borne vibration.
  - XII. d) **Less Than Significant Impact.** Construction of the project will temporarily increase ambient noise levels primarily due to construction activities. Construction noise is exempt from County Noise Standards during 7:00am and 7:00pm except Sundays and federal holidays. Thus, temporary construction noise impacts will be less than significant.
  - XII. e) **No Impact.** This airfield opened in 1942 as a satellite field for the Victorville AAF and was used as a training facility during World War II. After WWII, the field was used as a civil airfield. From the 1980's to present day the El Mirage Field is used by General Atomics as their unmanned air vehicle flight test center. The project is not located within an airport land use plan area or within two (2) miles of a public/private use airport.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XIII. POPULATION AND HOUSING – Would the project:</b>				
a) Induce substantial 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION: County of San Bernardino General Plan 2007**

- XIII. a) **Less Than Significant Impact.** The Project will not induce substantial population growth in the area either directly (it does not propose housing) or indirectly (it does not create a significant number of new jobs). The Project will serve the existing population in the area. Jobs and employment opportunities created would most likely be absorbed by the employment needs of the existing residents of the area.
- XIII. b) **No Impact.** The proposed use will not displace any housing units, necessitating the construction of replacement housing because no housing units are proposed to be demolished as a result of this proposal.
- XIII. c) **No Impact.** The proposed use will not displace any people necessitating the construction of replacement housing elsewhere, because the project will not displace any existing housing or existing residents.

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



Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XIV. PUBLIC SERVICES</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION: County of San Bernardino General Plan 2007.**

XIV. a) **Less Than Significant Impact.** The proposed project will 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, 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. Construction of the project will 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, no significant adverse impacts are anticipated and no mitigation measures are required.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XV. RECREATION</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION: County of San Bernardino General Plan 2007.**

XV. a) **Less than Significant Impact.** This 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, because the project will not generate any new residential units and the impacts to parks generated by the employees of this project will be minimal. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

XV. b) **Less than Significant Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, because the type of project proposed will not result in an increased demand for recreational facilities. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XVI. TRANSPORTATION/TRAFFIC – Would the project:</b>				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *Traffic Impact Study; General Atomics Expansion, David Evans and Associates, Inc. November 7, 2017 (Updated November, 2018); County of San Bernardino General Plan 2007.*

XVI. a), b) **Less Than Significant Impact with Mitigation.** The project will not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, nor will the project conflict with an applicable congestion management program. The Land Use Services Department and the Department of Public Works have reviewed the scope of work and project profile, and have determined that a project specific traffic analysis is warranted. This determination means that the project improvements could result in an increase to traffic, or conflict with any Level of Service standard established for the County of San Bernardino. According to the Traffic Impact Study prepared by David Evans and Associates, the project as presented will not cause significant long term negative impacts to the surrounding street system which includes future conditions that address impacts due to ambient growth up to the buildout year within the study area, combined with implementation of the project. The majority of the southbound traffic on El Mirage Airport Road is employees leaving the site at the end of their work shift. Based on the project use, most of the employees leave at the same time. This end of workday results in a 15 minute burst of traffic at the intersection causing the LOS F at the critical movement the southbound direction. As a result, of a 15 minute disbursement of the traffic. The approved traffic study by David Evans and Associate updated November 2018 analyzed

staggered shifts between existing business functions and the proposed project. The existing morning shift peak is from 5am-6am and the existing evening shift peak is from 3pm-4pm. All new project trips were assigned to the next sequential hour intervals of 6-7am morning and 4-5pm evening. It is recommended that the advance warning signs be upgraded to include LED flashing yellow beacons. The LED flashing yellow beacons would operate during the end of workday period. The street system with proposed mitigation and regional improvements will be adequate to handle the estimated project traffic, and a less than significant impact is anticipated.

- XVI. c) **Less Than Significant Impact.** The project will not result in a substantial change in air traffic patterns, including either an increase in traffic levels or a significant change in location of air traffic patterns that results in substantial safety risks. The project involves the new construction of five (5) buildings, and the permanent permitting of thirty-nine (39) modular buildings currently under temporary use permits, on the site of an existing private airfield. The El Mirage Field Adelanto Airport is a private use airport, owned and operated by General Atomics, Aero Systems, Inc. for the purposes of operating and testing both manned and unmanned aircraft. Permitting through the Caltrans Division of Aeronautics has been initiated for the project runway improvements. While no single agency exercises authority over private use airports, the site safety issues related to the air traffic pattern will be the subject of notification requirements through the FAA. Flight Patterns for the proposed facility were documented in the project Noise Analysis. A less than significant impact is anticipated.
- XVI. d) **Less than Significant Impact.** The project will not substantially increase hazards due to a design feature or incompatible uses because the project site is adjacent to an established road that is accessed at points with good site distance and properly controlled intersections. There are no incompatible uses proposed by the Project that will impact surrounding land uses. A less than significant impact is anticipated.
- XVI. e) **Less Than Significant Impact.** The Project will not result in inadequate emergency access, because the site is adjacent to public roads, and will be required to provide a secondary emergency access point as a condition from County Fire. Plans for this emergency access road are in review with County Fire, and upon approval will provide sufficient access to address public safety concerns.
- XVI. f) **Less than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

**Possible significant adverse impacts have been identified or anticipated and the mitigation measures below are required as conditions of project approval to reduce these impacts to a level below significant.**

- TRA-1 Prior to occupancy, convert the intersection of El Mirage Road at El Mirage Airport Road to an All Way Stop Control (AWSC).
- TRA-2 Prior to occupancy, upgrade the advanced warning signs with LED flashing yellow beacons.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XVII. TRIBAL CULTURAL RESOURCES – Would the project</b>				
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, place, 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 the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 ⑥ of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision ⑥ of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *Confidential Phase I Cultural Resources Overlay submitted by the Applicant in response to information request from interested tribes.*

- XVII. **Less than Significant Impact with Mitigation Incorporation.** Assembly Bill (AB) 52 took effect on July 1, 2015.
- a),b) AB 52 requires a lead agency to make best efforts to avoid, preserve, and protect tribal cultural resources. The bill states that tribal cultural resources are:
1. Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either included or determined to be eligible for inclusion in the California Register of Historical Resources; or included in a local register of historical resources;
  2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in PRC Section 5024.1⑥;
  3. A cultural landscape that meets one of the criteria of 1) above, and is geographically defined in terms of the size and scope of the landscape; and/or
  4. A historical resource described in PRC 21084.1, a unique archaeological resource described in PRC 21083.2(g), or a non-unique archaeological resource as defined in PRC 21083(h) if it conforms with the criteria of 1), above.

Prior to the release of the CEQA document for a project, AB 52 requires the lead agency to initiate consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project if: (1) the California Native American tribe requested the lead agency, in writing, to be informed by the lead agency through formal notification of proposed project in the geographic area that is traditionally and through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated

with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation.

As the lead agency under CEQA, the County is responsible for and will be performing formal government-to-government consultation with Native American Tribes under California Assembly Bill 52.

The project does have the potential to impact resources defined Public Resources Code section 21074. While there are no known resources identified in the area of disturbance, earth-moving activities such as grading and excavation associated with the construction of new buildings and shade structures, the installation of the facility drainage improvements, and construction of the internal access roads do possess the potential to impact resources described above through inadvertent discovery. The Project lies in proximity to El Mirage Dry Lake, which possesses a high potential for subsurface deposit of prehistoric cultural remains. With the participation of affected California Native Tribes, it has been determined that a significant impact can be avoided with onsite tribal monitoring during such earth-moving activities. The County of San Bernardino ("Lead Agency") will continue to conduct Government-to-Government consultation in accordance with, CEQA, AB52, and/or SB18 for the life of the Project, including the timely and comprehensive dissemination of all project-related information and documentation to the San Manuel Band of Mission Indians ("SMBMI"). The following mitigation measures have been incorporated to reduce impacts to less than significant level:

**Possible significant adverse impacts have been identified or anticipated and the mitigation measures below are required as conditions of project approval to reduce these impacts to a level below significant.**

**TCR-1 Tribal Monitoring:** Due to the heightened cultural sensitivity of the proposed project area, Tribal monitor representing SMBMI shall be present for all ground-disturbing activities that occur within the proposed project APE (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 surveys, testing, and data recovery. A Tribal monitor shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

The Lead Agency shall inform the Project developer/applicant of its responsibility to provide compensation (hourly wages, per diem, mileage, lodging, etc.) for all archaeological and Tribal monitors and the services these individuals provide as part of the monitoring effort for the Project and the need for a Monitoring Plan to be developed prior to the issuance of permits.

Prior to the issuance of any ground disturbance-related permits (such as grading permits), the Lead Agency shall contact and coordinate with SMBMI to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually-acceptable Archaeological and Tribal Monitoring Plan. This Plan shall be approved and adopted by the Lead Agency prior to the issuance of any ground disturbance-related permits. The Plan's implementation in the field shall be enforced by the Lead Agency for the life of the Project.

**TRC-2 Discovery Protocol and Treatment:** If an archaeological deposit or tribal cultural resource is discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from SMBMI, the Archaeological Monitor, the Project applicant/developer, and the Lead Agency shall confer regarding treatment of the discovered resource(s). A treatment plan shall be prepared, reviewed and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource for significance under both NHPA and CEQA criteria. This

research design shall (1) acknowledge the necessity for additional, internal Tribal deliberations and culturally-appropriate treatments for all tribal cultural resources and (2) for archaeological resources, include fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices, as agreed upon by SMBMI.

Should the resource be determined to be significant under either federal- or state-level criteria, avoidance and preservation in place shall be the preferred treatment. Should the resource not be a candidate for avoidance or preservation in place, a resource-specific mitigation plan shall be developed, reviewed by all Parties, and implemented. Should the mitigation plan include archaeological data recovery, a research design shall be developed that exhausts the research potential of the resource in accordance with current professional archaeology standards. Any mitigation plan that results in the removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience shall also include a comprehensive discussion of resource processing, analysis, curation, and reporting protocols and obligations.

a. All mitigation, treatment, and data recovery plans shall be developed in consultation with SMBMI.

b. All fieldwork related to treatment, mitigation, and data recovery plans shall require monitoring by an SMBMI Tribal Monitor.

c. All draft reports containing the significance and treatment findings and data recovery results shall be prepared by an SOI-qualified archaeologist hired by the applicant/developer and submitted to the Lead Agency and SMBMI for their review and comment.

d. All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.

**TCR-3 Treatment and Disposition of Artifacts, Ecofacts, Cultural Deposits:** SMBMI requests that culturally-appropriate and professionally proper procedures shall be followed with respect to all artifacts and remains affiliated with Native peoples—whether prehistoric, protohistoric, or historic.

a. Any sacred/ceremonial objects or objects of cultural patrimony discovered within the project area are to be offered to the MLD of record for appropriate treatment and all claims of ownership to such materials waived by the applicant/developer/landowner.

b. SMBMI requests that all other artifacts be permitted to be either (1) left in situ should avoidance or protection in place be guaranteed or (2) reburied, on site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). 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 SMBMI.

c. Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino 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 appropriate 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.

d. Where appropriate and agreed upon in advance by SMBMI, the SOI-qualified archaeologist hired by the applicant/developer may conduct analyses of certain artifact classes (including, but not limited to, shell, non-human bone, ceramic, stone) if required by CEQA, the Project's mitigation measures, and/or conditions of approval for the Project. Upon completion of authorized and mandatory analyses, the applicant/developer shall provide said artifacts to SMBMI for reburial on site or to the aforementioned, identified curation facility within sixty (60) days from the completion of analyses and not to exceed one hundred and twenty (120) days after the initial recovery of the items from the field.

**TCR-4 Discovery and Treatment of Human Remains:** The Lead Agency and the applicant/developer shall immediately contact the San Bernardino County Coroner and SMBMI in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 @.

The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, applicant/developer/landowner, and Lead Agency agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98.

Reburial of human remains and/or funerary objects shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the applicant/developer/landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects.

All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects, as well as ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.

The term "human remains" encompasses more than human bones because some local Tribes' traditions periodically necessitated the ceremonial burning of human remains and funerary objects. Funerary objects are those artifacts associated with any human remains or funerary rites. These items, and other funerary remnants and their ashes, are to be treated in the same manner as human bone fragments or bones that remain intact.

It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 @.



Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new, or expanded, entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *County of San Bernardino 2007 General Plan; Utility and Service purveyors for Community of El Mirage*

XVIII. **Less than Significant Impact.** Domestic water will be treated and disposed of through multiple onsite treatment systems subject to permit and review requirements of the County of San Bernardino Division of Environmental Health Services and the Lahontan Regional Water Quality Control Board (Regional Board). Considering the above discussion, no significant adverse impacts will result from the proposed wastewater treatment systems and no mitigation measures are required.

XVIII. c) **Less than Significant Impact.** The proposed Project will not require or result in the construction of new storm water drainage facilities or expansion of existing facilities that cause significant environmental effects. As stated in the Hydrology and Water Quality section of this document, the proposed project will not create any additional impacts on downstream storm drain facilities that will necessitate expansion of existing facilities or construction of new facilities.

XVIII. d) **Less Than Significant Impact.** The proposed project will have sufficient water supplies available to serve the project from existing entitlements and resources. Therefore, no significant adverse impacts are anticipated and no mitigation measures are required.

- 
- XVIII. e) **Less than Significant Impact.** The County's Division of Environmental Health Services (DEHS) will approve and oversee any new request for 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.
- XVIII. f) **Less Than Significant Impact.** The proposed project is served by the Victorville Sanitary Landfill, which has sufficient permitted capacity to accommodate the proposed project's future solid waste disposal needs.
- XVIII. g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<b>XIX. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**DETERMINATION**

- XIX. a) **Less Than Significant Impact.** The Project does not have the potential to significantly degrade the overall quality of the region's environment or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Additionally, no significant historic or prehistoric resources have been identified on this site. No special status species were observed during the biological site survey conducted for the Project. The Project proposes to relocate Joshua Trees found on site in compliance with County ordinance. Due to the absence of special status species as well as the absence of significant historical resources on the subject property or within the area of potential impact, implementation and operation of the proposed development will have a less than significant impact upon the identified areas of concern.
- XIX. b) **Less Than Significant Impact.** The project does not have impacts that are individually limited, but cumulatively considerable. The sites of projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts.
- XIX. c) **Less than Significant Impact.** The incorporation of design measures, County policies, standards, and guidelines would ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. Impacts of the proposed project would be less than significant.

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## MITIGATION MEASURES

(Any mitigation measures, which are not "self-monitoring," shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval.)

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### TRA: TRAFFIC AND TRANSPORTATION

- TRA-1** Prior to occupancy, convert the intersection of El Mirage Road at El Mirage Airport Road to an All Way Stop Control (AWSC).
- TRA-2** Prior to occupancy, upgrade the advanced warning signs with LED flashing yellow beacons at intersection of El Mirage Road at El Mirage Airport Road.

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### TCR: TRIBAL CULTURAL RESOURCES

- TCR-1** **Archaeological and Tribal Monitoring:** Due to the heightened cultural sensitivity of the proposed project area, both an archaeological monitor that meets Secretary of Interior (SOI) qualifications for archaeology and Tribal monitors representing SMBMI shall be present for all ground-disturbing activities that occur within the proposed project APE (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 surveys, testing, and data recovery. A sufficient number of archaeological and Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage.

The Lead Agency shall inform the Project developer/applicant of its responsibility to provide compensation (hourly wages, per diem, mileage, lodging, etc.) for all archaeological and Tribal monitors and the services these individuals provide as part of the monitoring effort for the Project and the need for a Monitoring Plan to be developed prior to the issuance of permits.

Prior to the issuance of any ground disturbance-related permits (such as grading permits), the Lead Agency shall contact and coordinate with SMBMI to facilitate communications with the Project developer/applicant so that all Parties can develop a mutually-acceptable Archaeological and Tribal Monitoring Plan. This Plan shall be approved and adopted by the Lead Agency prior to the issuance of any ground disturbance-related permits. The Plan's implementation in the field shall be enforced by the Lead Agency for the life of the Project.

- TRC-2** **Discovery Protocol and Treatment:** If an archaeological deposit or tribal cultural resource is discovered within the Project area, ground disturbing activities shall be suspended 100 feet around the resource(s) and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed. Representatives from SMBMI, the Archaeological Monitor, the Project applicant/developer, and the Lead Agency shall confer regarding treatment of the discovered resource(s). A treatment plan shall be prepared, reviewed and adopted by all Parties, and then implemented to protect the identified resources from damage and destruction. The treatment plan shall contain a research design to evaluate the resource for significance under both NHPA and CEQA criteria. This research design shall (1) acknowledge the necessity for additional, internal Tribal deliberations and culturally-appropriate treatments for all tribal cultural resources and (2) for archaeological resources, include fieldwork and sampling procedures appropriate to ascertain the boundaries, nature, and content of the resource in accordance with current, professional archaeological best practices, as agreed upon by SMBMI.

Should the resource be determined to be significant under either federal- or state-level criteria, avoidance and preservation in place shall be the preferred treatment. Should the resource not be a candidate for avoidance or preservation in place, a resource-specific mitigation plan shall be developed, reviewed by all Parties, and implemented. Should the mitigation plan include archaeological data recovery, a research design shall be developed that exhausts the research potential of the resource in accordance with current professional archaeology standards. Any mitigation plan that results in the removal of cultural resources (artifacts, ecofacts, features, etc.) from their original provenience shall also include a comprehensive discussion of resource processing, analysis, curation, and reporting protocols and obligations.

- a) All mitigation, treatment, and data recovery plans shall be developed in consultation with SMBMI.
- b) All fieldwork related to treatment, mitigation, and data recovery plans shall require monitoring by an SMBMI Tribal Monitor.
- c) All draft reports containing the significance and treatment findings and data recovery results shall be prepared by an SOI-qualified archaeologist hired by the applicant/developer and submitted to the Lead Agency and SMBMI for their review and comment.
- d) All final reports are to be submitted to the local CHRIS Information Center, the Lead Agency, and SMBMI.

**TCR-3 Treatment and Disposition of Artifacts, Ecofacts, Cultural Deposits:** SMBMI requests that culturally-appropriate and professionally proper procedures shall be followed with respect to all artifacts and remains affiliated with Native peoples—whether prehistoric, protohistoric, or historic.

- a) Any sacred/ceremonial objects or objects of cultural patrimony discovered within the project area are to be offered to the MLD of record for appropriate treatment and all claims of ownership to such materials waived by the applicant/developer/landowner.
- b) SMBMI requests that all other artifacts be permitted to be either (1) left in situ should avoidance or protection in place be guaranteed or (2) reburied, on site, in a location that will be protected from future disturbance. A fully executed reburial agreement shall be developed with SMBMI. This agreement shall include measures and provisions to protect the future reburial area from any future impacts (vis a vis project plans, conservation/preservation easements, deed riders, etc.). 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 SMBMI.
- c) Should it occur that avoidance, preservation in place, or on-site reburial are not an option for some artifacts, SMBMI requests that the landowner relinquish all ownership and rights to this material and consult with the Tribes to identify an American Association of Museums (AAM)-accredited facility within San Bernardino 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 appropriate 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.
- d) Where appropriate and agreed upon in advance by SMBMI, the SOI-qualified archaeologist hired by the applicant/developer may conduct analyses of certain artifact classes (including, but not limited to, shell, non-human bone, ceramic, stone) if required by CEQA, the Project's mitigation measures, and/or

conditions of approval for the Project. Upon completion of authorized and mandatory analyses, the applicant/developer shall provide said artifacts to SMBMI for reburial on site or to the aforementioned, identified curation facility within sixty (60) days from the completion of analyses and not to exceed one hundred and twenty (120) days after the initial recovery of the items from the field.

**TCR-4 Discovery and Treatment of Human Remains:** The Lead Agency and the applicant/developer shall immediately contact the San Bernardino County Coroner and SMBMI in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

The NAHC-identified Most Likely Descendant (MLD), shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and funerary objects shall be treated and disposed of with appropriate dignity. The MLD, applicant/developer/landowner, and Lead Agency agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

The MLD shall complete its inspection and make recommendations within forty-eight (48) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98.

Reburial of human remains and/or funerary objects shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The MLD in consultation with the applicant/developer/landowner, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains and funerary objects.

All parties are aware that the MLD may wish to rebury the human remains and associated funerary objects, as well as ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The applicant/developer/landowner should accommodate on-site reburial in a location mutually agreed upon by the Parties.

The term "human remains" encompasses more than human bones because some local Tribes' traditions periodically necessitated the ceremonial burning of human remains and funerary objects. Funerary objects are those artifacts associated with any human remains or funerary rites. These items, and other funerary remnants and their ashes, are to be treated in the same manner as human bone fragments or bones that remain intact.

It is understood by all Parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

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Preliminary Drainage Report, El Mirage Facility Expansion, Kimley-Horn, June 2018

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**GENERAL ATOMICS**  
**Addendum to the Mitigated Negative Declaration for**  
**General Atomics El Mirage Airport Expansion**

APN 0457-052-14, 0457-041-02, 03, and 04

SCH No. 2018081080

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

November 2, 2018

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Exhibit A Approved Project Site with Area of Concern

## 1.0 Introduction

Pursuant to CEQA Section 21166 and CEQA Guidelines Sections 15162 and 15164, this Addendum has been prepared to comply with CEQA in support of the approval of the modified conditions of approval from the County of San Bernardino, Department of Public Works Traffic Division. The focus of this addendum is to analyze the modified project conditions to determine whether they would involve any new significant environmental impacts that were not identified in the adopted MND, or whether substantial changes in circumstances or new information of substantial importance is now available would require major revisions to the adopted MND.

## 2.0 CEQA Authority for an Addendum

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when only minor changes or no changes occur to a project occur after the adoption of a Mitigated Negative Declaration. CEQA Guideline Section 15164(b) states that “[a]n addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”

Section 15162(a) of the CEQA Guidelines state that a subsequent EIR or MND need only be prepared if:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15162(b) of the CEQA Guidelines states, “If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.”

This addendum evaluates whether changes in circumstances surrounding the project or new information of substantial importance would cause new significant environmental effects or a substantial increase in the severity of such effects beyond what was identified in the General Atomics El Mirage Airport Expansion Project MND. The evaluation of changes in circumstances and new information is focused on whether changes of substantial importance have occurred to environmental conditions in the project area, or to applicable plans, policies or regulations.

As described and analyzed in detail herein, environmental impacts from the modified project conditions would be no more severe than those projected to result from implementation of the modified project, and no new significant environmental impacts would occur. Thus, pursuant to CEQA, this Addendum provides the appropriate level of environmental review to address the changes, if any, to the implementation of the modified project.

### 3.0 Project

The project consists of construction in two phases on an existing airport facility which manufactures and conducts testing and training of Remotely Piloted Aircraft (RPA):

**Phase I** will include the construction of an additional 144,610 square feet in five (5) separate structures, consisting of a two-story office building alongside a new hangar, a shipping & receiving building, a GSE maintenance building, a support building, and 30,000 square feet in five (5) new shade structures, for a total of 174, 610 square feet of new construction.

**Phase II** will include the permitting of 8 currently unpermitted permanent buildings, 1 steel canopy, and four fabric canopies, as well as 39 modular buildings that are currently permitted under temporary use permits. These facilities will be supported by an additional 1.5 mile access road and additional underground utilities to service the buildings.

#### *Modified Conditions*

The modified conditions consist of staggering in and out times for employees to avoid congestion at peak times during the day. This would prevent Level of Service (LOS) from falling to a grade of "F" at the intersection of El Mirage Airport Road and El Mirage Road, which would be unacceptable. El Mirage Airport Road offers the only access to the site for employees. It was determined that the mitigation outlined in the adopted IS/MND may not be effective in mitigating an "F" grade LOS.

### 4.0 Comparative Analysis

As previously described, Section 15162 of the CEQA Guidelines states that one of the conditions that would warrant preparation of a subsequent EIR or MND is if substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or substantial increase in the severity of previously identified significant effects.

An analysis was conducted to compare the impacts of the new project with the impacts analyzed in the MND for the approved project.

The adopted MND identified the following resource areas as having no impact or a less-than-significant impact with no mitigation required:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

The adopted MND identified the following resource areas as having less-than-significant impacts following the implementation of mitigation measures:

• Transportation/Traffic	• Tribal Cultural Resources
--------------------------	-----------------------------

The modified project conditions are determined to have less-than-significant or no impacts other than to Transportation/Traffic, and Tribal Cultural Resources which are determined to have a less-than-significant impact following the implementation of mitigation. As discussed in Table 1, *Comparison of Approved Project Impacts/Mitigation and New Project Impacts*, only impacts to Transportation/Traffic would be affected by this addendum. Tribal Cultural resources would remain unchanged from that reported and mitigated in the adopted IS/MND. The project would conform to the design standards evaluated in the adopted MND, no change in impacts would occur to any resource area.

**Table 1. Comparison of Approved Project Impacts/Mitigation and New Project Impacts**

<i>Environmental Issue</i>	<i>Project Impacts Less than Significant with Mitigation</i>	<i>Modified Project Conditions</i>
Transportation	<p>The project included mitigation measures below, to address the resulting “F” grade Level of Service (LOS) that would result at the intersection of El Mirage Airport Road and El Mirage Road during peak commuting time periods</p> <p><b>TRA-1:</b> Prior to occupancy, convert the intersection of El Mirage Road at El Mirage Airport Road to an All Way Stop Control (AWSC).</p> <p><b>TRA-2:</b> Prior to occupancy, upgrade the advanced warning signs with LED flashing yellow beacons.</p>	<p>The modified conditions propose that staggering in and out times of employees, rather than the use of an all-way stop would offer the same level of mitigation.</p> <p>The revised Traffic Analysis for the project addressed this issue per DPW comments and replaced the original mitigation measures with:</p> <p><b>TRA-1: <u>Improvements:</u></b> The approved traffic study by David Evans and Associate dated November 2018 analyzed staggered shifts between existing business functions and the proposed project. The existing morning shift peak is from 5am-6am and the existing evening shift peak is from 3pm-4pm. All new project trips were assigned to the next sequential hour intervals of 6-7am morning and 4-5pm evening. Prior to issuance of building permits, the applicant shall provide and receive approval on design plans and/or other supporting engineering documentation to implement the following:</p> <ul style="list-style-type: none"> <li>• <b><u>Enhanced Advanced Intersection Warning.</u></b> The advance intersection warning notification eastbound and westbound on the El Mirage Rd approaching El Mirage Airport Rd shall be enhanced with flashing beacons.</li> </ul> <p><b>TRA-2:</b> Prior to Occupancy, the applicant shall construct, at 100% cost to the applicant, all roadway improvements as shown on the approved street</p>

<i>Environmental Issue</i>	<i>Project Impacts Less than Significant with Mitigation</i>	<i>Modified Project Conditions</i>
		improvement plans or otherwise approved by the Department of Public Works.
Tribal Cultural Resources	No Change	No Change

As described above and in Table 1, the modified project conditions would not result in new or substantially more severe project or cumulative impacts in any of the environmental topics addressed in the adopted MND. Thus, the new project would be within the envelope of impacts analyzed for the approved project. Since no new or substantially more severe impacts would occur as a result of the modified project, a subsequent EIR or MND would not be required to address the modified project pursuant to Section 15162 of the CEQA guidelines. All mitigation measures required for the approved project would be applicable to the modified project.

**5.0 Changes in Circumstances**

Section 15162 if the CEQA Guidelines states that a subsequent EIR or MND would be required if substantial changes existed with respect to the circumstances under which the project is undertaken, which would require major revisions of the previous EIR or MND due to the new significant environmental effects or substantial increase in the severity of previously identified significant effects.

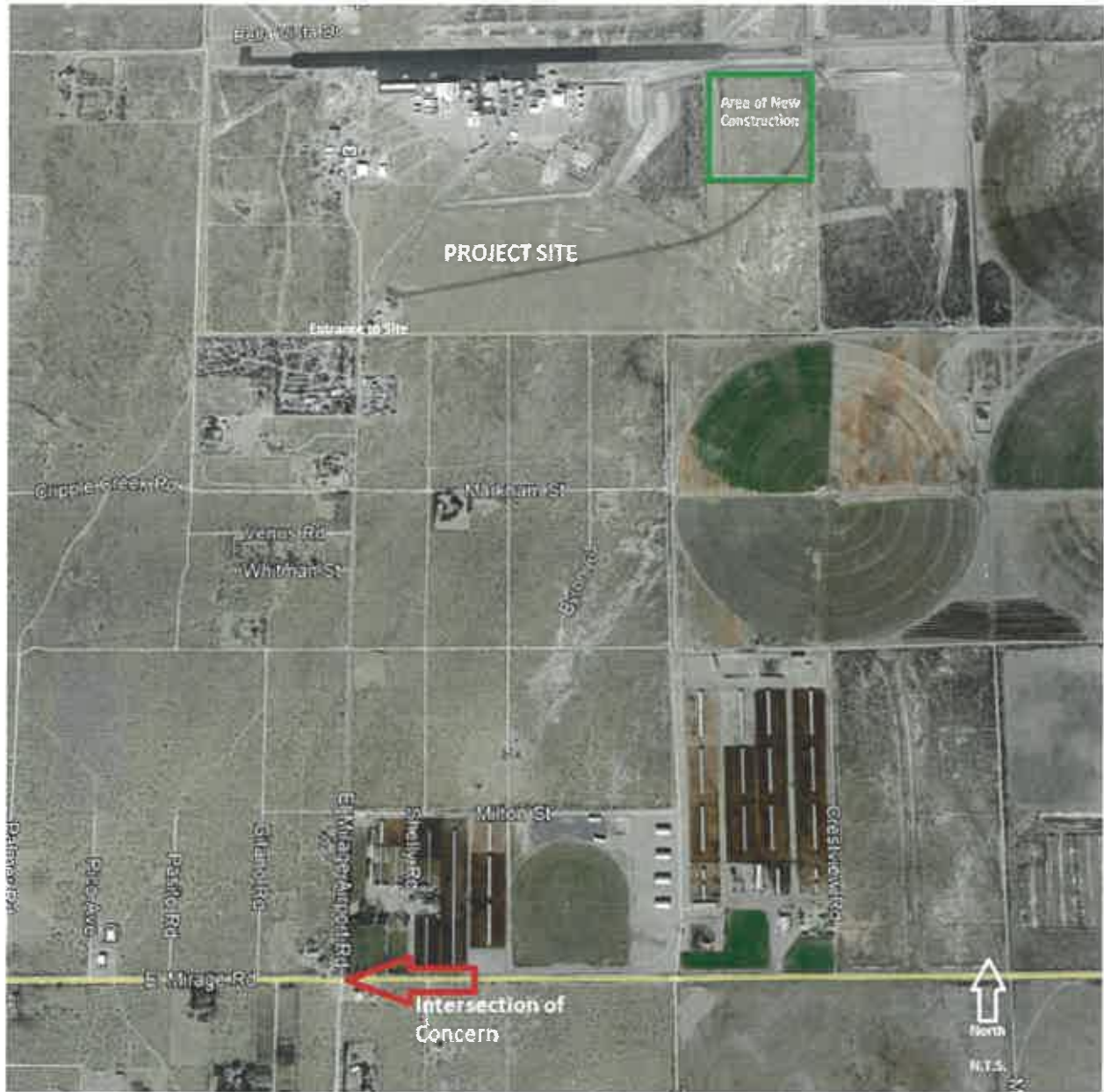
The modified conditions constitute a minor technical revision to the approved project. The adopted MND analyzed the impacts of implementation of the traffic division’s conditions. Since adoption of the Initial Study/MND on September 28, 2018, DPW Traffic Division requested modifications to the submitted traffic analysis for the project. The resulting modified conditions have been determined to be consistent with the findings and development standards of the San Bernardino County Code, and have been incorporated into the final conditions for the project. No new plans, policies or regulations that would result in new significant environmental impacts or increase in the severity of environmental impacts were identified.

**6.0 New Information**

No changes in circumstances have occurred since the preparation of the adopted MND that would result in new significant impacts or substantial increases in severity in previously identified significant impacts in association with the modifications to the traffic analysis. No other additional information of substantial importance, which would require major revisions to earlier analysis and that would warrant preparation of a subsequent EIR or MND pursuant to Section 15162 if the CEQA Guidelines, has been identified or received.

As discussed above the modified conditions would not result in new or substantially more severe project or cumulative impacts in any of the environmental topics addressed by the adopted MND; circumstances have not changed to result in new or substantially more sever cumulative impacts; and no additional information or substantial importance requiring major revisions to earlier analyses was identified or received. Therefore, pursuant to Section 15164 if the CEQA Guidelines, an Addendum to the adopted MND provides the appropriate level of environmental review for the modified project.

**EXHIBIT A**  
**Approved Project**



# **EXHIBIT E**

## **Letters from Lahontan Regional Water Quality Control Board**



## Lahontan Regional Water Quality Control Board

September 27, 2018

File: Environmental Doc Review  
San Bernardino County

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### **Comments on the Initial Study for El Mirage Airport Expansion, El Mirage, State Clearinghouse Number 2018081080**

The California Regional Water Quality Control Board, Lahontan Region (Water Board) staff received the Initial Study (IS) for the above-referenced project (Project) on August 29, 2018. The IS was prepared by the County of San Bernardino (County) and submitted in compliance with provisions of California Environmental Quality Act (CEQA) in order to solicit input on the potential impacts on the environment and ways in which those significant effects are proposed to be avoided or mitigated.

Water Board staff, acting as a responsible agency, is providing these comments to specify the scope and content of the environmental information germane to our statutory responsibilities pursuant to CEQA Guidelines, California Code of Regulations (CCR), title 14, section 15096. We thank the County for providing Water Board staff the opportunity to review and comment on the IS and for taking the initiative to develop the IS with considerations to potential effects on water quality. Based on our review of the IS, we recommend: (1) the Project description be revised to include discussion of potential impacts to ephemeral washes leading to El Mirage Dry Lake; (2) the Project description include discussion of permanent, post-construction stormwater capture and management features; (3) the Project incorporate "Low Impact Development" (LID) strategies where feasible; and (4) the Project include discussion of permanent post-construction stormwater capture and diversion features. Our comments on the proposed Project are outlined below.

### **WATER BOARD AUTHORITY**

All groundwater and surface waters are considered waters of the State. Surface waters include streams, lakes, ponds, and wetlands, and may be ephemeral, intermittent, or perennial. All waters of the State are protected under California law. State law assigns responsibility for protection of water quality in the Lahontan Region to the Lahontan

Water Board. Some waters of the State are also waters of the U.S. The Federal Clean Water Act (CWA) provides additional protection for those waters of the State that are also waters of the U.S.

The *Water Quality Control Plan for the Lahontan Region* (Basin Plan) contains policies that the Water Board uses with other laws and regulations to protect the quality of waters of the State within the Lahontan Region. The Basin Plan sets forth water quality standards for surface water and groundwater of the Region, which include designated beneficial uses as well as narrative and numerical objectives which must be maintained or attained to protect those uses. The Basin Plan can be accessed via the Water Board's web site at

[http://www.waterboards.ca.gov/lahontan/water\\_issues/programs/basin\\_plan/references.shtml](http://www.waterboards.ca.gov/lahontan/water_issues/programs/basin_plan/references.shtml).

### COMMENTS ON THE ENVIRONMENTAL REVIEW

1. The proposed mitigation actions for the Project include only transportation, traffic, and Native American tribal resources. The Project does not mention the potential to impact ephemeral washes, which are known to exist in the area. Water Board staff request that the IS include an analysis of potential impacts to the ephemeral washes in the proposed construction area and what measures will be taken to minimize and mitigate these potential impacts.
2. Permanent post-construction best management practices (BMPs) are likely to be needed due to the increase in paved and concreted areas. We request a discussion of permanent post-construction stormwater BMPs that may be implemented. We recommend designs that minimize ephemeral stream impacts, encourage native vegetation to continue growing, and preserve desert wildlife habitat.
3. The favored method of our agency for reducing impacts to watersheds from development is LID, the goals of which are maintaining a landscape functionally equivalent to predevelopment hydrologic conditions and minimal generation of non-point source pollutants. LID results in less surface runoff and potentially less impacts to receiving waters, the principles of which include:
  - a. Maintaining natural drainage paths and landscape features to slow and filter runoff and maximize groundwater recharge;
  - b. Reducing compacted and impervious cover created by development and the associated road network; and
  - c. Managing runoff as close to the source as possible.

LID development practices that maintain aquatic values also reduce local infrastructure requirements and maintenance costs and benefit air quality, open space, and habitat. Vegetated areas for stormwater management and infiltration



onsite are valuable in LID. We encourage the County to establish LID implementation strategies and to incorporate LID designs into the Project.

4. All excess soil excavated as part of the Project that is not used onsite should be stockpiled in an upland location such that it will not be transported by wind or water toward El Mirage Dry Lake. An adequate combination of sediment and erosion control BMPs must be implemented and maintained to temporarily stabilize the stockpiled soils until such time that they are reused and/or permanently stabilized.
5. Equipment staging areas, excavated soil stockpiles, and hazardous materials (i.e. oils and fuels) should be sited in upland areas outside surface waters and adjacent flood plain areas. These locations should also be included on Project maps or site plans, which are needed to evaluate the Project impacts.

### PERMITTING REQUIREMENTS

A number of activities associated with the proposed Project have potential to impact waters of the State and, therefore, may require permits issued by the State Water Resources Control Board (State Water Board) or the Lahontan Regional Water Board. The required permits may include the following.

6. Land disturbance of more than one acre may require CWA, section 402(p) permits including a National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit, Water Quality Order (WQO) 2009-0009-DWQ, obtained from the State Water Board, or individual storm water permit obtained from the Lahontan Water Board. The Construction General Permit requires development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).
7. Streambed alteration and/or discharge of fill material to a surface water may require a CWA, section 401 water quality certification for impacts to federal waters (waters of the U.S.), or dredge and fill waste discharge requirements for impacts to non-federal waters, both issued by the Lahontan Water Board.

Please be advised of the permits that may be required for the proposed Project, as outlined above. Should Project activities trigger requiring these permitting actions, the Project proponent should consult with Water Board staff. Information regarding these permits, including application forms, can be downloaded from our web site at <http://www.waterboards.ca.gov/lahontan/>.

Thank you for the opportunity to comment on the Project. If you have any questions regarding this letter, please contact me at (760) 241-7391 ([thomas.browne@waterboards.ca.gov](mailto:thomas.browne@waterboards.ca.gov)) or Jan Zimmerman, Senior Engineering Geologist, at (760) 241-7376 ([jan.zimmerman@waterboards.ca.gov](mailto:jan.zimmerman@waterboards.ca.gov)).

Please send all future correspondence regarding this Project to the Water Board's email address at [Lahontan@waterboards.ca.gov](mailto:Lahontan@waterboards.ca.gov) and be sure to include the State Clearinghouse No. and Project name in the subject line.



Tom Browne, PhD, PE  
Water Resource Control Engineer

cc: State Clearinghouse ([state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)) (SCH #2018011007)  
Ali Aghili, California Dept. of Fish and Wildlife ([Ali.Aghili@wildlife.ca.gov](mailto:Ali.Aghili@wildlife.ca.gov))

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