

**FINDINGS OF THE BUILDING DIRECTOR OF THE CITY OF HAWTHORNE, CALIFORNIA, ADOPTING A
MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM
FOR, THE HAWTHORNE AIRPORT HANGARS PROJECT**

WHEREAS, Hawthorne Airport, LLC proposes the Hawthorne Airport Hangars Project to enhance aviation operations by constructing thirteen (13) new aircraft hangars at four designated sites within the Hawthorne Municipal Airport;

WHEREAS, the project includes demolition of six existing buildings totaling approximately 18,000 square feet, removal of 55,000 square feet of impervious surfaces, replacement with new pavement, and airfield safety enhancements;

WHEREAS, the new hangars will range in size from 2,500 to 25,300 square feet and incorporate modern fire suppression systems, energy-efficient lighting, and structural reinforcements for seismic safety;

WHEREAS, an Initial Study was prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000, et seq., and the State CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, Sections 15000, et seq.;

WHEREAS, the Initial Study identified potentially significant environmental effects for Cultural Resources, Hazards & Hazardous Materials, Tribal Cultural Resources and Mandatory Findings of Significance, but revisions to the project and mitigation measures agreed to by Hawthorne Airport, LLC reduce those effects to a less-than-significant level. Accordingly, the City prepared an Initial Study Mitigated Negative Declaration (IS/MND) with a Mitigation Monitoring and Reporting Program (MMRP);

WHEREAS, on November 5, 2025, the City filed a Notice of Intent to Adopt a Mitigated Negative Declaration and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were circulated for public review and comment in accordance with CEQA requirements on November 5, 2025, for a 30-day comment period;

WHEREAS, the Building Director has reviewed and considered the IS/MND, MMRP, supporting documents, and all comments received during the public review period and during the public comment period at the December 9, 2025 City Council meeting;

The Building Director of the City of Hawthorne as follows:

Section 1. The above recitals are all true and correct.

Section 2. The Building Director has independently reviewed and analyzed the IS/MND, the MMRP, all public comments received during the public review period and during the City Council meeting on December 9, 2025, and other information in the record, has considered the information contained therein prior to acting upon or approving the Project and based on the whole record before him, the Building Director finds: the IS/MND was prepared for the Project in compliance with CEQA and consistent with state and local guidelines implementing CEQA, the IS/MND represents the independent judgement and analysis of the City as lead agency for the Project, and there is no substantial evidence that the Project will have a significant effect on the environment. The Building Director has also reviewed and considered the MMRP for the Project and finds it is designed to ensure compliance with the

mitigation measures during project implementation. Based on these findings the Building Director hereby adopts the IS/MND and MMRP for the Project.

Section 3. The Building Director designates himself as the custodian of documents and other materials which constitute the record of proceedings on which this decision is based. Those documents are available for public review in the Public Works Department at 4455 W. 126th Street, Hawthorne, California.

Section 4. Approval of the Project: Having independently reviewed, analyzed and adopted the IS/MND and the adopted mitigation measures set forth in the MMRP, the Building Director of the City of Hawthorne hereby approves the building permit for the Hawthorne Airport Hangars Project, provided however, that such approval is conditioned on compliance with the MMRP.

Section 5. Prior to any ground-disturbing activities within 20 feet of an existing remediation or monitoring well, Hawthorne Airport LLC will provide written verification from the CA Department of Toxic Substances Control (DTSC) stating that DTSC agrees and approves with the necessary well conversions, relocations, and abandonments within the hangar footprints as presented in Mitigation Measure HAZ-1 in the Final IS/MND and MMRP.

Section 6. Hawthorne Airport LLC will be fully responsible for implementing and paying the costs associated with the mitigation measures related to the tribal cultural resources and ancestral territory of the Gabrieleño Band of Mission Indians – Kizh Nation as presented in Mitigation Measures TCR-1 through TCR-3 in the Final IS/MND and MMRP which require the presence of a tribal monitor during ground-disturbing activities, cultural sensitivity training, procedures for unanticipated discoveries, and compliance with state law in the event of human remains, thereby ensuring that potential impacts to tribal cultural resources are reduced to less than significant.

Section 8. The City Clerk shall file a Notice of Determination within five (5) working days of project approval with the Los Angeles County Clerk per CEQA Guidelines 15075.

ADOPTED by, Akbar Farokhi, Building Director, City of Hawthorne.