



**SPECIFICATIONS FOR THE
CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT
BID NO.: DE-26-222-SB**

PREPARED FOR

City OF FONTANA
8353 Sierra Avenue
Fontana, California 92335
(909) 350-7610

**PREPARED BY
TRISTEN CRUZ**

CITY OF FONTANA
8353 Sierra Avenue
Fontana, California, 92335

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CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT
BID NO.: DE-26-222-SB**

Prepared Under the Supervision of:



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DATE: 5/26/2026

Approved By:

Gia Lam Kim

**Public Works Director/ City Engineer DATE: 5/26/2026
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BID NO.: DE-26-222-SB**

Owner:	CITY OF FONTANA
Project/Construction Manager:	Tristen Cruz
Architect:	Borders Architects
Civil Engineer:	Brandow & Johnston
Geotechnical Engineer/Material Testing:	TBD

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WEST END REGIONAL NAVIGATION CENTER PROJECT (CONSTRUCTION
DRAWINGS) REVISION DATE: 4/29/26

- DRAWING CS THROUGH CS-1 (GENERAL)
- DRAWING C1.1 THROUGH C6.1 (CIVIL)
- DRAWING ACC-1 THROUGH A-14.3 (ARCHITECTURAL)
- DRAWING K-1.1 THROUGH K-5.5 (KITCHEN)
- DRAWING S0.1 THROUGH S4.1 (STRUCTURAL)
- DRAWING P001 THROUGH P606 (PLUMBING)
- DRAWING M001 THROUGH M502 (MECHANICAL)
- DRAWING E001 THROUGH E602 (ELECTRICAL)
- DRAWING VT-100 THROUGH VT-101 (ELEVATOR)

11109 JASMINE STREET BUILDING PLANS (FOR REFERENCE ONLY)
REVISED: 7-24-2007

SEWER IMPROVEMENT PLAN JASMINE STREET (FOR REFERENCE ONLY)
DATED: 9-3-2004

**NOTICE INVITING SEALED BIDS
FOR CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT**

BID NO.: DE-26-222-SB

PUBLIC NOTICE IS HEREBY GIVEN that the **City OF FONTANA**, as **City**, invites sealed bids to be received only by submitting electronically at www.fontanapurchasing.org, for the above stated project and **will receive such bids no later than the hour of 2:00 P.M. on the 1st day of July, 2026, at which time or thereafter said bids will be electronically opened and available online. Bids received after this time will not be able to submit electronically.**

The **City** reserves the right to reject any or all bids, to waive any irregularity, to accept any bid or portion thereof, and to take all bids under advisement for a period of ninety (90) calendar days.

The work of improvement consists of furnishing all materials, equipment, tools, labor, and incidentals as required by the Plans, Specifications and Contract Documents for the above stated project. The general items of work to be done hereunder consist of **furnishing all materials, equipment, tools, labor, and all other work as required by the Plans, Specifications and other Contract Documents for the above stated project. The general items of work to be done hereunder consists of renovations of an existing industrial facility to provide infrastructure for the Navigation Center along with minor exterior upgrades. The improvements include the addition of meeting spaces, office spaces for counseling rooms and offices, group and individual living spaces, reception lobbies, an elevator, a commercial kitchen, food storage, bathrooms, bathrooms with showers, laundry rooms, a dining hall, and recreation areas, controlled / secured access, including supporting electrical, plumbing and HVAC improvements.**

This proposed project is to be constructed within the City of Fontana Southwest Industrial Park at 11109 Jasmine Street, Fontana, CA 92337 and is bound by Jasmine Street to the West.

Bid must be submitted electronically for the exact item(s) requested in the bid specifications. Copies of the plans, specifications, and contract documents are available **for free** from the City's Purchasing website www.fontanapurchasing.org.

Each Bid submitted electronically is required to be accompanied by the Proposal Documents; Proposal, Bidder's Information, Contractor's Licensing Statement, List of Subcontractors (enter online), References, Designator of Sureties, Bid Bond, Non-Collusion affidavit, Certificate of Non-Discrimination by Contractors, Proposal Bid Sheet (enter online), Addendum Acknowledgement, and all additional documentation required by the Instructions to Bidders. Bids must be submitted on the City's bid forms.

Proposals must be accompanied by a proposal guarantee in the form of cash, cashier's check, a certified check or bid bond available to the **City** in the amount of at least ten percent (10%) of the total amount bid. Any proposal not accompanied by such a guarantee will not be considered. A payment bond and a performance bond, each in an amount equal to 100% of the total contract amount, shall be required concurrently with the execution of the contract and shall be in the form set forth in the contract documents.

Any contract entered into pursuant to this notice will incorporate the provisions of the **State Labor Code. Labor Code Section 1735** requires that no discrimination be made in the employment of persons upon public works because of the race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex of such persons, except as provided in **Government Code Section 12940**. Compliance with the prevailing rates of wages and apprenticeship employment standards established by the **State Director of Industrial Relations** will be required. Affirmative action to ensure against discrimination in employment practices on the basis of race, color, national origin, ancestry, sex, or religion will also be required.

Pursuant to Section 1773.2 of the Labor Code, the current prevailing rate of per diem wages at the time of the Bid determined by the Director of the Department of Industrial Relations ("DIR") are on file at the office of the City Engineer. This project is subject to compliance monitoring and enforcement by the DIR.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the DIR. No Bid will be accepted, nor any Contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work.

Qualified To Bid Per Labor Code Section 1771.1. A contractor or subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work unless currently registered and qualified to perform public work pursuant to

Labor Code Section 1725.5. An unregistered contractor may only submit a bid if authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work at the time the contract is awarded. No bid will be accepted, nor any contract entered into without proof of the Bidder's and its subcontractors' current registration with the Department of Industrial Relations. If awarded a Contract, the Bidder and its subcontractors of every tier shall maintain active registration with the Department of Industrial Relations for the duration of the Project. It shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements. This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

The **City** hereby affirmatively ensures that minority business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be discriminated against on the basis of race, color, national origin, ancestry, sex, or religion in any consideration leading to the award of contract.

The contract documents call for monthly progress payments based upon the engineer's estimate of the percentage of work completed. The **City** will retain 5 percent of each progress payment as security for completion of the balance of the work. At the request and expense of the successful bidder, the **City** will pay the amounts so retained upon compliance with the requirements of **Public Contract Code Section 22300** and the provisions of the contract documents pertaining to Substitution of Securities.

At the time of submitting a bid, the prime contractor and subcontractor shall possess a Class "A" contractor's license, Class "B" contractor's license, or a combination of Class "C" specialty contractor's license(s) sufficient to perform the work.

BY ORDER OF City OF FONTANA

**City OF FONTANA
8353 Sierra Avenue
Fontana, California 92335
(909) 350-7610**

INSTRUCTIONS TO BIDDERS
FOR CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT
BID NO.: DE-26-222-SB

PUBLIC WORKS CONTRACTOR DIR REGISTRATION REQUIREMENTS

No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted on or after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

AVAILABILITY OF CONTRACT DOCUMENTS

Bids shall be submitted to the City on the Bid Forms which are a part of the Bid Package for the Project. Contract Documents may be obtained from the City's Purchasing Department website www.fontanapurchasing.org as indicated in the Notice Inviting Bids.

EXAMINATION OF CONTRACT DOCUMENTS

Bidder shall be solely responsible for examining the Project Site and Contract Documents, including any Addenda issued during the Bidding period, and for informing himself/herself with respect to local labor availability, laws and codes, local permit requirements, availability of required insurance, and other factors that could affect the Work. Bidders are responsible for consulting the standards referenced in the Contract. Failure of Bidder to so examine and inform himself/herself shall be at his/her own risk, and no relief for error or omission will be given except as required under State law.

INSPECTION OF SITE

Each prospective Bidder is responsible for fully acquainting himself/herself with the conditions of the Project Site (which may include more than one site), as well as those relating to the construction and labor of the Project, to fully understand the facilities,

difficulties and restrictions which may impact the cost or effort required to complete the Project.

BID GUARANTEE (BOND)

Each Bid shall be accompanied by a proposal guarantee in the form of: (a) cash; (b) a certified check made payable to the City; (c) a cashier's check made payable to the City; or (d) a Bid bond payable to the City executed by the Bidder as principal and surety as obligor in an amount not less than 10% of the maximum amount of the Bid. Personal sureties and unregistered surety companies are unacceptable. The surety insurer shall be California admitted surety insurer, as defined in Code of Civil Procedure Section 995.120.

The cash, check or Bid Bond shall be given as a guarantee that the Bidder shall execute the Contract if it be awarded to the Bidder, shall provide the payment and performance bonds and insurance certificates and endorsements as required herein within ten (10) calendar days after notification of the award of the Contract to the Bidder. Failure to provide the required documents may result in forfeiture of the Bidder's Bid deposit or bond to the City and the City may award the Contract to the next lowest responsible Bidder, or may call for new Bids.

PERFORMANCE BOND AND PAYMENT (LABOR AND MATERIALS) BOND REQUIREMENTS

Within the time specified in the Contract Documents, the Bidder to whom a Contract is awarded shall deliver to the City three identical counterparts of the Performance Bond and Payment (Labor and Material) Bond, each in an amount equal to one hundred percent (100%) of the Total Bid Amount and in the form supplied by the City and included in the Contract Documents. Failure to do so may, in the sole discretion of the City, result in the forfeiture of the Bid Guarantee. The surety supplying the bond must be an admitted surety insurer, as defined in the Code of Civil Procedure Section 995.120, authorized to do business as such in the State of California and satisfactory to the City.

SIGNING OF BONDS

All Bids submitted shall be executed by the Bidder or its authorized representative. Bidders may be asked to provide evidence in the form of an authenticated resolution of its Board of Directors or Power of Attorney evidencing the capacity of the person signing the Bid to bind the Bidder to each Bid and to any Contract arising therefrom.

If a Bidder is a joint venture or partnership, it may be asked to submit an authenticated Power of Attorney executed by each joint venture or partner appointing and designating one

of the joint venturers or partners as a management sponsor to execute the Bid on behalf of Bidder. Only that joint venturer or partner shall execute the Bid. The Power of Attorney shall also: (1) authorize that particular joint venturer or partner to act for and bind Bidder in all matters relating to the Bid; (2) provide that each venturer or partner shall be jointly and severally liable for any and all of the duties and obligations of Bidder assumed under the Bid and under any Contract arising therefrom. The Bid shall be executed by the designated joint venturer or partner on behalf of the joint venture or partnership in its legal name.

EXECUTION OF CONTRACT

As required herein the Bidder to whom an award is made shall execute the Contract in the amount determined by the Contract Documents. The City may require appropriate evidence that the persons executing the Contract are duly empowered to do so.

NON-COLLUSION DECLARATION

Bidder shall declare that the only persons or parties interested in the proposal as principals are those named therein; that no officer, agent, or employee of the **City** is personally interested, directly or indirectly, in the proposal; that the proposal is made without connection to any other individual, firm, or corporation making a bid for the same work; and that the proposal is in all respects fair and without collusion or fraud. The Non-Collusion Affidavit shall be executed and submitted with the proposal.

NON-DISCRIMINATION AFFIDAVIT

Labor Codes Section 1735 requires that no discrimination be made in the employment of persons upon public works because of race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, or sex of such persons, except as provided in **Government Code Section 12940**. Bidder shall declare that it does not discriminate in its employment with regard to such factors. The Non-Discrimination Affidavit (on enclosed form) shall be executed and submitted with the proposal.

PROPOSAL BID SHEET

Bidders shall give unit prices for each and all of the items set forth. No aggregate bids will be considered. The bidder shall set forth for each item of work, in clearly legible figures, a unit item price and a total for the item in the respective spaces provided for this purpose. The quantities listed in the Bid sheets are supplied to give an indication of the

general scope of work, but the accuracy of figures is not guaranteed, and the bidder shall make his own estimates from the drawings. In case of a variation between the unit price and the totals shown by the bidder, the unit price will be considered to be the bid.

REJECTION OF BIDS

The **City** reserves the right to reject any or all bids or waive any irregularity in any one or all bids received.

SUBMISSION OF BIDS

Once the Bid and supporting documents have been completed and signed as set forth herein, they shall be submitted electronically.

Only where expressly permitted in the Notice Inviting Bids, may Bidders submit their Bids via electronic transmission pursuant to Public Contract Code Sections 1600 and 1601. The acceptable method(s) of electronic transmission shall be stated in the Notice Inviting Bids.

DELIVERY AND OPENING OF BIDS

Bids are to be submitted electronically. Electronic Bid System will close exactly at the time set forth in the Notice Inviting Bids. All applicable forms required to be completed per the Bid Documents shall be submitted electronically prior to the Bid date and time. Hard copies will not be accepted as a viable bid. It is the Bidder's sole responsibility to ensure that its bid is received as specified. Bids may be submitted earlier than the date(s) and time(s) indicated.

Bids will be available at the date and time stated in the Notice Inviting Bids and the amount of each Bid will be available online and recorded. The City may in its sole discretion, elect to postpone the opening of the submitted Bids. City reserves the right to reject any or all Bids and to waive any informality or irregularity in any Bid.

WITHDRAWAL OF BID

Prior to the Bid submittal deadline, a Bid may be withdrawn by the Bidder only by using the City's electronic bidding system.

IRREGULAR PROPOSALS

Unauthorized conditions, limitations, or provisions attached to a proposal will render it irregular and may cause its rejection. The completed proposal forms shall be without interlineations, alterations, or erasures. Alternative proposals will not be considered unless specifically requested. No oral, telegraphic, or telephonic proposal, modification, or withdrawal will be considered.

SALES AND OTHER APPLICABLE TAXES, PERMITS, LICENSES AND FEES

Contractor and its subcontractors performing work under this Contract will be required to pay California sales tax and other applicable taxes, and to pay permits, licenses and fees required by the agencies with authority in the jurisdiction in which the work will be located, unless otherwise expressly provided by the Contract Documents.

INTERPRETATION OF PLANS AND DOCUMENTS

If any bidder contemplates submission of a bid for the proposed contract and is in doubt as to the true meaning of any part of the plans, specifications or other proposed contract documents, or finds discrepancies in, or omissions from, the Plans, Specifications or other Contract Documents or questions as to their meaning shall be immediately brought to the attention of the City by submission of a written request for an interpretation or correction to the City. Such submission, if any, must be sent using the "Q&A" tab of the electronic bid system at www.fontanapurchasing.org. **Interpretations or corrections received within 5 days prior to bid opening will not be answered.**

Any interpretation of the Contract Documents will be made only by addendum duly issued electronically to each person registered on the prospective bidder's list. The City will not be responsible for any explanations or interpretations provided in any other manner. No person is authorized to make any oral interpretation of any provision in the Contract Documents to any Bidder, and no Bidder should rely on any such oral interpretation.

Bids shall include complete compensation for all items that are noted in the Contract Documents and are the responsibility of the Contractor.

ADDENDA

The City reserves the right to revise the Contract Drawings prior to the Bid opening date. Revisions, if any, shall be made by written Addenda. All Addenda issued by the City shall be included in the Bid and made part of the Contract Documents. Pursuant to the Public

Contract Code, Section 4104.5, if the City issues an Addendum which includes material changes to the Project less than 72 hours prior to the deadline for submission of Bids, the City will extend the deadline for submission of Bids. The City may determine, in its sole discretion, whether an Addendum warrants postponement of the Bid submission date. Each prospective Bidder shall provide City a name, address, email, and facsimile number to which Addenda may be sent, as well as a telephone number by which the City can contact the Bidder. Copies of Addenda will be made available on the City's Purchasing Department website www.fontanapurchasing.org. Please Note: Bidders are responsible for ensuring that they have received any and all Addenda. To this end, each Bidder should contact the City's Purchasing Department website www.fontanapurchasing.org to verify that he/she has received all Addenda issued, if any, prior to the Bid submittal deadline. Failure to cover in his bid any such addenda issued may render his bid irregular and may result in its rejection by the City.

COMPLETION OF BID FORMS

Bids shall only be prepared using copies of the Bid Forms which are included in the Contract Documents. The use of substitute Bid Forms other than clear and correct photocopies of those provided by the City will not be permitted. Bids shall be executed by an authorized signatory as described in these Instructions to Bidders. In addition, Bidders shall fill in all blank spaces (including inserting "N/A" where applicable) and initial all interlineations, alterations, or erasures to the Bid Forms. Bidders shall neither delete, modify, nor supplement the printed matter on the Bid Forms nor make substitutions thereon. USE OF BLACK OR BLUE INK, INDELIBLE PENCIL, ELECTRONICALLY OR A TYPED IS REQUIRED. Deviations in the Bid Form may result in the Bid being deemed non-responsive.

MODIFICATIONS OF BIDS

Each Bidder shall submit its Bid in strict conformity with the requirements of the Contract Documents. Unauthorized additions, modifications, revisions, conditions, limitations, exclusions or provisions attached to a Bid may render it non-responsive and may cause its rejection. Bidders shall neither delete, modify, nor supplement the printed matter on the Bid Forms, nor make substitutions thereon. Oral, telephonic and electronic modifications will not be considered, unless the Notice Inviting Bids authorizes the submission of electronic Bids and modifications thereto and such modifications are made in accordance with the Notice Inviting Bids.

DESIGNATION OF SUBCONTRACTORS

Pursuant to State law, the Bidders must designate the name and location of each subcontractor who will perform work or render services for the Bidder in an amount that exceeds one half of one percent (1/2%) of the Bidder's Total Bid Amount, as well as the portion of the work each subcontractor will perform by entering the information online. No additional time will be provided to Bidders to submit any of the requested information in the Designation of Subcontractor Form.

Pursuant to the **Subletting and Subcontracting Fair Practices Act (commencing with Section 4100 of the Public Contract Code)**, bidders are required to list in their proposal the name and location of place of business of each subcontractor who will perform work or labor or render services in or about the construction of the work or improvement or a subcontractor who specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the Plans and Specifications in excess of 1/2 of 1% of this prime contractor's total bid. Failure to list a subcontractor for a portion of the work means that the prime contractor will do that portion of the work. It is the **City's** intent for the Subletting and **Subcontracting Fair Practices Act** to apply to all phases of the work. The list of subcontractors (on enclosed form) shall be executed and submitted with the proposal.

LICENSING REQUIREMENTS

Pursuant to Section 7028.15 of the Business and Professions Code and Section 3300 of the Public Contract Code, all Bidders must possess proper licenses for performance of this Contract. Subcontractors must possess the appropriate licenses for each specialty subcontracted. Pursuant to Section 7028.5 of the Business and Professions Code, the City shall consider any Bid submitted by a contractor not currently licensed in accordance with State law and pursuant to the requirements found in the Contract Documents to be non-responsive, and the City shall reject the Bid. The City shall have the right to request, and Bidders shall provide within five (5) calendar days, evidence satisfactory to the City of all valid license(s) currently held by that Bidder and each of that Bidder's sub-contractors, before awarding the Contract. Please also note that, pursuant to Public Contract Code Section 20676, sellers of "mined material" must be on an approved list of sellers published pursuant to Public Resources Code Section 2717(b) in order to supply mined material for this contract.

LEGAL RESPONSIBILITIES

All proposals must be submitted, filed, made, and executed in accordance with State and Federal laws relating to bids for contracts of this nature whether the same are expressly referred to herein or not.

Any Bidder submitting a proposal shall by such action thereby agree to each and all of the terms, conditions, provisions, and requirements set forth, contemplated, and referred to in the Plans, Specifications, and Contract Documents, and to full compliance therewith.

BASIS OF AWARD; BALANCED BIDS

The City shall award the contract to the lowest responsible Bidder submitting a responsive Bid. The City may reject any Bid which in the opinion of City staff when compared to other Bids received or to the City's internal estimates, does not accurately reflect the cost to perform the Work. The City may reject as non-responsive any Bid which unevenly weights or allocates costs, including but not limited to overhead and profit to one or more particular items.

DISQUALIFICATION OF BIDDERS; INTEREST IN MORE THAN ONE BID

No Bidder shall be allowed to make, submit or be interested in more than one Bid. However, a person, firm, corporation or other entity that has submitted a sub-proposal to a Bidder, or that has quoted prices of materials to a Bidder, is not thereby disqualified from submitting a sub-proposal or quoting prices to other Bidders submitting a Bid to the City. No person, firm, corporation, or other entity may submit a sub-proposal to a Bidder, or quote prices of materials to a Bidder, when also submitting a prime Bid on the same Project.

INSURANCE REQUIREMENTS

The successful bidder shall procure the insurance in the form and in the amount specified in the Contract Documents.

AWARD PROCESS

Once all Bids are electronically opened and reviewed to determine the lowest responsible Bidder, the City will award the Contract. The apparent successful Bidder should begin to prepare the following documents: (1) the Payment (Labor and Materials) Bond, and (2) the required insurance certificates and endorsements. Once the City notifies the Bidder of the award, the Bidder will have ten (10) consecutive calendar days from the date of this notification letter to execute the Contract and supply the City with all of the required documents and certifications. With the notification of award, a submittal list may be issued to the Contractor. Submittals related to the controlling operation(s) shall be reviewed and approved prior to the issuance of the Notice to Proceed (NTP).

FILING OF BID PROTESTS

Bidders may file a 'protest' of a Bid with the City's Purchasing Officer. In order for a Bidder's protest to be considered valid, the protest must:

- A. Be filed in writing within five (5) calendar days after the Bid submittal deadline;
- B. Clearly identify the specific irregularity or accusation;
- C. Clearly identify the specific City staff determination or recommendation being protested;
- D. Specify, in detail, the grounds of the protest and the facts supporting the protest; and
- E. Include all relevant, supporting documentation with the protest at time of filing.

If the protest does not comply with each of these requirements, it will be rejected as invalid.

If the protest is valid, the City's Purchasing Officer, or other designated City staff member, shall review the basis of the protest and all relevant information. The Purchasing Officer will provide a written decision to the protester. The protestor may then appeal the decision to the City Manager.

LABOR CODE

In accordance with **Labor Code section 1771.4**, the Contractor and each subcontractor shall furnish certified payroll records directly to the Department of Industrial Relations on a weekly basis and in the format prescribed by the Department of Industrial Relations, which may include electronic submission. Contractor shall comply with all requirements and regulations from the Department of Relations relating to labor compliance monitoring and enforcement.

The Contractor shall have an affirmative obligation to verify that all subcontractors are currently and validly registered with the Department of Industrial Relations and shall not permit a subcontractor of any tier to perform work on the project without first verifying the subcontractor's registration. The Contractor shall maintain active registration with the Department of Industrial Relations for the duration of the Project. **The Contractor shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract with subcontractors and ensure that all subcontractors are registered at the time of bid opening and maintain valid registration for the duration of the project.**

Pursuant to the provisions of **Section 1773 of the Labor Code of the State of California**, the **City** has obtained the general provisions rate of per diem wages and the general prevailing rate for holiday and overtime work in this locality for each craft, classification or type of workman needed to execute the contract from the **Director of the Department of Industrial Relations**. These rates are on file at the office of the City Engineer and available online at <http://www.dir.ca.gov/dlsr>. Bidders are advised that a copy of these rates must be posted by the successful Bidder at the job site(s).

The Contractor and all subcontractors shall comply with the provisions of **Section 1774 of the Labor Code** and other statutes relating to prevailing wages, benefits, overtime and so forth. Failure to comply with the subject section will subject the Contractor to penalty and forfeiture provisions of **Section 1775 of the Labor Code**.

Pursuant to the provisions of **Section 1770 of the Labor Code**, the general prevailing rate of wages has been ascertained (which rate includes employer payments for health and welfare, vacation, pension and similar purposes) applicable to the work to be done, for straight time, overtime, Saturday, Sunday and holiday work.

The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of workmen concerned.

The **City** will not recognize any claim for additional compensation because of the payment by the Contractor of any wage rate in excess of the prevailing wage rate set forth in the contract. The possibility of wage increases is one of the elements to be considered by the Contractor in determining his bid, and will not under any circumstances be considered as the basis of a claim against the **City** on the contract.

The Contractor and subcontractors shall comply with **Section 1777.6** which stipulates that it shall be unlawful to refuse to accept otherwise qualified employees as registered apprentices solely on the grounds of race, religious creed, color, national origin, ancestry, sex, or age (of such employee), except as provided in **Section 3077**.

Pursuant to **Public Contract Code Section 6109**, contractors or subcontractors who are ineligible to perform work on a public works project pursuant to **Section 1777.1 or Section 1777.7 of the California Labor Code** shall not be allowed to perform any portion of the work contemplated herein. Any subcontract between the contractor and a debarred subcontractor shall be void as a matter of law, and the debarred subcontractor shall not receive any payment for performing such work. Any public money that has been paid to the debarred subcontractor on the project shall be returned to the Owner. The contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the project.

REQUEST FOR SUBSTITUTIONS/ TRADE NAMES

The successful Bidder shall comply with the substitution request provisions set forth in the Special Provisions, including any deadlines for substitution requests which may occur prior to the Bid submittal deadline, as specified in the Special Provisions.

DEBARMENT OF CONTRACTORS AND SUBCONTRACTORS

In accordance with the provisions of the Labor Code, contractors or subcontractors may not perform work on a public works project with a subcontractor who is ineligible to perform work on a public project pursuant to Section 1777.1 or Section 1777.7 of the Labor Code and Federal "Excluded Parties List System". Any contract on a public works project entered into between a contractor and a debarred subcontractor is void as a matter of law. A debarred subcontractor may not receive any public money for performing work as a subcontractor on a public works contract. Any public money that is paid to a debarred subcontractor by the Contractor for a Project shall be returned to the City. The Contractor shall be responsible for the payment of wages to workers of a debarred subcontractor who has been allowed to work on the Project.

WORKER'S COMPENSATION CERTIFICATE

Section 3700 of the State Labor Code requires that every employer shall secure the payment compensation by either being insured against liability to pay compensation with one or more insurers or by securing a certificate of consent to self-insure from the **State Director of Industrial Relations**.

In accordance with this section and with **Section 1861 of the State Labor Code**, the contractor shall sign a Compensation Insurance Certificate which is included with the Contract Agreement, and submit same to **City** along with the other required contract documents, prior to performing any work. Reimbursement for this requirement shall be considered as included in the various items of work.

CLAYTON ACT AND CARTWRIGHT ACT

Section 7103 of the Public Contract Code specifies that in executing a public works contract with the **City** to supply goods, services or materials, the Contractor or Subcontractor offers and agrees to assign to the **City** all rights, title and interest in and to all causes of action it may have under **Section 4 of the Clayton Act (15 U.S.C. Sec. 15)** or under the **Cartwright Act (Chapter 2 commencing with Sec. 16700) of Part 2 of Division 7 of the Business and Professions Code**, arising from purchase of goods,

services or materials pursuant to the contract or subcontract. This assignment shall become effective when the **City** tenders final payment to the Contractor without further acknowledgment by the parties.

SUBSTITUTION OF SECURITIES

In conformance with the **State of California Public Contract Code, Section 22300**, the contractor may substitute securities for any monies withheld by the **City** to ensure performance under the contract.

At the request and expense of the contractor, securities equivalent to the amount withheld shall be deposited with the **City** or with a State or Federally chartered bank as the escrow agent who shall pay such monies to the contractor upon notification by **City** of Contractor's satisfactory completion of the contract.

The type of securities deposited, and the method of release shall be approved by the **City's Attorney**.

NOTICE TO CONTRACTOR:

Pursuant to **Public Contract Code Section 3400(b)**, the **City of Fontana** may make a finding that designates certain materials, products, things, or services by specific brand or trade name for statutorily enumerated purposes. As required by **Section 3400(b)**, the **City of Fontana** has made such findings as further described in the **Project Special Provisions**. **These findings, as well the materials, products, things, or services and their specific brand or trade names that must be used for the Project are found in the Special Provisions and Drawings.**

The Contractor shall be responsible for coordinating all Work with affected utility owners, agencies, and service providers whose facilities may be encountered, relocated, protected, or adjusted as a result of the construction of the Project. Work will need to be coordinated with but not limited to: San Gabriel Valley Water Company (SGVWC, also known as Fontana Water Company), Southern California Edison (SCE), and the Southern California Gas Company. Payment for utility coordination, including delays, sequencing, and adjustments required to accommodate utility operations, shall be considered incidental to the Work shall be included in the lump sum Bid price for "Demolition of Existing Improvements, Construction of Tenant Improvements For Regional Navigation Center And All Related On-Site And Off-Site Improvements".

BUILDER'S RISK ["ALL RISK"] INSURANCE:

In addition to the insurance requirements specified in Section 7 of the Special Provisions, it is the Contractor's responsibility to maintain or cause to be maintained Builder's Risk ["All Risk"] extended coverage insurance on all work, material, equipment, appliances, tools, and structures which are part of the Contract and subject to loss or damage by fire, vandalism, and malicious mischief, in an amount to cover 100% of the replacement cost. The City accepts no responsibility until the Contract has been formally accepted by the governing body of work. The Contractor is required to file the City a certificate evidencing fire insurance coverage.

Provide insurance coverage on completed value form, all-risk or special causes of loss coverage.

1. Insurance policies shall be so condition as to cover the performance of any extra work performed under Contract.
2. Coverage shall include all materials stored on site and in transit.
3. Coverage shall include Contractor's tools and equipment.
- 4 Insurance shall include boiler, machinery and material hoist coverage.

Such insurance shall comply with the provisions of the Contract Documents.

BIDDER'S NAME _____

**PROPOSAL (SUBMIT ONLINE)
FOR CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT**

BID NO.: DE-26-222-SB

TO City OF FONTANA, as City:

In accordance with the City's "**Notice Inviting Sealed Bids**", the undersigned BIDDER hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above stated project as set forth in the Plans, Specifications, and Contract Documents therefore, and to perform all work in the manner and time prescribed therein.

BIDDER declares that this proposal is based upon careful examination of the work site, Plans, Specifications, Instructions to Bidders, and Contract Documents. If this proposal is accepted for award, BIDDER agrees to enter into a contract with **City** at the unit and/or lump sum prices set forth in the following Proposal Bid Sheet. BIDDER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to **City** of the Bid Bond accompanying this proposal.

BIDDER understands that a bid is required for the entire work that the estimated quantities set forth in the Proposal Bid Sheet are solely for the purpose of comparing bids, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties, and fees. In the case of discrepancies in the amounts bid, unit prices shall govern over extended amounts.

BIDDER certifies that it has visited the construction site and familiarized itself with local conditions under which the work is to be performed. Furthermore, BIDDER certifies that it will be responsible for incorporating into its bid whatever contingencies which are discernible by a reasonable investigation.

BIDDER agrees and acknowledges that it is aware of the provisions of **Section 3700 of the Labor Code** which requires every employer to be insured against liability for workman's compensation or to undertake self-insurance in accordance with the provisions of that code, and that the BIDDER will comply with such provisions of that code before commencing the performance of this Contract if awarded to it.

BIDDER certifies that in all previous contracts or subcontracts, all reports which may have been due under the requirements of any Agency, State, or Federal equal employment opportunity orders have been satisfactorily filed, and that no such reports are currently outstanding.

BIDDER declares that the only persons or parties interested in this proposal as principals are those named herein; that no officer, agent, or employee of the **City** is personally interested, directly or indirectly, in this proposal; that this proposal is made without connection to any other individual, firm, or corporation making a bid for the same work; and that this proposal is in all respects fair and without collusion or fraud.

BIDDER certifies that affirmative action has been taken to seek out and consider disadvantaged business enterprises for those portions of the work to be subcontracted, and that such affirmative actions have been carefully documented, that said documentation is open to inspection, and that said affirmative action will remain in effect for the life of any contract awarded hereunder.

Furthermore, BIDDER certifies that affirmative action will be taken to meet all equal employment opportunity requirements of the contract documents.

BIDDER certifies that a person possesses a Class "A" or a combination of Class "C" licenses as required to perform the work.

BIDDER declares that the contractor's license number is _____ and that the license expiration date is _____.

DATED: _____, 20__

BIDDER: _____

BIDDER'S ADDRESS: _____ BY: _____

_____ TITLE: _____

PHONE: _____ FAX NO: _____

E-MAIL: _____

BIDDER'S INFORMATION (SUBMIT ONLINE)

BIDDER certifies that the following information is true and correct:

Bidder's Name: _____

Business Address: _____

Telephone: _____ Fax: _____

E-Mail: _____

State Contractor's License No. and Class: _____

Original Date Issued: _____ Expiration Date: _____

The following are the names, titles, addresses, and phone numbers of all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest in this proposal:

The dates of any voluntary or involuntary bankruptcy judgments against any principal having an interest in this proposal are as follows:

All current and prior DBA'S, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows:

CONTRACTOR'S LICENSING STATEMENT (SUBMIT ONLINE)

The undersigned certifies that bidder is licensed in accordance with the laws of the State of California providing for the registration of Contractors.

Contractor's License Number: _____

License Classification: _____ Expiration Date: _____

Name of Individual Contractor (Print or type):

Signature of Owner: _____

Business Address: _____

or

Name of Firm: _____

Business Address: _____

Name: _____ Title: _____

Address: _____

Name _____ Title: _____

Address: _____

or

Name of Corporation: _____

Business Address: _____

Corporation organized under the laws of the State of California

Signature of President of Corp.

Signature of Secretary of Corp.

Date

LIST OF SUBCONTRACTORS (ENTER ONLINE)

BIDDER proposes to subcontract certain portions of the work as follows:

Name Under Which Subcontractor Is licensed	State License No.	Address of office, mill or shop	Percent total Contract	Specific description of work	DBE Yes / No
---	-------------------------	---------------------------------------	------------------------------	------------------------------------	-----------------

LISTING OF SUBCONTRACTORS WILL BE ENTERED ONLINE WHEN SUBMITTING YOUR PROPOSAL

ALL ITEMS OF INFORMATION REQUESTED ON THIS PAGE ARE REQUIRED. BIDDERS SHALL SPECIFY EACH SUBCONTRACTOR WHO WILL PERFORM WORK OR LABOR OR RENDER SERVICE TO THE PRIME CONTRACTOR IN AN AMOUNT IN EXCESS OF ONE HALF OF ONE PERCENT (0.5%) OF THE PRIME CONTRACTOR'S TOTAL BID. FAILURE TO LIST ALL INFORMATION AS REQUESTED ABOVE MAY RESULT IN DISQUALIFICATION OF THE BID.

REFERENCES (SUBMIT ONLINE)

The bidder must demonstrate knowledge of public construction techniques and must possess a working ability to perform similarly sized construction work for a public agency. The City expressly reserves the right to reject the bid of any bidder who has failed to complete three (3) **similar projects of substantially the same type** in a timely fashion or in a satisfactory manner. The following are the names, addresses, phone numbers and contact person for three public agencies for which BIDDER has performed similar work within the past three (3) years: **FAILURE TO FURNISH SUCH INFORMATION (IN THE COMPLETE FORMAT REQUIRED) MAY CAUSE YOUR BID TO BE REJECTED AS NON-RESPONSIVE.**

AGENCY: _____

ADDRESS: _____

CONTACT PERSON: _____

PHONE: _____ EMAIL: _____

SCOPE OF WORK AND DOLLAR AMOUNT: _____

AGENCY: _____

ADDRESS: _____

CONTACT PERSON: _____

PHONE: _____ EMAIL: _____

SCOPE OF WORK AND DOLLAR AMOUNT: _____

AGENCY: _____

ADDRESS: _____

CONTACT PERSON: _____

PHONE: _____ EMAIL: _____

SCOPE OF WORK AND DOLLAR AMOUNT: _____

DESIGNATOR OF SURETIES (SUBMIT ONLINE)

The following are the names, addresses, and phone numbers for all brokers and sureties from whom BIDDER intends to procure insurance and bonds:

NAME/TITLE: _____

ADDRESS: _____

PHONE: _____ FAX: _____

E-MAIL: _____

NAME/TITLE: _____

ADDRESS: _____

PHONE: _____ FAX: _____

E-MAIL: _____

NAME/TITLE: _____

ADDRESS: _____

PHONE: _____ FAX: _____

E-MAIL: _____

BID BOND (SUBMIT ONLINE)
FOR CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT
BID NO.: DE-26-222-SB

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, _____

_____, (hereafter called "Principal"),

and _____, (hereafter called "Surety"), are held and firmly bound unto the **City of Fontana** (hereafter called "**OWNER**"), in the sum of

_____ dollars (\$_____), for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves and our successors and assigns.

SIGNED this _____ day of _____, 20____.

The condition of the above obligation is such that whereas the Principal has submitted to the **OWNER** a certain Bid, attached hereto and hereby made a part hereof, to enter into a contract in writing for the construction of the **Regional Navigation Center Tenant Improvements Project (RNC; Bid No. DE-26-222-SB)**

NOW THEREFORE,

- a. If said Bid is rejected, or
- b. If said Bid is accepted and Principal executes and delivers a contract in the attached Agreement form within then (10) days after acceptance (properly completed in accordance with said Bid), and furnishes insurance certificates and endorsements, bonds for faithful performance of said Contract and for the payment of all persons performing labor or furnishing materials in connection therewith, and all other required documents, then this obligation shall be void; otherwise, the same shall remain in force and effect, it being expressly understood and agreed that the liability of Surety for any and all claims hereunder shall, in no event, exceed the amount of this obligation as herein stated.

For value received, Surety hereby stipulates and agrees that the obligation of said Surety and its bond shall be in no way impaired or affected by any bidding errors or extension of the time within which the **OWNER** may accept such Bid, and said Surety hereby waives notice of any such extension.

(Page 1 of 3)

IN WITNESS WHEREOF, Principal and Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, on the day and year first set forth above.

PRINCIPAL: _____

ATTEST: (if corporation)

By: _____ By: _____

Title: _____ Title: _____

Corporate Seal)

SURETY: _____

ATTEST:

By: _____ By: _____

Title: _____ Title: _____

(Corporate Seal)

IMPORTANT: Surety companies executing Bonds must possess a certificate of authority from the **California Insurance Commissioner** authorizing them to write surety insurance defined in **Section 105 of the California Insurance Code**, and if the work or project is financed, in whole or in part, with federal grant or loan funds, must also appear on the **Treasury Department's most current list (Circular 570 as amended)**. **THIS IS A REQUIRED FORM.**

Any claims under this bond may be addressed to:

(Name and address of Surety) _____

(Name and address of agent or Representative for service of Process in California, if Different from above)

(Telephone number and FAX Number of Surety and agent Or representative for Service of process in California)

_____/_____

E-MAIL: _____

(Page 2 of 3)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }

} ss.

County of _____ }

On _____ before me,

Here Insert Name and Title of the Officer

personally appeared _____

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title of Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual

☐ Corporate Officer

Title(s): _____

☐ Partner - ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Right Thumbprint of Signer
Top of thumb here

Signer's Name: _____

☐ Individual

☐ Corporate Officer

Title(s): _____

☐ Partner - ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Right Thumbprint of Signer
Top of thumb here

NON-COLLUSION DECLARATION (SUBMIT ONLINE)

The undersigned declares:

I am the _____ of _____
_____, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on _____[date], at _____[City], _____[state].

(Signature)

(Print Name)

(Title)

**CERTIFICATION OF NON-DISCRIMINATION BY CONTRACTORS (SUBMIT
ONLINE)**

Labor Code Section 1735 requires that no discrimination be made in the employment of persons upon public works because of the race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status or sex of such persons, except as provided in **Government Code Section 12940**.

The firm listed below certifies that it does not discriminate in its employment with regard to the factors set forth in **Labor Code Section 1735**; that it is in compliance with all federal, state and local directives and executive orders regarding non-discrimination in employment; and that it agrees to demonstrate positively and aggressively the principle of equal employment opportunity in employment.

We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.
2. To communicate this policy to all persons concerned, including all company employees, outside recruiting services, especially those serving minority communities, and to the minority communities at large.
3. To take affirmative steps to hire minority employees within the company.

FIRM: _____

TITLE OF PERSON SIGNING: _____

SIGNATURE: _____

DATE: _____

Please include any additional information available regarding equal opportunity employment programs now in effect within your company.

(FILL OUT AND UPLOAD)

Fleet Compliance Certification

Bidder hereby acknowledges that they have reviewed the California Air Resources Board's policies, rules and regulations and are familiar with the requirements of Title 13, California Code of Regulations, Division 3, Chapter 9, effective on January 1, 2024 (the "Regulation"). Bidder hereby certifies, subject to penalty for perjury, that the option checked below relating to the Bidder's fleet, and/or that of their subcontractor(s) ("Fleet") is true and correct:

- ☐ The Fleet is subject to the requirements of the Regulation, and the appropriate Certificate(s) of Reported Compliance have been attached hereto.
- ☐ The Fleet is exempt from the Regulation under section 2449.1(f)(2), and a signed description of the subject vehicles, and reasoning for exemption has been attached hereto.
- ☐ Bidder and/or their subcontractor is unable to procure R99 or R100 renewable diesel fuel as defined in the Regulation pursuant to section 2449.1(f)(3). Bidder shall keep detailed records describing the normal refueling methods, their attempts to procure renewable diesel fuel and proof that shows they were not able to procure renewable diesel (i.e. third party correspondence or vendor bids).
- ☐ The Fleet is exempt from the requirements of the Regulation pursuant to section 2449(i)(4) because this Project has been deemed an Emergency, as defined under section 2449(c)(18). Bidder shall only operate the exempted vehicles in the emergency situation and records of the exempted vehicles must be maintained, pursuant to section 2449(i)(4).
- ☐ The Fleet does not fall under the Regulation or are otherwise exempted and a detailed reasoning is attached hereto.

Name of Bidder: _____

Signature: _____

Name: _____

Title: _____

Date: _____

SUBMIT ONLINE

**COMMITMENT TO COMPLY
WITH
SKILLED AND TRAINED WORKFORCE REQUIREMENTS**

Bidder, on behalf of itself and its subcontractor(s) at every tier, hereby commits that a skilled and trained workforce will be used to perform all work on the Project that falls within an apprenticeship occupation in the building or construction trades in accordance with Chapter 2.9 (commencing with § 2600) of Part 1 of Division 2 of the Public Contract Code. Pursuant to Public Contract Code § 2601:

"Skilled and trained workforce" means a workforce that meets all of the following conditions: All the workers performing work in an apprentice occupation in the building and construction trades are either skilled journeypersons or apprentices registered in an apprenticeship program approved by the Chief of the Division of Apprenticeship Standards of the Department of Industrial Relations.

For work performed on or after January 1, 2019, at least 50 percent, and after January 1, 2020 at least 60 percent, of the skilled journeypersons employed to perform work on the contract or project by every contractor and each of its subcontractors at every tier are graduates of an apprenticeship program for the applicable occupation, except that the requirement shall continue to be 30 percent for work performed in the following occupations: acoustical installer, bricklayer, carpenter, cement mason, drywall installer or lather, marble mason, finisher, or setter, modular furniture or systems installer, operating engineer, pile driver, plasterer, roofer or water proofer, stone mason, surveyor, terrazzo worker or finisher, and tile layer, setter, or finisher.

Official, legal name of bidding Contractor or individual (Type or Print)

Signature:	
Name:	
Title:	
Date:	

PROPOSAL BID SHEET (SUBMIT ONLINE)
FOR CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT

BID NO.: DE-26-222-SB

ITEM NO.	Description General	ESTIMATED QUANTITY	UNIT
1	DEMOLITION OF EXISTING IMPROVEMENTS, CONSTRUCTION OF TENANT IMPROVEMENTS FOR WEST END REGIONAL NAVIGATION CENTER AND ALL RELATED ON-SITE AND OFF-SITE IMPROVEMENTS	1	LS

**PROPOSAL BID SHEET
FOR CONSTRUCTION OF**

WEST END REGIONAL NAVIGATION CENTER PROJECT

BID NO.: DE-26-222-SB

(CONTRACT AWARD WILL BE BASED ON THE BID SCHEDULE TOTAL)

NOTE: The estimated quantities listed in the **Proposal Bid Sheet(s)** are supplied to give an indication of the general scope of the work, but the accuracy of these figures is not guaranteed and the bidder shall make his own estimates from the drawings. In case of a variation between the unit price and the totals shown by the bidder, the unit price will be considered to be the bid.

The **City** reserves the right to reject any and or all bids, or to waive any information on any one or all bids received. The **City** specifically reserves the right to delete, reduce all or any portion of the work at any time prior to authorization to proceed with this portion of work.

**PROPOSAL BID SHEET
FOR CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT**

BID NO.: DE-26-222-SB

ADDENDUM ACKNOWLEDGMENT

ADDENDUM(S) TO BE ACKNOWLEDGED ONLINE WHEN YOU ARE SUBMITTING YOUR BID.

**CONTRACT AGREEMENT
FOR CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT
BID NO.: DE-26-222-SB**

THIS CONTRACT AGREEMENT is made and entered into for the
Above stated project this _____ day of _____, 20____,
BY AND BETWEEN **City of Fontana**, as **City**, and _____
_____, As Contractor.

WITNESSETH that **City** and Contractor have mutually agreed as follows:

ARTICLE I

The **CONTRACT DOCUMENTS** for the aforesaid project shall consist of the Notice Inviting Sealed Bids, Instructions to Bidders, Proposal Documents, General Conditions, Standard Specifications, Special Provisions, Plans (**West End Regional Navigation Center Drawing. No. CS through CS-1, C1.1 through C6.1, ACC-1 through A-14.3, K-1.1 through K-5.5, S0.1 through S4.1, P001 through P606, M001 through M502, E001 through E602, and VT-100 through VT-101**), and all referenced specifications, details, standard drawings, and appendices; together with this Contract Agreement and all required bonds, insurance certificates, permits, notices, and affidavits; and also including any and all addenda or supplemental agreements clarifying, amending, or extending the work contemplated as may be required to insure its completion in an acceptable manner. All of the provisions of said **CONTRACT DOCUMENTS** are made a part hereof as though fully set forth herein.

ARTICLE II

For and in consideration of the payments and agreements to be made and performed by **City**, Contractor agrees to furnish all materials and perform all work required for the above stated project, and to fulfill all other obligations as set forth in the aforesaid **CONTRACT DOCUMENTS**.

ARTICLE III

Contractor agrees to receive and accept the prices set forth in the **PROPOSAL BID SHEET(S)** as full compensation for furnishing all materials, performing all work, and fulfilling all obligations hereunder. Said compensation shall cover all expenses, losses, damages, and consequences arising out of the nature of work during

its progress or prior to its acceptance including those for well and faithfully completing the work and the whole thereof in the manner and time specified in the aforesaid contract documents; and also including those arising from actions of the elements, unforeseen difficulties or obstructions encountered in the prosecution of the work, suspension or discontinuance of the work, and all other unknowns or risks of any description connected with the work.

ARTICLE IV

City hereby promises and agrees to employ, and does hereby employ, Contractor to provide the materials, do the work, and fulfill the obligations according to the terms and conditions herein contained and referred to, for the prices aforesaid, and hereby contracts to pay the same at the time, in the manner, and upon the conditions set forth in the contract documents.

ARTICLE V

Contractor acknowledges the provisions of the **State Labor Code** requiring every employer to be insured against liability for worker's compensation, or to undertake self-insurance in accordance with the provisions of that code, and certifies compliance with such provisions.

ARTICLE VI

Contractor shall defend, indemnify and hold harmless **City**, its officers, officials, agents, employees and contractors from and against all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting from performance of work under this Contract and which are attributable to bodily injury, sickness, disease or death, or to injury to or destruction of property, including the loss of use resulting therefrom, caused in whole or in part by any act or omission of the Contractor or anyone directly or indirectly employed or engaged by it or for whose acts it may be liable.

Without limiting the generality of the foregoing paragraph, Contractor specifically agrees to indemnify and hold harmless **City**, its officers, officials, agents, employees, and contractors from and against all claims, damages, losses, penalties, fines and expenses (including attorney's fees and litigation costs) arising out of or in any way resulting from Contractor's failure to perform the work required of it under this Contract in the manner required by this Contract and applicable provisions of federal and state law.

ARTICLE VII

Contractor affirms that the signatures, titles, and seals set forth hereinafter in execution of this Contract Agreement represent all individuals, firm members, partners, joint ventures, and/or corporate officers having a principal interest herein.

ARTICLE VIII

If any legal action is required to enforce or interpret the Contract Documents, then the prevailing party shall have the right to recover from the losing party all costs of such action including attorney fees.

ARTICLE IX

PAYMENTS WITHHELD AND BACKCHARGES In addition to amounts which the City may retain under other provisions of the Contract Documents the City may withhold payments due to Contractor as may be necessary to cover:

- a. Stop Notice Claims.
- b. Defective work not remedied.
- c. Failure of Contractor to make proper payments to its subcontractors or suppliers.
- d. Completion of the Contract if there exists a reasonable doubt that the work can be completed for balance then unpaid.
- e. Damage to another contractor or third party.
- f. Amounts which may be due the City for claims against Contractor.
- g. Failure of Contractor to keep the record ("as-built") drawings up to date.
- h. Failure to provide updates on the construction schedule.
- i. Site clean up.
- j. Failure of the Contractor to comply with requirements of the Contract Documents.

- k. Liquated damages.
- l. Legally permitted penalties.

Upon completion of the Contract, the City will reduce the final Contract amount to reflect costs charged to the Contractor, back charges or payments withheld pursuant to the Contract Documents.

**SIGNATURE PAGE
CITY OF FONTANA
WEST END REGIONAL NAVIGATION CENTER PROJECT AGREEMENT**

CITY OF FONTANA

**CONTRACTOR NAME [WILL BE INSERTED AFTER
CONTRACT AWARD]**

By: _____
Matthew C. Ballantyne
City Manager

By: _____
INSERT NAME
INSERT TITLE

Attest:

Attest: ¹

By: _____
Germaine McClellan Key
City Clerk

By: _____
INSERT NAME
INSERT TITLE

Approved as to form:

Best Best & Krieger LLP
City Attorney

By: _____
Phillip Burum, Deputy City Manager
Development Services Organization

By: _____
Gia Lam Kim
Public Works Director/ City Engineer

IN COMPLIANCE WITH INSURANCE ADMINISTRATION POLICIES/PROCEDURES

By: _____
Rakesha Voss, Director of
Human Resources and Risk
Management

**IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION
POLICIES/PROCEDURES**

Jessica Brown
Chief Financial Officer

Purchasing

¹ Attestation of Consultant's signature must be obtained when required by the by-laws, articles of incorporation or other laws, rules or regulations applicable to Consultant's business entity.

CONTRACT PERFORMANCE BOND
(CALIFORNIA PUBLIC WORK)
FOR CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT

BID NO.: DE-26-222-SB

PERFORMANCE BOND

KNOW ALL PERSONS BY THESE PRESENTS:

THAT WHEREAS, the City of Fontana (hereinafter referred to as "City") has awarded to _____, (hereinafter referred to as the "Contractor") _____ an agreement for _____ (hereinafter referred to as the "Project");

WHEREAS, the work to be performed by the Contractor is more particularly set forth in the Contract Documents for the Project dated _____, (hereinafter referred to as "Contract Documents"), the terms and conditions of which are expressly incorporated herein by reference; and

WHEREAS, the Contractor is required by the Contract Documents to perform the terms thereof and to furnish a bond for the faithful performance of the Contract Documents.

NOW, THEREFORE, we, _____, the undersigned Contractor and _____ as Surety, a corporation organized and duly authorized to transact business under the laws of the State of California, are held and firmly bound unto City in the sum of _____ DOLLARS, (\$ _____), the sum being not less than one hundred percent (100%) of the total amount of the Contract, for which amount well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that, if the Contractor, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the Contract Documents and any alteration thereof made as therein provided, on its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their intent and meaning; and shall faithfully fulfill all obligations including the one-year guarantee of all materials and workmanship; and shall indemnify and save harmless City, its officers and agents, as stipulated in the Contract Documents, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a condition precedent to the satisfactory completion of the Contract Documents, unless otherwise provided for in the Contract Documents, the guarantee obligation shall hold good for a period of one (1) year after the acceptance of the work by City, during which time if Contractor shall fail to make full, complete, and satisfactory repair and replacements and totally protect City from loss or damage resulting from or caused by defective materials or faulty workmanship the above obligation in penal sum thereof shall remain in full force and effect. However, anything in this paragraph to the contrary notwithstanding, the obligations of Surety hereunder shall continue so long as any obligation of Contractor remains. Nothing herein shall limit City's rights or the Contractor or Surety's obligations under the Contract, law or equity, including, but not limited to, California Code of Civil Procedure section 337.15.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees including reasonable attorney's fees, incurred by City in enforcing such obligation.

Whenever Contractor shall be, and is declared by City to be, in default under the Contract Documents, the Surety shall remedy the default pursuant to the Contract Documents, or shall promptly, at City's option:

1. Take over and complete the Project in accordance with all terms and conditions in the Contract Documents; or
2. Obtain a bid or bids for completing the Project in accordance with all terms and conditions in the Contract Documents and upon determination by Surety of the lowest responsive and responsible bidder, arrange for a Contract between such bidder, the Surety and City, and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Contractor by City under the Contract and any modification thereto, less any amount previously paid by City to the Contractor and any other set offs pursuant to the Contract Documents.
3. Permit City to complete the Project in any manner consistent with California law and make available as work progresses sufficient funds to pay the cost of completion of the Project, less the balance of the contract price, including other costs and damages for which Surety may be liable. The term "balance of the contract price" as used in this paragraph shall mean the total amount payable to Contractor by City under the Contract and any modification thereto, less any amount previously paid by City to the Contractor and any other set offs pursuant to the Contract Documents.

Surety expressly agrees that City may reject any contractor or subcontractor which may be proposed by Surety in fulfillment of its obligations in the event of default by the Contractor.

Surety shall not utilize Contractor in completing the Project nor shall Surety accept a bid from Contractor for completion of the Project if City, when declaring the Contractor in default, notifies Surety of City's objection to Contractor's further participation in the completion of the Project.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project to be performed thereunder shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract Documents or to the Project, including but not limited to the provisions of sections 2819 and 2845 of the California Civil Code.

[Remainder of Page Left Intentionally Blank.]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 20____.

CONTRACTOR/PRINCIPAL

Name

By _____

SURETY:

By: _____
Attorney-In-Fact

Signatures of those signing for the Contractor and Surety must be notarized and evidence of corporate authority attached.

The rate of premium on this bond is _____ per thousand. The total amount of premium charges, \$ _____.

(The above must be filled in by corporate attorney.)

THIS IS A REQUIRED FORM

Any claims under this bond may be addressed to:

Name and Address of Surety

Name and Address of Agent or
Representative for service of process
in California, if different from above

Telephone number of Surety and
Agent or Representative for service of
process in California

NOTE: A copy of the Power-of-Attorney authorizing the person signing on behalf of the Surety to do so must be attached hereto.

[INSERT NOTARY ACKNOWLEDGEMENT]

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS That

WHEREAS, the City of Fontana (hereinafter designated as "City"), by action taken or a resolution passed _____, 20____ has awarded to _____ hereinafter designated as the "Principal," a contract for the work described as follows: _____ (the "Work"); and

WHEREAS, the work to be performed by the Contractor is more particularly set forth in the Contract Documents for the Project dated _____, (hereinafter referred to as "Contract Documents"), the terms and conditions of which are expressly incorporated herein by reference; and

WHEREAS, Principal is required to furnish a bond in connection with the contract described above; providing that if Principal or any of its Subcontractors shall fail to pay for any materials, provisions, provender, equipment, or other supplies used in, upon, for or about the performance of the work contracted to be done, or for any work or labor done thereon of any kind, or for amounts due under the Unemployment Insurance Code or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of Principal and its Subcontractors with respect to such work or labor the Surety on this bond will pay for the same to the extent hereinafter set forth.

NOW THEREFORE, we, the Principal and _____ as Surety, are held and firmly bound unto City in the penal sum of _____ Dollars (\$_____) lawful money of the United States of America, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if Principal, his or its subcontractors, heirs, executors, administrators, successors or assigns, shall fail to pay any of the persons named in section 9100 of the Civil Code, fail to pay for any materials, provisions or other supplies, used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or amounts due under the Unemployment Insurance Code with respect to work or labor performed under the contract, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department or Franchise Tax Board from the wages of employees of the contractor and his subcontractors pursuant to section 18663 of the Revenue and Taxation Code, with respect to such work and labor the Surety or Sureties will pay for the same, in an amount not exceeding the sum herein above specified, and also, in case suit is brought upon this bond, all litigation expenses incurred by City in such suit, including reasonable attorneys' fees, court costs, expert witness fees and investigation expenses.

This bond shall inure to the benefit of any of the persons named in section 9100 of the Civil Code so as to give a right of action to such persons or their assigns in any suit brought upon this bond.

It is further stipulated and agreed that the Surety on this bond shall not be exonerated or released from the obligation of this bond by any change, extension of time for performance, addition,

alteration or modification in, to, or of any contract, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement herein above described, or pertaining or relating to the furnishing of labor, materials, or equipment therefore, nor by any change or modification of any terms of payment or extension of the time for any payment pertaining or relating to any scheme or work of improvement herein above described, nor by any rescission or attempted rescission or attempted rescission of the contract, agreement or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under any such contract or agreement or under the bond, nor by any fraud practiced by any person other than the claimant seeking to recover on the bond and that this bond be construed most strongly against the Surety and in favor of all persons for whose benefit such bond is given, and under no circumstances shall Surety be released from liability to those for whose benefit such bond has been given, by reason of any breach of contract between the owner or City and original contractor or on the part of any obligee named in such bond, but the sole conditions of recovery shall be that claimant is a person described in section 9100 of the Civil Code, and has not been paid the full amount of his claim and that Surety does hereby waive notice of any such change, extension of time, addition, alteration or modification herein mentioned and the provisions of sections 2819 and 2845 of the California Civil Code.

The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract to be performed thereunder, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of Contract, including but not limited to the provisions of sections 2819 and 2845 of the California Civil Code.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____ 20____ the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative pursuant to authority of its governing body.

(Corporate Seal of Principal,
if corporation)

Principal (Property Name of Contractor)

By _____
(Signature of Contractor)

(Seal of Surety)

Surety

By _____
Attorney in Fact

NOTE: A copy of the Power-of-Authority to local representatives of the bonding company must be attached hereto

[INSERT NOTARY ACKNOWLEDGEMENT]

**SPECIAL PROVISIONS
FOR THE CONSTRUCTION OF
WEST END REGIONAL NAVIGATION CENTER PROJECT**

BID NO.: DE-26-222-SB

EXCEPT AS SPECIFIED BELOW, 2024 EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), COMMONLY REFERRED TO AS "THE GREEN BOOK", WILL APPLY TO, AND CONTROL THIS WORK. THE SECTION NUMBERS OF THE FOLLOWING SPECIAL PROVISIONS COINCIDE WITH THOSE OF THE STANDARD SPECIFICATIONS. ONLY THOSE SECTIONS REQUIRING AMENDMENT OR ELABORATION, OR SPECIFYING OPTIONS, ARE CALLED OUT.

PART 1 - GENERAL PROVISIONS

SECTION 1 – GENERAL, TERMS, DEFINITIONS, ABBREVIATIONS, UNITS OF MEASURE, AND SYMBOLS

1-1 GENERAL [Add the following]:

All work shall be done in accordance with the Standard Specifications for Public Works Construction (2024 Edition and all subsequent supplements), hereinafter referred to as Standard Specifications; the State of California Department of Transportation Standard Specifications (Latest Edition and all subsequent supplements), hereinafter referred to as Caltrans Standard Specifications Latest Edition; Project Manual; Building Code; Plans, Sketches and Spreadsheets herein, Standard Construction Drawings; and these Special Provisions. The specifications are divided into eight parts, although Part Seven (7) and Part Eight (8) are often supplemented with Technical Specifications.

1-2 TERMS AND DEFINITIONS [Add the following]:

City	-	City of Fontana
Agency/Owner	-	City of Fontana
Board	-	City Council
County	-	County of San Bernardino
Engineer	-	City Engineer
Federal	-	United States of America
State	-	State of California
Caltrans	-	State of California Department of Transportation

SSPWC	-	Standard Specifications for Public Works Construction
SBCFCD	-	San Bernardino County Flood Control District
Civil Engineer	-	Brandow & Johnston
Geotechnical Engineer	-	Geocon West, Inc.

Working Day – Any day within the period between the date of start of work Contract time as specified in 6-1 and the date of completion of the Work as specified in 3-13.1, other than:

- a) Saturday,
- b) Sunday,
- c) any day designated as a holiday by the Agency to include the Winter Closure (December 24th through January 1st of each year),
- d) any other day designated as a holiday in a master labor agreement entered into by the Contractor or on behalf of the Contractor as an eligible member of a contractor association,
- e) any day the Contractor is prevented from working at the beginning of the workday for cause as specified in 6-4.1, or
- f) any day the Contractor is prevented from working during the first 5 hours with at least 60 percent of the normal work force for cause as specified in 6-4.1.

Special Provisions - Additions and revisions to the Standard Specifications setting forth conditions and requirements peculiar to the Work. The Project Manual shall also be considered as part of the Special Provisions.

1-7 AWARD AND EXECUTION OF CONTRACT

1-7.1 General [Add the following]:

Within ten (10) working days after the date of the Notice to Award, the Contractor shall execute and return the following contract documents to the **City**:

- Contract Agreement
- Contract Performance Bond
- Payment Bond
- General Liability and Automobile Liability and all other
- Insurance Certificate and Endorsement Forms
- Worker's Compensation and Employer's Liability
- Insurance Certificate and Endorsement Forms
- Construction Schedule

Failure to comply with the above will result in annulment of the award and forfeiture of the Proposal Guarantee.

The Contract Agreement shall not be considered binding upon the **City** until executed by the authorized **City** officials.

A corporation to which an award is made may be required, before the Contract Agreement is executed by the **City**, to furnish evidence of its corporate existence, of its right to enter into contracts in the State of California, and that the officers signing the contract and bonds for the corporation have the authority to do so.

1-7.2 Contract Bonds [Replace paragraphs 3 and 4 with the following]:

The Contractor shall provide 2 good and sufficient surety bonds. The “Payment Bond” (material and labor bond) shall be for not less than 100 percent of the Contract Price, to satisfy claims of material suppliers and mechanics and laborers employed by it on the Work. The Bond shall be maintained by the Contractor in full force and effect until the performance of the Contract is accepted by the Agency, or until thirty-five (35) days after the date of recordation of the Notice of Completion, whichever occurs later, and until all claims for materials and labor are paid, and shall otherwise comply with the Civil Code.

The “Performance Bond” shall be for 100 percent of the Contract Price to guaranty faithful performance of all work, within the time prescribed, in a manner satisfactory to the Agency, and that all materials and workmanship will be free from original or developed defects. The Bond must remain in effect until the end of all warranty periods set forth in the Contract Documents, or until one year after date of Acceptance, whichever occurs later.

SECTION 2 – SCOPE OF THE WORK

2-2 PERMITS [Replace with the following]:

Prior to the start of any work, the Contractor shall obtain the applicable City permits and make arrangements for City inspections. The Contractor and all subcontractors shall each obtain any and all other permits, licenses, inspections, certificates or authorizations required by any governing body or public utility. Payment for this work shall be included in the bid items of work and no additional compensation will be allowed. The City will waive the usual City encroachment permit and City Building & Safety Division permit fees. The Contractor will be required to pay fees and any cost associated with permits from other agencies.

The Contractor shall provide the City with copies of all permits prior to commencement of construction. If the permit or license of any agency or public utility is more restrictive than the standard specifications, standard drawings or the special provisions, the requirements of the permit or license shall take precedence for that portion of the work in the agency or public utility right of way. The Contractor shall obtain and pay for all costs incurred for permits necessitated by its operations such as, but not limited to, those permits required for night work, overload, blasting, and demolition. For Private Contracts, the Contractor shall obtain all permits incidental to the Work or made necessary by its operation, and pay all costs incurred by the permit requirements. The Contractor shall pay all business taxes or license fees that are required for the Work.

2-3 RIGHT OF WAY [Add the following]:

The **Contractor** shall verify that the acquisition(s) is completed prior to beginning any work outside the public right of way. All cost for remobilization, downtime, etc., due to delays in obtaining the required rights of way, easements, and rights of entry shall be considered included in various bid items and no additional compensation will be allowed.

2-11 PROCEDURE FOR RESOLVING CLAIMS [Add the following]:

Contractor shall timely comply with any and all requirements of the Contract Documents pertaining to notices and requests for changes to the Contract time or Contract Price as a prerequisite to filing any claim governed by this Section. The failure to timely submit a notice of delay or notice of change, or to timely request a change to the time for completion or Contractor's compensation, or to timely provide any other notice or request required herein shall constitute a waiver of the right to further pursue the claim under the Contract or at law.

A. Intent. Effective January 1, 1991, Section 20104 et seq., of the California Public Contract Code prescribes a process utilizing informal conferences, non-binding judicial supervised mediation, and judicial arbitration to resolve disputes on construction claims of \$375,000 or less. Effective January 1, 2017, Section 9204 of the Public Contract Code prescribes a process for negotiation and mediation to resolve disputes on construction claims. The intent of this Section is to implement Sections 20104 et seq. and Section 9204 of the California Public Contract Code. This Section shall be construed to be consistent with all applicable law, including but not limited to these statutes.

B. Claims. For purposes of this Section, "Claim" means a separate demand by the Contractor for:

1. An adjustment to the time for completion including, without limitation, for relief from damages or penalties for delay assessed by the City;
2. Payment by the City of money or damages arising from Work done by or on behalf of the Contractor pursuant to the Contract, payment for which is not otherwise expressly provided or to which the Contractor is not otherwise entitled; or
3. An amount the payment of which is disputed by the City.

A "Claim" does not include any demand for payment for which the Contractor has failed to provide notice, request a Change Order, or otherwise failed to follow any procedures contained in the Contract Documents.

C. Filing Claims. Claims governed by this Section may not be filed unless and until the Contractor completes any and all requirements of the Contract Documents pertaining to notices and requests for changes to the Contract time or Contract Price, and Contractor's request for a change has been denied in whole or in part. Claims governed by this Section must be filed no later than thirty (30) Days after a request for

change has been denied in whole or in part or after any other event giving rise to the Claim. The Claim shall be submitted in writing to the City and shall include on its first page the following words in 16-point capital font: "THIS IS A CLAIM." The Claim shall include all information and documents necessary to substantiate the Claim, including but not limited to those identified below. Nothing in this Section is intended to extend the time limit or supersede notice requirements otherwise provided by Contract Documents. Failure to follow such contractual requirements shall bar any Claims or subsequent proceedings for compensation or payment thereon.

D. Documentation. The Contractor shall submit all Claims in the following format:

1. Summary description of Claim including basis of entitlement, merit and amount of time or money requested, with specific reference to the Contract Document provisions pursuant to which the Claim is made
2. List of documents relating to Claim:
 - a. Specifications
 - b. Drawings
 - c. Clarifications (Requests for Information)
 - d. Schedules
 - e. Other
3. Chronology of events and correspondence
4. Narrative analysis of Claim merit
5. Analysis of Claim cost, including calculations and supporting documents
6. Time impact analysis in the form required by the Contract Documents or, if the Contract Documents do not require a particular format, CPM format, if an adjustment of the Contract time is requested

E. City's Response. Upon receipt of a Claim pursuant to this Section, the City shall conduct a reasonable review of the Claim and, within a period not to exceed 45 Days, shall provide the Contractor a written statement identifying what portion of the Claim is disputed and what portion is undisputed. Any payment due on an undisputed portion of the Claim will be processed and made within 60 Days after the City issues its written statement.

1. If the City needs approval from its governing body to provide the Contractor a written statement identifying the disputed portion and the undisputed portion of the Claim, and the City's governing body does not meet within the 45 Days or within the mutually agreed to extension of time following receipt of a Claim sent by registered mail or certified mail, return receipt requested, the City shall have up to three (3) Days following the next duly publicly noticed meeting of the City's governing body after the 45-Day period, or extension, expires to provide the Contractor a written statement identifying the disputed portion and the undisputed portion.

2. Within 30 Days of receipt of a Claim, the City may request in writing additional documentation supporting the Claim or relating to defenses or Claims the City may have against the Contractor. If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the City and the Contractor. The City's written response to the Claim, as further documented, shall be submitted to the Contractor within 30 Days (if the Claim is less than \$50,000, within 15 Days) after receipt of the further documentation, or within a period of time no greater than that taken by the Contractor in producing the additional information or requested documentation, whichever is greater.

F. Meet and Confer. If the Contractor disputes the City's written response, or the City fails to respond within the time prescribed, the Contractor may so notify the City, in writing, either within 15 Days of receipt of the City's response or within 15 Days of the City's failure to respond within the time prescribed, respectively, and demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand, the City shall schedule a meet and confer conference within 30 Days for settlement of the dispute.

G. Mediation. Within 10 business days following the conclusion of the meet and confer conference, if the Claim or any portion of the Claim remains in dispute, the City shall provide the Contractor a written statement identifying the portion of the Claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the Claim shall be processed and made within 60 Days after the City issues its written statement. Any disputed portion of the Claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and Contractor shall mutually agree to a mediator within 10 business days after the disputed portion of the Claim has been identified in writing, unless the parties agree to select a mediator at a later time.

1. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the Claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator.

2. For purposes of this Section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this Section.

3. Unless otherwise agreed to by the City and the Contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

4. The mediation shall be held no earlier than the date the Contractor completes the Work or the date that the Contractor last performs Work, whichever is

earlier. All unresolved Claims shall be considered jointly in a single mediation, unless a new unrelated Claim arises after mediation is completed.

H. Procedures After Mediation. If following the mediation, the Claim or any portion remains in dispute, the Contractor must file a Claim pursuant to Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code prior to initiating litigation. For purposes of those provisions, the running of the period of time within which a Claim must be filed shall be tolled from the time the Contractor submits his or her written Claim pursuant to subdivision (a) until the time the Claim is denied, including any period of time utilized by the meet and confer conference.

I. Civil Actions. The following procedures are established for all civil actions filed to resolve Claims of \$375,000 or less:

1. Within 60 Days, but no earlier than 30 Days, following the filing or responsive pleadings, the court shall submit the matter to non-binding mediation unless waived by mutual stipulation of both parties or unless mediation was held prior to commencement of the action in accordance with Public Contract Code section 9204 and the terms of this Contract. The mediation process shall provide for the selection within 15 Days by both parties of a disinterested third person as mediator, shall be commenced within 30 Days of the submittal, and shall be concluded within 15 Days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court.

2. If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1114.11 of that code. The Civil Discovery Act of 1986 (Article 3 (commencing with Section 2016) of Chapter 3 of Title 3 of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration. In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, (A) arbitrators shall, when possible, be experienced in construction law, and (B) any party appealing an arbitration award who does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, also pay the attorney's fees on appeal of the other party.

J. Government Code Claim Procedures.

1. This Section does not apply to tort claims and nothing in this Section is intended nor shall be construed to change the time periods for filing tort claims or actions specified by Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.5 of Title 1 of the Government Code.

2. In addition to any and all requirements of the Contract Documents pertaining to notices of and requests for adjustment to the Contract time, Contract Price, or compensation or payment for additional work, Disputed Work, construction claims and/or changed conditions, the Contractor must comply with the claim procedures set

forth in Government Code Section 900, et seq. prior to filing any lawsuit against the City.

3. Such Government Code claims and any subsequent lawsuit based upon the Government Code claims shall be limited to those matters that remain unresolved after all procedures pertaining to adjustment of the Contract time or Contract Price for additional work, Disputed Work, construction claims, and/or changed conditions have been followed by Contractor. If Contractor does not comply with the Government Code claim procedure or the prerequisite contractual requirements, Contractor may not file any action against the City.

4. A Government Code claim must be filed no earlier than the date the Work is completed or the date the Contractor last performs Work on the Project, whichever occurs first. A Government Code claim shall be inclusive of all unresolved Claims known to Contractor or that should reasonably be known to Contractor excepting only new unrelated Claims that arise after the Government Code claim is submitted.

K. Non-Waiver. The City's failure to respond to a Claim from the Contractor within the time periods described in this Section or to otherwise meet the time requirements of this Section shall result in the Claim being deemed rejected in its entirety, and shall not constitute a waiver of any rights under this Section.

SECTION 3 – CONTROL OF THE WORK

3-3 SUBCONTRACTORS [Add the following]:

This written statement shall be in form of Caltrans Local Assistance Procedures Manual (LAPM) Exhibit 16-B Subcontracting Request Form.

3-7 CONTRACT DOCUMENTS

3-7.1 General [Replace the first paragraph with the following]:

The Contractor shall maintain a control set of Plans and Specifications on the project site at all times. All final locations determined in the field, and any deviations from the Plans and Specifications, shall be marked in red on this control set to show the as-built conditions. Upon completion of all work, the Contractor shall return the control set to the **Engineer**. Final payment will not be made until this requirement is met. **Payment for the as-built plans shall be considered as included in the lump sum Bid price for “Demolition of Existing Improvements, Construction of Tenant Improvements for Regional Navigation Center And All Related On-Site And Off-Site Improvements”, and no additional compensation will be allowed therefore.**

3-7.2 Precedence of the Contract Documents [Replace the second paragraph with the following]:

Detail drawings shall take precedence over general drawings. The instructions to bidders shall take precedence over the notice inviting bids.

If there is a conflict between the Project Manual and Special Provisions as provided herein, the more stringent of the two as determined by the Engineer shall take precedence.

3-8 SUBMITTALS

3-8.1 General [Add the following]:

The **City's Project Manager** may provide a list of expected submittals. The Contractor shall provide said submittals within thirty (30) calendar days following Contract award or receipt of said list, whichever occurs later. Failure of the Contractor to provide submittals within the time specified above may provide grounds for termination of the Contract for default, in accordance with Section 6-7.

For on-site improvements, the Contractor shall adhere to submittal requirements as specified in the Project Manual.

The Contractor shall be responsible for the preparation of deferred submittals including but not exclusive to Light Gauge Steel, Fire Sprinklers, Fire Alarm, and Underground Fire Plans. The deferred submittals shall be submitted to the Architect and City Project Manager for review of the plans. The City Project Manager, Architect and Contractor will coordinate as needed, with the local Fire Authority, San Bernardino County Fire Department (SBCFD) to obtain final approval for construction of submittals. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official and SBCFD. The cost to furnish and install work included in the deferred submittals shall be included in the Contractor's lump sum bid price for "Demolition of Existing Improvements, Construction of Tenant Improvements for Regional Navigation Center And All Related On-Site And Off-Site Improvements".

Traffic Control Plan (TCP) submittals shall be included in controlling operation(s) submittals. Contractor will not be allowed to start the Work until TCP has been approved.

3-8.3 Shop Drawings [Add the following]:

All shop drawings and submittals required by the plans and specifications shall be submitted to the **City's Project Manager**. Contractor shall submit within ten (10) working days following "Notice to Proceed", a schedule of required submittals and shop drawings to the **City's Project Manager**.

3-10 SURVEYING

3-10.1 General [Add the following to the second paragraph]:

The Contractor will perform and be responsible for the accuracy of surveying adequate for construction. The Contractor shall preserve construction survey stakes and marks for the duration of their usefulness. If any construction survey stakes are lost or disturbed and need to be replaced, such replacement will be performed by the Contractor at their sole expense.

The Contractor shall dig all holes necessary for line and grade stakes.

Stakes shall be set and stationed by the Contractor for curbs, headers, sewers, storm drains, structures, and rough grade. A corresponding cut or fill to finished grade (or flowline) shall be indicated on a grade sheet and provided to the Engineer.

3-11 CONTRACT INFORMATION SIGNS [Replace with the following:]

The Contractor shall furnish, install, and maintain mesh construction fence screening along the entire perimeter of the project site. The screening shall be securely affixed to the construction fencing, shall be the full height of the fence, and shall be fabricated from 9-ounce per square yard, material with reinforced edges and reinforced corners. The screening shall include full-coverage printed graphics and shall be kept in good condition for the duration of the project. Any portion of the screening that becomes torn, detached, faded, or otherwise damaged beyond repair, as determined by the Engineer, shall be replaced by the Contractor at no cost to the Agency.

The graphics on the screening shall include a rendering of the proposed project, the City and/or County of San Bernardino logo, the names and titles of City and/or County of San Bernardino elected officials, and the logos of the City's consultant team, including the Construction Manager, Architect, Geotechnical Engineer, and any other City-designated consultants. The screening shall also display the names, addresses, and specialties of the Contractor, Subcontractors, Architect, and/or Engineers associated with the project. The Contractor shall submit the proposed design, layout, and material samples to the Engineer for review and approval prior fabrication and installation. Commercial advertising matter shall not be included on the screening.

Commercial advertising matter shall not be attached to or painted on the surfaces of buildings, fences, canopies, or barricades.

3-12 WORK SITE MAINTENANCE

3-12.1 General [Add the following to the first paragraph]:

Contractor shall be required to use City's franchise hauler for construction debris disposal services.

3-12.3 Noise Control [Replace with the following]:

A noise level limit of 86 dbA at a distance of fifty feet shall apply to all construction equipment on or related to the job, whether owned by the Contractor or not. The use of excessively loud warning signals shall be avoided except in those cases required for the protection of personnel.

3-12.4.2 Storage in Public Streets [Replace with the following]:

Construction materials and equipment shall not be stored in streets, roads, or highways unless otherwise specified or approved by the Engineer.

Excavated material, except that which is to be used as backfill in the adjacent trench, shall not be stored in public streets unless otherwise specified or approved by the Engineer. Immediately after placing backfill, all excess excavated material shall be removed.

No more than five hundred (500) linear feet of pipeline shall be stockpiled on the site, regardless of size. The Contractor shall assume full responsibility for any damage caused by stockpiling and shall repair same at his expense. The Contractor shall also be responsible for providing traffic control as required to protect the public from hazards caused by stockpiling within the right of way. The Contractor shall be responsible for obtaining the applicable City permit for stockpiling within the public right of way (Permit Fees will be waived for City contracts). Payment for the above, if any, will be deemed as included in the items of work and no additional compensation will be allowed.

The Contractor may, at his own expense, maintain and operate a work and storage area outside the public right-of-way. In such case the Contractor shall submit to **City** written authorization from the owners of the subject property prior to occupation. Occupation of site without written authorization shall be grounds for immediate suspension of work. Location of site to be approved by **City**. Condition and operation of yard shall conform to these specifications. The Contractor shall assume full responsibility for all damage to the site resulting from his operations and shall repair and/or replace same, at his own expense, to the satisfaction of the owner of the subject property.

The Contractor shall vacate site and return it to pre-project condition within five (5) working days following completion of work for which it was intended. The Contractor shall obtain a written release from the property owner accepting the condition of the vacated site and releasing the Contractor from any further clean-up or restoration work and shall submit a copy of such release to the **City**. The **Notice of Completion** will not be issued, and final retention payment will not be made, until said release is submitted and the **City** has approved the repairs, replacement and restoration of the site.

3-12.6 Water Pollution Control [Replace the entire section with the following]:

3-12.6.1 Scope of Work

- A.** The Contractor shall assume sole, complete, and continuous responsibility for storm water runoff management and erosion/sedimentation control during construction. The Contractor shall know and fully comply with the applicable provisions of the Manuals and Federal, State, and local regulations that govern the Contractor's operations and storm water discharges from both the project site and areas of disturbance outside the project limits during construction.
- B.** The Contractor shall prepare a storm water pollution prevention plan for all associated construction activities. This plan shall include drawings showing

methods for erosion and sediment control, sediment treatment control, wind erosion, vehicle and equipment tracking control, and non-storm water waste management. The plan shall outline what measures will be used as conditions change along the alignment. The plan shall also include a description of the sequence of construction and all storm water control procedures to be used.

- C. The Contractor shall fully comply with all applicable state and local regulations and requirements related to storm water management and sedimentation and erosion control including **San Bernardino County, City of Fontana, and Caltrans** requirements.
- D. The Contractor shall furnish all labor, materials, equipment, and incidentals necessary to perform all installation, maintenance, removal, and area cleanup related to erosion control devices and practices necessary to prevent the movement of sediment from the construction site to off-site areas including surface waters, storm drains, and flood control facilities.
- E. The Contractor shall implement **Best Management Practices (BMP)** including good housekeeping practices and erosion and sedimentation control to prevent the direct and indirect contribution of any contaminants into the storm drain system or waters of the United States.
- F. The **Storm Water Pollution Prevention Plan (SWPPP)** shall identify pollution sources that may adversely affect the quality of storm water discharges associated with the project and shall identify water pollution control measures, hereafter referred to as control measures, to be constructed, implemented, and maintained in order to reduce to the extent feasible pollutants in storm water discharges from the construction site during construction under this contract.

The (SWPPP) shall incorporate control measures in the following categories:

- a. Soil stabilization
 - b. Sediment control
 - c. Tracking control
 - d. Wind erosion control
 - e. Non-storm water control
 - f. Waste management and material pollution control
- G. The Contractor shall be responsible for the costs and for liabilities imposed by law as a result of the Contractor's failure to comply with the requirements set forth in this Section **"Water Pollution Control"** including, but not limited to, compliance with the applicable provisions of the Manuals and Federal, State, and local regulations. For the purposes of this paragraph, costs and liabilities include, but are not limited to, fines, penalties, and damages whether assessed against the **City** or the Contractor, including those levied under the **Federal Clean Water Act** and the **State Porter Cologne Water Quality Act**.

In addition to the remedies authorized by law, an amount of the money due the Contractor under this contract, as determined by the **City of Fontana**, may be retained by the **City of Fontana** until disposition has been made of the costs and liabilities.

3-12.6.2 Submittals

- A. The Contractor shall provide SWPPP within thirty (30) calendar days following Contract award or receipt of submittal list, whichever occurs later. Submit "**Storm Water Pollution Plan" (SWPPP)** to the **Engineer** for approval, for all proposed storm water control facilities, defining the sequence of construction, and describing all erosion/sedimentation control procedures to be used.
- B. At least **ten (10) days prior to the start of any work with the potential to cause water pollution**, submit to the **Engineer** for approval, technical product literature for all commercial products to be used for storm water management and erosion/sedimentation control.
- C. All Qualified SWPPP Developers (QSDs) and Qualified SWPPP Practitioners (QSPs) shall be current in the required certifications for the 2022 Construction General Permit (CGP). Certifications will be included in the SWPPP document.
- D. If a Delegate QSP is proposed for the field inspections, the proposed Delegate QSP will require approval. As is required in the 2022 CGP, the Project QSD shall provide the following information for the proposed Delegate QSP: As is based on the guidelines set by the State's Construction General Permit Training Team:
 - a. Foundational training for all delegates regarding stormwater compliance roles and responsibilities, forecast information, and documentation and reporting procedures; and
 - b. Site-specific training regarding visual inspections, sampling procedures, and/or SWPPP and BMP implementation activities relevant to the delegate's assigned responsibilities.

3-12.6.3 Quality Assurance

- A. The Contractor shall be responsible for the timely installation of all storm water management and erosion/sediment control devices and practices necessary to prevent the movement of sediment from the construction site to off-site areas or into waterways via surface runoff or underground drainage systems. Measures necessary to prevent the movement of sediment off-site shall be installed, maintained, removed, and cleaned up at the expense of the Contractor. No additional charges to the **City** will be considered.
- B. The **SWPPP** shall be amended if the **SWPPP** has not achieved the objective of reducing pollutants in storm water discharges. Amendments shall show additional control measures or revised operations, including those in areas not shown in the initially approved **SWPPP**, which are required on the project to

control water pollution effectively. Amendments to the **SWPPP** shall be submitted for review and approval of the **Engineer** in the same manner specified for the initially approved **SWPPP**. Amendments shall be dated and attached to the on-site **SWPPP** document.

The Contractor shall keep a copy of the SWPPP, together with updates, revisions and amendments at the project site.

3-12.6.4 Materials

- A.** The Contractor shall use the **California Storm Water Best Management Practice Handbook for Construction Activity, Latest Edition**, as a reference in selecting appropriate **BMP's** for the sites. Materials, including those used for storm drain inlet protection, slope protection and vehicle-tracking control shall be in conformance with this handbook.

3-12.6.5 SWPPP Implementation

- A.** Work with the potential to cause water pollution shall not begin until the **Engineer** has approved the storm water management plan.
- B.** Storm water management and erosion/sediment controls shall be installed in accordance with the approved storm water management plan and the procedures and requirements described in the **California Storm Water Best Management Practice Handbook for the Construction Activity, Latest Edition**.
- C.** Unless otherwise directed by the **Engineer** or specified in these special provisions, the Contractor's responsibility for **SWPPP** implementation shall continue throughout any temporary suspension of work ordered in conformance with the provisions in **Section 6-6, "Suspension of Work" of the Standard Specifications**. Requirements for installation, construction, inspection, maintenance, removal, and disposal of control measures are specified in the Manuals and these special provisions.
- D.** Soil stabilization practices and sediment control measures, including minimum requirements, shall be provided throughout the rainy season, defined as between **October 15th and April 30th**.
- E.** Throughout the rainy season, active soil-disturbed areas of the project site shall be fully protected at the end of each day with soil stabilization practices and sediment control measures unless fair weather is predicted through the following workday. The weather forecast shall be monitored by the Contractor on a daily basis. **The National Weather Service** forecast shall be used. An alternative weather forecast proposed by the Contractor may be used if approved by the **Engineer**. If precipitation is predicted prior to the end of the following workday, construction scheduling shall be modified, as required and functioning control measures shall be deployed prior to the onset of the precipitation.

- F.** The Contractor shall implement, year-round and throughout the duration of the project, control measures included in the **SWPPP** for tracking control, wind erosion control, non-storm water control, and waste management and material pollution control.
- G.** The Engineer may order the suspension of construction operations that create water pollution if the Contractor fails to conform to the provisions in this Section, "Water Pollution Control" as determined by the Engineer. All costs associated with the suspension of work are non-comestible by the City. The Contractor will not be entitled to any increase in contract price or completion time extension for this suspension of construction operations.

3-12.6.6 Inspections and Maintenance

A. Inspections

Make a visual inspection of all devices as necessary to ensure proper operation but not less than once per week and as is required for all rain events per the 2022 CGP. If such inspection reveals that additional measures are needed to prevent movement of sediment to off-site areas, promptly install additional devices as needed. Sediment controls in need of maintenance shall be repaired promptly.

QSD/QSP inspection documentation will be submitted to the City of Fontana Project manager within 5 days of inspection completion.

The Special City Staff from the Environmental Section may inspect the construction site for NPDES compliance and issue correction notice as deemed necessary by such personnel. The Contractor will implement the corrective measures as required by such inspections and failure to do so may result in work stoppage and other legal actions permitted under the law.

B. Maintenance

Routine maintenance consisting of debris removal, silt/sediment removal, clearing of vegetation around flow control devices to prevent clogging, and maintenance of healthy vegetative cover, shall be performed.

During the rainy season, inspections of the construction site shall be conducted by the Contractor to identify deficient measures, as follows:

- a. Prior to a forecasted Qualifying Rain Event (QSE) storm.
- b. After all precipitation that causes runoff capable of carrying sediment from the construction site.
- c. At twenty-four (24) hour intervals during extended precipitation events.
- d. After the rain event is completed.

3-12.6.7 Flow and Acceptance of Water

It is anticipated that storm, surface or other waters will be encountered at various times during the work herein contemplated. The Contractor, by submitting a bid, acknowledges that he has investigated the risk arising from such waters and has prepared his bid accordingly; and Contractor submitting a bid assumes all said risk.

The Contractor shall conduct his operations in such a manner that storm, or other existing waters, may proceed uninterrupted along their existing drainage courses. Diversions of water for short reaches to protect construction in progress will be permitted if public and/or private properties, in the opinion of the Engineer, are not subject to probability of damage. The Contractor shall obtain written permission from the applicable public agency or property owner before any diversion of water outside of street right of way will be permitted.

3-12.6.8 Dewatering

The Contractor shall provide and maintain at all times during construction ample means and devices to promptly remove and properly dispose of all water entering the excavations or other parts of the work. No concrete footing or floor shall be laid in water nor shall water be allowed to rise over them until the concrete or mortar has set at least two (2) hours. Water shall not be allowed to rise unequally against the wall for a period of twenty-eight (28) days. Dewatering for the structures and pipelines shall commence when ground water is first encountered, and shall be continuous until such time as water can be allowed to rise in accordance with the above paragraph.

Dewatering shall be accomplished by well points or some other method which will insure a dry hole and preservation of final lines and grade of the bottoms of excavation, all subject the approval of the Engineer.

Disposal of water from dewatering operations shall be the sole responsibility of the Contractor. Disposal methods shall conform to the Porter-Cologne Water Quality Control Act, 1974, the Federal Water Pollution Control Act Amendments of 1972, and the California Administrative Code, Title 23, Chapter 3.

Full compensation for dewatering shall be considered as included in the contract prices paid for the related items of work, and no additional compensation will be allowed therefore.

3-12.6.9 Furnishing and Applying Water

Furnishing and applying water shall conform to the applicable provisions of the Standard Specifications. Full compensation for furnishing and applying water will be considered as included in the prices paid for various items of work and no additional compensation will be made therefore. The Contractor shall make application for a permit for a temporary water meter as required.

3-12.6.10 Removal and Final Cleanup

Once the construction site has been fully stabilized against erosion, the contractor shall remove sediment control devices and all accumulated silt; and dispose of silt and waste materials in proper manner. All areas disturbed during this process shall be regraded and stabilized against erosion using surfacing materials.

3-12.6.11 Payment and Retention

Payment for implementation and maintenance of BMP's, SWPPP or WPCP as applicable shall be considered as included in the lump sum Bid price for "Demolition of Existing Improvements, Construction of Tenant Improvements for Regional Navigation Center And All Related On-Site And Off-Site Improvements".

3-13 COMPLETION, ACCEPTANCE, AND WARRANTY

3-13.1 Completion

[Add the following paragraph]:

Completion will be in accordance with the Contract Documents, all applicable codes and to the full satisfaction and acceptance of the City, County, State and Federal authorities, having jurisdiction over the project so that the project or specified construction can be utilized for the purpose for which it was intended. Completion shall include Contractor's furnishing of all Contractors' "As-Built" data as required by the City and the Engineer to comply with the requirements of the appropriate governmental authorities and acceptance by any governmental authority or municipality. The receipt of a Temporary Certificate of Occupancy and/or Certificate of Occupancy shall not be considered as the Engineer's determination that the Work is complete. Substantial completion will not be considered.

3-13.2 Acceptance

[Add the following after the first sentence]:

For the purpose of this article, "formal acceptance of the Work by the Council" shall mean the acceptance of the Work by the City Council per Fontana Municipal Code, but not for the purpose of extinguishing any covenant or agreement on the part of the Contractor to be performed or fulfilled under this Contract which has not, in fact, been performed or fulfilled at the time of such acceptance all of which covenants and agreements shall continue to be binding on the Contractor until they have been fulfilled.

3-14 PROJECT NOTIFICATION

[Add the following]:

The Contractor shall furnish and install:

- a. One (1) conforming to City of Fontana Standard Plan No. 6003, and install at a location designated by the Engineer
- b. Written public notifications along project impact areas defined by the Engineer shall be distributed at least forty-eight (48) hours in advance of the impacts to

the properties. Written notifications (door hangers) will consist of 8.5" x 11" paper and include information in which will be provided by the Engineer.

SECTION 4 - CONTROL OF MATERIALS

4-1 GENERAL

[Replace the third paragraph with the following]:

If the Contractor fails to remove or replace any defective material after reasonable notice, the Engineer may cause such work or materials to be removed or replaced. The removal or replacement expense will be deducted from the amount to be paid to the Contractor.

4-4 TESTING

[Replace the first paragraph with the following]:

Before incorporation into the Work, the Contractor shall submit samples of materials, as the Engineer may require, at no cost to the Agency. The Contractor, at its expense, shall deliver the materials for testing to the place and at the time designated by the Engineer. All initial testing will be performed under the direction of the Engineer, and at no expense to the Contractor. The Contractor shall pay for retests due to failure to meet specifications.

SECTION 5 – LEGAL RELATIONS AND RESPONSIBILITIES

5-1 LAWS AND REGULATIONS

[Add the following]:

The Contractor shall comply with requirements set by the California Environmental Quality Act (CEQA) and the adopted Mitigation Monitoring and Reporting Program (MMRP) approved for the Project. The Contractor shall comply with all applicable mitigation measures, environmental conditions, and monitoring requirements identified in the MMRP and associated Initial Study and Mitigated Negative Declaration (IS/MND) that are related to construction activities.

The Contractor shall coordinate with the Engineer and comply with all directives necessary to implement the applicable mitigation measures. Such measures may include, but are not limited to, restrictions on construction methods, sequencing, hours of work, noise and dust control, biological and cultural resource protection, and other environmental compliance actions.

Compliance with the MMRP and associated IS/MND shall be considered incidental to the Work and shall be included in the lump sum Bid price for "Demolition of Existing Improvements, Construction of Tenant Improvements for Regional Navigation Center And All Related On-Site And Off-Site Improvements". Failure to comply with the

MMRP requirements may result in suspension of Work until compliance is achieved, at no additional cost to the Agency.

5-3 LABOR

[Add the following]:

5-3.3 Payroll Records

[Add the following]:

Copy of the Certified Payroll Records submitted to the Department of Industrial Relations shall be submitted to the City by the tenth day of each month. Progress payments will be withheld pending receipt of any outstanding reports.

5-3.6 Equal Employment Opportunity

The Contractor, and all subcontractors, suppliers and vendors shall comply with applicable **City**, **State** and **Federal** orders regarding affirmative action to ensure equal employment opportunities and fair employment practices. Failure to file any report due under said orders will result in suspension of periodic progress payments. The Contractor shall ensure unlimited access to the job site for all equal employment opportunity compliance officers.

5-4 INSURANCE

[Replace the entire Subsection with the following]:

5-4.1 Indemnification

The contractor's obligation to provide indemnification shall be as set forth in **Article VI of the Contract Agreement**.

5-4.2 Insurance Requirements

The Insurance afforded by this policy shall not be cancelled, suspended or modified, or renewal of such a policy declined unless notice is mailed, by certified mail return receipt requested, to the **City** at least forty-five (45) days prior to the effective date of the nonrenewable, suspension or modification or at least thirty (30) days prior to the effective date of cancellation.

The Contractor shall maintain during the life of the contract and the entire progress of the work and until sixty (60) days after notice of completion has been filed a Comprehensive Automobile and General Liability policy. The policy shall provide for not less than the following amounts:

General Liability:

Per Occurrence	\$5,000,000
Aggregate	\$10,000,000

Automobile Liability: \$5,000,000 per accident

Workers' Compensation: \$1,000,000

Contractor's Pollution Legal Liability:

Per Occurrence \$1,000,000

Aggregate \$2,000,000

All liability insurance policies shall bear an endorsement or shall have attached a rider whereby it is provided that, in the event of expiration or proposed cancellation of such policies for any reason whatsoever, the **City** shall be notified by registered mail, return receipt requested, giving a sufficient time before the date thereof to comply with any applicable law or statute, but in no event less than thirty (30) days before expiration or cancellation is effective.

The following statement shall be included on the insurance certificate:

Additional Insured: The insurer agrees that the **City**, its City Council, and/or all City Council appointed groups, committees, boards and any other City Council appointed body, and/or elective and appointive officers, servants, agents or employees of the **City** when acting as such are additional insured hereunder, for the acts of the insured, and such insurance shall be primary to any insurance of the **City**.

The Contractor agrees to protect, defend and indemnify the **City** against loss, damage or expense by reason of any suit claims, demands, judgments and causes of action caused by the Contractor, his employees, agents or any subcontractor, or by any third party arising out of or in consequence of the performance of all or any operations covered by the Certificate of Insurance. The Contractor, at his option, may include such coverage under his General Liability coverage.

5-4.3 Contractor's Liability

The **City**, its **City Council** or the **Engineer** shall not be answerable or accountable in any manner for any loss or damage that may happen to the work or any part thereof; or for any of the materials or other things used or employed in performing the work; or for injury to any person or persons, either workmen or the public; or for damage to any person or persons, either workmen or the public; or for damage to adjoining property from any cause which might have been prevented by the Contractor, or his workmen, or any one employed by him; against all of which injuries or damages to persons and property the Contractor, having control over such work, must properly guard. The Contractor shall be responsible for any damage to any person or property resulting from defects or obstructions or any time before its completion and final acceptance, and shall indemnify and save harmless as set forth in **Article VI of the Contract Agreement**, the **City**, its **City Council** and the **Engineer** from all suits or actions of every name and description brought for, or on account of, any injuries or damages received or sustained by any person or persons, by the Contractor, his servants or agents, in the construction of the work or in consequence of any negligence in guarding the same, in improper materials used in its construction, by or on account of any act or omission of the Contractor or his agents, and so much of the money due the Contractor under and by virtue of the Contract as shall be considered necessary by the **City**

may be retained by the **City** until disposition has been made of such suits or claims for damages aforesaid.

If, in the opinion of the **Engineer**, the precautions taken by the Contractor are not safe or adequate at any time during the life of the Contract, the **Engineer** may order the Contractor to take further precautions, and if the Contractor shall fail to do so, the **Engineer** may order the work done by others and charge the Contractor for the cost thereof, such cost to be deducted from any monies due or becoming due the Contractor. Failure of the **Engineer** to order such additional precautions, however, shall not relieve the Contractor from his full responsibility for public safety.

5-4.4 Certificates of Insurance

The Contractor shall not commence work until Contractor has delivered to the City a Certificate of Insurance executed by a duly authorized agent of the insurance carrier specifying that the insurance affords coverage for all matters set forth in this contract in at least the minimum amount required. All of said certificates must show the correct job reference and location of the job site and are not to state "covering all tracts." Contractor at his own cost and expense shall insure this interest against loss resulting from fire, earth settlement, theft, embezzlement, riot or any other cause whatsoever.

5-7 SAFETY

5-7.4 Hazardous Substances

[Add the following]:

Public Contract Code Section 7104 requires a contractor to notify the public entity of various problems, including the existence of possible hazardous materials, as follows: If the work entails digging a trench or other excavation four (4) feet or more in depth, contractor shall promptly, and before the following conditions are disturbed, notify the City in writing of any material that the contractor believes may be hazardous waste; any subsurface and latent physical conditions at the site differing from those indicated.

5-7.8.2 Thickness

[Replace with the following]:

Steel plate covers shall conform to City of Fontana Standard Plan 1009.

5-7.8.3 Installation

[Replace with the following]:

Steel plate cover installation shall conform to City of Fontana Standard Plan 1009.

SECTION 6 - PROSECUTION, PROGRESS AND ACCEPTANCE OF THE WORK

6-1 CONSTRUCTION SCHEDULE AND COMMENCEMENT OF WORK

6-1.1 Construction Schedule

[Add the following]:

The Contractor's proposed Construction Schedule identifying the order of operations shall be submitted to the **Engineer** for review, prior to the start of any work. The schedule shall be supported by written statements from each supplier of materials or equipment indicating that all orders have been placed and acknowledged and setting forth the dates that each item will be delivered. Prior to issuing the Notice to Proceed, the **Engineer** will schedule a preconstruction meeting with the Contractor to review the proposed Construction Schedule and delivery dates, arrange the utility coordination, discuss construction methods and clarify inspection procedures.

The Contractor shall submit periodic Progress Reports, or a two week look-ahead schedule, to the **Engineer** within three (3) Working Days of request. The Progress Report shall include an updated Construction Schedule. Any deviations from the original schedule shall be explained. Progress payments will be withheld pending receipt of any outstanding reports.

The Contractor is advised as to the possibility of award of other construction projects within the proposed construction zone, within the public right of way, by the **City**, other governing agencies, or private companies. In the event of such award(s), the Contractor shall coordinate with the applicable parties as to the extent of and time required to complete their work and shall schedule his work and conduct his operations so as to permit access and time as required for the concurrent work. The Contractor shall immediately notify the **City** and the **Engineer** in the event of a delay in scheduling caused solely by this concurrent work. Payment for the above, if any, shall be deemed as included in the items of work as shown on the proposal bid sheet and no additional compensation will be allowed.

6-2 PROSECUTION OF THE WORK

[Add the following]:

The Contractor's activities shall be confined to the hours between **7:00 AM and 4:00 PM, Monday through Friday, excluding holidays**. Deviation from these hours will not be permitted without the prior consent of the **City** and the **Engineer**, except in emergencies involving immediate hazard to persons or property.

The Contractor shall obtain approval for any deviation from regular working hours or days by submitting a written request to the **City** and the **Engineer** at least five (5) working days in advance, for approval by the **City** and the **Engineer**.

In the event of either a requested or emergency deviation, inspection service fees will be charged against the Contractor. The service fees will be calculated at overtime rates, including benefits, overhead and travel time. The service fees will be deducted from any amounts due the Contractor.

6-3 TIME OF COMPLETION

6-3.1 General

[Add the following]:

The Contractor shall complete all work in every detail, within **165 Working Days** after the date of Notice to Proceed, exclusive of maintenance periods. The Contractor shall place the order for materials within 14 Days of receiving an approved submittal from the City. Verification of order shall be presented to City. The Contractor shall pothole proposed traffic signal pole foundations, provide traffic signal pole submittals, and place order for said traffic signal poles within 30 calendar days of Contract execution.

6-5 USE OF IMPROVEMENT DURING CONSTRUCTION

[Add the following]:

The Contractor will assume the responsibility and liability for injury to persons or property resulting from the utilization of a traffic signal or appurtenant equipment so placed into service, except for any such injury to persons or property caused by any willful or negligent act or omission by the Agency.

6-6 SUSPENSION OF THE WORK

6-6.1 General

[Add the following]:

The **City** has the right to suspend the work in whole or in part without liability for damages when in the **City's** opinion the Contractor is not complying in good faith, has become insolvent, has assigned or subcontracted any part of the work without **City's** consent, or shall fail to abide by the provisions of the Contract Documents.

In the event it is necessary for the **City** to suspend the work as provided in this section, the Contractor shall not be entitled to any additional compensation for labor, materials, or other cost or expenses which may be incurred as a result thereof. **City** shall further have the right to withhold from the Contractor any reasonable estimated sums as determined by the **Engineer** as may be required to correct the result of the Contractor's failure to abide by the provisions of the Contract Documents.

The Contractor shall remain liable to the **City** for any correction cost in excess of cost incurred. Should work be suspended in part, Contractor shall continue with other work as approved by the **Engineer**.

6-9 LIQUIDATED DAMAGES

[Replace with the following]:

Failure of the Contractor to complete the Work within the time allowed will result in damages being sustained by the Agency. Such damages are, and will continue to be, impracticable and extremely difficult to determine. For each consecutive calendar day in excess of the time specified for completion of the Work, as adjusted in accordance with 6-

4, the Contractor shall pay to the Agency, or have withheld from monies due based on the table below, per Caltrans Local Assistance Procedures Manual (LAPM): Chapter 12.

Total Bid		Liquidated Damages per Day
From over	To	
\$0	\$200,000	\$2,800
\$200,000	\$500,000	\$3,600
\$500,000	\$1,000,000	\$3,600
\$1,000,000	\$2,000,000	\$4,200
\$2,000,000	\$5,000,000	\$5,200
\$5,000,000	\$10,000,000	\$6,700
\$10,000,000	\$20,000,000	\$9,500
\$20,000,000	\$50,000,000	\$13,200
\$50,000,000	\$100,000,000	\$16,000
\$100,000,000	\$250,000,000	\$19,300

If all work except plant establishment or permanent erosion establishment is completed and the total number of working days have expired, liquidated damages are \$950 per day.

Execution of the Contract shall constitute agreement by the Agency and Contractor that the values per the table above, is the minimum value of the costs and actual damage caused by the failure of the Contractor to complete the Work within the allotted time. Such sum is liquidated damages and shall not be construed as a penalty, and may be deducted from payments due the Contractor if such delay occurs.

The amount prescribed in these Special Provisions, pursuant to the authority of **Public Contract Code Section 10226** to be paid to the City or to be deducted from any payments due or to become due the Contractor for each consecutive calendar day in completing the whole or any specified portion of the work beyond the time allowed in the specifications as prescribed in these **Special Provisions, pursuant to Public Contracts Code Section 10226**.

SECTION 7 - MEASUREMENT AND PAYMENT

7-1 MEASUREMENT OF QUNAITITES FOR UNIT PRICE WORK

7-1.1 General

[Add the following]:

All items of work will not be measured separately for payment and all work per the Contract Documents shall be included in the lump sum Bid price for "Demolition of Existing Improvements, Construction of Tenant Improvements For West End Regional Navigation Center And All Related On-Site And Off-Site Improvements".

7-2 LUMP SUM WORK

7-2 General

[Replace the last paragraph with the following]:

The Contractor shall submit to the Engineer and Architect within 10 calendar days after award of Contract, a detailed schedule of values, to be used only as a basis for determining progress payments on a lump sum contract or designed lump sum Bid items. This schedule shall equal the lump sum Contract Price or Bid item price and shall be in such form and sufficiently detailed as to satisfy the Engineer that it correctly represents a reasonable apportionment of the lump sum.

7-3 PAYMENTS

7-3.1 General

[Replace the last paragraph with the following]:

If, within the time fixed by law, a properly executed notice to stop payment is filed with the Agency, due to the Contractor's failure to pay for labor or materials used in the Work, all money due for such labor or materials will be withheld from payment to the Contractor in accordance with applicable laws. At the expiration of 35 Days from the date of recordation of the Notice of Completion, or as prescribed by law, the amount deducted from the final estimate and retained by the Agency will be paid to the Contractor except such amounts as are required by law to be withheld by properly executed and filed notices to stop payment, or as may be authorized by the Contract to be further retained.

Items of work will not be measured separately for payment for all work per the Contract Documents shall be made at the lump sum Bid price for "Demolition of Existing Improvements, Construction of Tenant Improvements For Regional Navigation Center And All Related On-Site And Off-Site Improvements." Items of work for payment on a lump sum Bid item shall be made in accordance with the approved schedule of values as approved per Special Provisions Section 7-2.

7-3.2 Partial and Final Payment

[Replace the first paragraph with the following]:

Progress payments may be submitted by the Contractor, at their discretion, unless otherwise requested by the Engineer. No more than one progress payment shall be submitted within a period of thirty (30) days. The final progress payment will not be released until the Contractor returns the control set of the Plans and Specifications showing the as-built conditions.

The Engineer will make an approximate measurement of the work performed to the closure date and as a basis for making progress payments, estimate its value based on Contract Unit Prices or in accordance with 7-2. When the Work has been satisfactorily completed, the Engineer will determine the quantity of work performed and prepare the final estimate.

From each progress payment, 5 percent will be deducted and retained by the Agency. The full five percent (5%) retention will be deducted from all payments. The final retention will be authorized for payment thirty-five (35) days after the date of recordation of the Notice of Completion by the City. The City Council must accept the project at an official City Council meeting prior to the recordation of the Notice of Completion.

No progress payment made to the Contractor or its Sureties will constitute a waiver of the liquidated damages specified in 6-9.

In conformance with the **State of California Public Contract Code, Section 22300**, the Contractor may substitute securities for any monies withheld by the **City** to secure performance under the contract.

At the request and expense of the Contractor, securities equivalent to the amount withheld shall be deposited with the **City** or with a **State or Federally chartered bank as the escrow agent** who shall pay such monies to the Contractor upon notification by **City** of Contractor's satisfactory completion of the contract. The type of securities deposited and the method of release shall be approved by the **City Attorney's office**.

Before the **City** shall make the final payment, Contractor shall execute and file with the **City** a release in the form supplied by the **City**, releasing its officers, employees, representatives, and agents from any and all claims for liability relating to any undisputed contract amounts for work performed in relation to the undisputed amounts.

7-3.3 Delivered Materials

[Replace with the following]:

Materials and equipment delivered but not incorporated into the work will not be included in the estimate for progress payment.

7-3.4 Mobilization

[Replace with the following]:

Mobilization shall consist of work and operations, including but not limited to those necessary for the movement of personnel, equipment, supplies, and incidentals to and from the project site; for the establishment of all offices, buildings and other facilities necessary for the work on this project; and for all other work and operations which must be performed or cost incurred prior to the beginning of work on the various contract items on the project site. A 25% payment of the lump sum total shall be paid with the first progress payment and the remaining 75% shall be paid incrementally over the life of the contract where these subsequent payments will be based on the percentage of work completed to date. Payment for mobilization shall be included in the lump sum Bid price for "Demolition of Existing Improvements, Construction of Tenant Improvements for West End Regional Navigation Center And All Related On-Site And Off-Site Improvements".

The contractor shall be aware that more than one (1) mobilization per subcontractor/trade may be necessary depending on the phase of the work to be conducted.

7-4 PAYMENT FOR EXTRA WORK

7-4.2 Basis for Establishing Costs

7-4.2.1 Labor

[Replace with the following]:

The cost of labor shall be the actual cost for wages of workers performing the Extra Work at the time the Extra Work is done as indicated in the Certified Payroll Record.

The use of a labor classification which would increase the Extra Work cost will not be permitted unless the Contractor establishes the necessity for such additional costs. Labor costs for equipment operators and helpers shall be reported only when such costs are not included in the invoice for equipment rental. The labor cost for foremen shall be proportioned to all of their assigned work and only that applicable to the Extra Work will be paid.

Direct labor costs including, employer payments of payroll taxes, workers compensation insurance, liability insurance, health and welfare, pension, vacation, apprenticeship funds, and other direct costs, resulting from Federal, State, or local laws, as well as assessments or benefits required by lawful collective bargaining agreements, not included in the certified payroll records, and non-direct labor costs including superintendence, shall be considered part of the markup specified in 7-4.3.

7-4.2.3 Tool and Equipment Rental

[Replace the second paragraph with the following]:

The Equipment Rates, whether rented or owned, shall be in accordance with the most current edition of the State of California Caltrans' "Labor Surcharge and Equipment Rental Rates". If a piece of equipment is not indicated in the Caltrans publication, the rate shall be an equitable rate consistent with rates prevailing locally at the time the extra work is performed.

7-4.3 Markup

7-4.3.1 Work by the Contractor

[Replace with the following]:

The markups mentioned hereinafter shall include, but are not limited to, all costs for the services of superintendents, project managers, timekeepers and other personnel not working directly on the change order and pickup or yard trucks used by the above personnel. These costs shall not be reported as labor or equipment elsewhere except when actually performing work directly on the change order and then shall only be reported at the labor classification of the work performed.

The markups shall also constitute the payment to the Contractor and subcontractor(s) for all overhead costs, job site and home office, attributable to the time extension of a change order. These markups in either lump sum items or unit priced items shall constitute the full payment for all overhead costs, job-site and home office, involved with impacts, disruptions and delays of a change.

The following percentage shall be added to the Contractor's costs and shall constitute the markup for all overheads, profits, and compensations for bonding.

Labor	25%
Materials	15%

Tool and Equipment Rental	15%
Other Items	15%

7-4.3.2 Work by a Subcontractor

[Replace with the following]:

When all or any part of the extra work is performed by a Subcontractor, the markup established in Subsection 7-4.3.1 shall be applied to the Subcontractor's actual cost of such work to which a markup of ten (10) percent of the first \$5,000 of the subcontracted portion of the extra work and a markup of five (5) percent on work added in excess of \$5,000 of the subcontracted portion of the extra work may be added by the Contractor.

SECTION 8 – FACILITIES FOR AGENCY PERSONNEL

8-1 GENERAL

8-1 General

[Add the following]:

When existing restroom facilities within the building are removed or rendered unavailable due to tenant improvement work, the Contractor shall furnish, install, operate, and maintain temporary restroom facilities for members of the public at location approved by the Engineer.

At a minimum, the contractor shall provide two (2) uni-sex restrooms, restroom facility, shall be provided. The facilities shall be fully compliant with the Americans with Disabilities Act (ADA) and shall include, at a minimum, the following:

- One (1) fully functioning toilet with continuous running water
- One (1) fully functioning sink with continuous running water
- Climate control suitable for year-round use
- Adequate odor control and ventilation

The temporary restroom facility shall be maintained in a clean, sanitary, and fully operable condition at all times during required operating hours.

The temporary restroom facility shall be open and available for use during regular City operating hours, defined as 7:00 A.M. to 6:00 P.M., Monday through Thursday, unless otherwise directed by the Engineer.

All costs associated with furnishing, installing, operating, maintaining, and removing the temporary restroom facilities, including utilities, servicing, cleaning, and compliance with all applicable codes regulations, shall be included in the Contractor's lump sum Bid price for "Demolition of Existing Improvements, Construction of Tenant Improvements for Regional Navigation Center And All Related On-Site And Off-Site Improvements". No separate payment will be made.

PART 2 - CONSTRUCTION MATERIALS

SECTION 200 – ROCK MATERIALS

200-2 UNTREATED BASE MATERIALS

200-2.5 Processed Miscellaneous Base [Replace with the Following]:

Processed Miscellaneous Base (PMB) will not be allowed for use in asphalt concrete.

SECTION 201 - CONCRETE, MORTAR AND RELATED MATERIALS

201-1 PORTLAND CEMENT CONCRETE

In addition to the materials outlined in **Section 201-1 of the Standard Specifications**, the following materials are included under **Portland Cement Concrete** unless otherwise covered by specific bid item.

201-1.1 Requirements

201-1.3.3 Concrete Specified by Class and Alternate Class [Add the Following]:

- A. Concrete specified by alternate class will not be used.
- B. Contractor shall utilize **Concrete Class 560-C-3250** for Street Surface Improvements instead of the concrete class shown in Table 201-1.3.3. All reinforced structures shall be **Class 650-CW-4000** instead of the concrete class shown in Table 201-1.3.3.
- C. **Maximum Slump:** Five (5) inches for concrete containing superplastizer admixture.

201-2 REINFORCEMENT FOR CONCRETE

201-2.2.1 Reinforcing Steel [Replace with the following]:

Unless otherwise specified, reinforcing steel shall be Grade 60 (400) billet steel conforming to ASTM A615/A615M. Steel bending processes shall conform to the requirements of the Manual of Standard Practice of the Concrete Reinforcing Steel Institute. Bending or straightening shall be performed in a manner that will not result in the steel being damaged. Kinked bars shall not be used.

201-3 EXPANSION JOINT FILLER AND JOINT SEALANTS

In addition to the materials outlined in **Section 201-3 of the Standard Specifications**, the following materials are included under **Expansion Joint Filler and Joint Sealants** unless otherwise covered by specific bid item.

201-3.2 Premolded Joint Filler [Add the Following]:

Contractor shall use Preformed Expansion Joint Filler (Bituminous), conforming to ASTM D994.

201-3.4 Type "A" Sealant (Two-Part Polyurethane Sealant) [Replace with the Following]:

Type "A" Sealant shall not be used.

201-3.5 Type "B" Sealant (Preformed Elastomeric) [Replace with the Following]:

Type "B" Sealant must not be used.

201-3.7 Type "D" Sealant (Hot-Poured Rubber-Asphalt) [Replace with the Following]:

Type "D" Sealant must not be used.

201-3.8 Type "E" Sealant (Polysulfide Polymer and Rubber Rod) [Replace with the Following]:

Type "E" Sealant must not be used.

201-4 CONCRETE CURING MATERIALS

In addition to the materials outlined in **Section 201-4 of the Standard Specifications**, the following materials are included under **Concrete Curing Compound** unless otherwise covered by specific bid item.

201-4.1 Membrane Curing Compounds.

201-4.1.1 General [Replace Paragraph 4 with the Following]:

Type 2 must be used.

SECTION 203 – BITUMINOUS MATERIALS

203-6 ASPHALT CONCRETE

203-6.4 Asphalt Concrete Mixtures

203-6.4.1 Class and Grade [Add the following]:

Unless otherwise specified, the class and grade for all streets designated as collector streets or above, in accordance with the City of Fontana's Hierarchy of Streets Plan, shall be B-PG 70-10 and C PG 70-10 for the base and finish courses, respectively. All local roads shall be B PG 64-10 and C PG 64-10 for base and finish courses, respectively.

SECTION 207 – GRAVITY PIPE

207-8 VITRIFIED CLAY PIPE (VCP)

207-8.1 General [Replace with the following]:

Except as modified in this subsection, vitrified clay pipe and fittings including perforated pipe shall be extra strength manufactured in accordance with ASTM C700.

SECTION 217 – BEDDING AND BACKFILL MATERIALS

217-1 BEDDING MATERIAL

217-1.1 General [Replace with the following]:

Bedding Material for all pipe shall conform to City of Fontana Standard Plan No. 1008.

217-1.2 Bedding Material for Plastic Pipe [Delete]

217-2 TRENCH BACKFILL.

217-2.1 General [Replace the first paragraph with the following]:

Trench backfill material shall be native material generated from trench excavations or imported. Trench backfill material shall conform to the requirements shown in City of Fontana Standard Plan No. 1008 and the following.

217-2.2 Imported Trench Backfill [Replace the first paragraph with the following]:

Imported trench backfill shall be trench backfill material imported from outside the Work site. Imported trench backfill shall conform to the requirements shown in City of Fontana Standard Plan No. 1008 and the following.

217-3 STRUCTURE BACKFILL.

[Replace the first sentence with the following]:

Materials used for structure backfill shall conform to the requirements shown in City of Fontana Standard Plan No. 1008 and the Special Provisions.

PART 3 - CONSTRUCTION METHODS

SECTION 300 – EARTHWORK

300-1 CLEARING AND GRUBBING

300-1.2 Root Pruning and Tree Trimming [Replace with the following]:

Tree branches which hang within 13.5 feet (4.1m) above finished roadway grade or within 9 feet (2.7 m) above finished sidewalk or parkway grade shall be cut off to the boles in a workmanlike manner. The Contractor shall remove additional tree branches under the direction of the Engineer, in such a manner that the tree will present a balanced appearance. Scars resulting from the removal of branches shall be treated with a heavy coat of an approved tree sealant.

300-2 UNCLASSIFIED EXCAVATION

300-2.1 General [Add the following]:

Unless separately designated, unclassified excavation shall include excavating, loading, stockpiling, hauling and disposing of surplus material to the depth indicated on the plans or as directed by the **Engineer**. Any remnants of structures, foundations, and fences within limits of construction shall be removed and disposed of in the legal manner and will be considered part of **Unclassified Excavation**. Removal of existing asphalt concrete pavement shall be included in this item of work unless covered by a specific bid item.

300-3 STRUCTURAL EXCAVATION AND BACKFILL

300-3.1 General [Add the following]:

Structure excavation and backfill shall be limited to the areas shown on the plans.

In making structure excavation for the project, the Contractor shall be fully responsible for designing, checking, providing and installing adequate sheeting, shoring, bracing, lagging, cribbing and drilling as may be necessary as a precaution against slides, slippage or cave-in and to protect all existing and temporary improvements of any kind, either public or private property, fully from damage.

SECTION 301 - SUBGRADE PREPARATION, TREATED MATERIALS, AND PLACEMENT OF BASE MATERIALS

301-1 SUBGRADE PREPARATION

301-1.2 Preparation of Sub grade [Replace with the following]:

Sub-grade preparation for areas of new pavement is required and shall include scarification, moisture conditioning, and compaction of the upper approximately twelve (12) inches of sub-grade. If areas of soft, saturated, or otherwise unsuitable materials are encountered, they should be removed to competent underlying material, as evaluated in the

field by the geotechnical consultant, and replaced with compacted fill. No material greater than three (3) inch in any dimension shall be used in the top twelve (12) inches of the sub grade. No nesting of rocks shall be allowed.

301-1.3 Relative Compaction [Replace with the following]:

Relative compaction of finished sub-grade under paved areas and concrete curb, curb and gutter, gutters, and concrete spandrels shall be modified to require **95% minimum relative compaction of the top twelve (12) inches of the sub-grade**. All material removed and replaced for remedial grading, trenching, or disturbed by tree removal shall be **compacted at 95% minimum relative compaction, even where it extends beyond twelve (12) inches below finished sub-grade**. **Relative compaction of all other areas outside of curb, curb and gutters, concrete spandrels, gutters and paved areas shall require 90% minimum compaction.**

301-1.6 Soil Sterilant [Replace with the following]:

301-1.6.1 General

All areas to receive Asphalt Concrete Pavement shall be prepared in accordance with applicable sections of the Standard Specifications concerning sub grade preparation. In addition, after the compaction is completed, the Contractor shall apply a non-migrating soil sterilant to the sub grade. Application shall be by spray equipment which provides good mechanical agitation and even coverage of the area to be treated. Spray equipment shall be calibrated before material is applied and the City Inspector's decision as to the effectiveness of the spray equipment shall be final. Great care shall be taken to apply soil sterilant to the designated areas only. Aggregate base may be placed immediately after placement of soil sterilant.

301-1.6.2 Operator's License

The Contractor's operator applying the soil sterilant shall be licensed by the State of California, Department of Food and Agricultural Affairs and registered with the Office of the Agricultural Commissioner of San Bernardino County as pest control officer.

301-1.6.3 Application

Any soil sterilant, which is approved in writing by a licensed pest control advisor (for the purpose of which it will apply) may be used upon acceptance by the Engineer. The dye shall not stain concrete or masonry. Certification shall be furnished to the Engineer showing the purchase receipt and manufacturer's recommended rate of application of the material.

SECTION 302 - ROADWAY SURFACING

302-4 SLURRY SEAL SURFACING

302-4.1 General [Replace the second sentence with the following]:

The combined aggregate gradation (Type) shall be as determined by the Engineer. The slurry seal mixture shall be EAS.

302-4.8 Scheduling, Public Convenience and Traffic Control [Replace the first two paragraphs with the following]:

In addition to Part 3 and Part 6, the Contractor shall comply with the following:

The Contractor shall, at least 48 hours in advance, post "No Parking" signs within the project limits. Said signs shall be provided by the Contractor and approved by the City Engineer prior to posting. The Contractor shall be responsible for maintaining notification signage in a serviceable manner. Signs shall indicate the date and hours of restriction.

The Contractor shall be responsible for adequate barricading of the work area and controlling of traffic in the vicinity of the project.

302-4.9 Spreading and Application.

302-4.9.1 General [Add the following]:

At least 7 days prior to cleaning, the Contractor shall remove all weeds from the existing roadway that may be objectional to the application of slurry as determined by the Engineer. All areas to be sealed with slurry seal, that contain weeds or plant growth of any kind, shall be treated with herbicides. Areas include, but are not limited to cracks, joint lines, edge lines and match lines. Herbicides shall be used with strict adherence to manufacturer's specifications and instructions, as well as any applicable governing rules.

Prior to cleaning, the Contractor shall remove all existing striping within the project limits, as approved by the Engineer, in accordance with Section-E of these Special Provisions.

Prior to the application of slurry seal, the Contractor shall route and crack fill all existing cracks. Crack treatment shall be in accordance with Caltrans Standard Specifications Section 37-5 Crack Treatment. Crack treatment shall be a hot-applied crack treatment. Payment for Crack Treatment shall be included in the Contract Unit Price for Slurry Seal Resurfacing.

All preparatory work shall be inspected by the Engineer at least 24 hours prior to the application of slurry. The Contractor shall be present for the field inspection of all preparatory work.

Slurry Seal Resurfacing shall be free of the following:

- More than 4 marks in the completed slurry seal that are up to 1 inch wide and up to 6 inches long per 1000 square feet of slurry seal place.
- Marks in the completed slurry seal surface that are over 1 inch wide or 5 inches long

- Excessive raveling consisting of the separation of the aggregate from the asphaltic emulsion.
- Bleeding consisting of the occurrence of a film of asphaltic material on the surface of the slurry seal.
- Delaminating of the slurry seal from the existing pavement.
- Rutting or wash-boarding

The Contractor will be required to work around all existing utility facilities and seal up to said facilities. During sealing operations, the Contractor shall cooperate with the owners of any utility covers and shall cover and completely protect said covers with heavy plastic or other suitable material.

Pneumatic rollers shall be used as soon as the asphalt slurry has set sufficiently to prevent any material being picked up. It shall be rolled by two to five complete coverages as directed. Rolling shall continue until all ridges have been ironed out and a uniform smooth surface is obtained. Pneumatic rollers shall be operated at a tire pressure of 50 pounds psi.

302-4.11.2 Emulsion-Aggregate Slurry Seal Surfacing [Delete this section]

302-4.11.3 Rubberized Emulsion-Aggregate Slurry Seal Surfacing [Delete this section]

302-4.13 Post-Application Sweeping [Add this section]:

After the application of slurry seal, the Contractor shall power sweep or vacuum the newly slurred surface three different times prior to completing the work. The first time is immediately after the slurry seal has cured. The second time shall be two weeks after the first sweeping. The third time shall be two weeks after the second sweeping. The surface shall be carefully cleaned with a power sweeper or vacuum, subject to approval of the Engineer. Cleaning shall occur from curb to curb including gutters, sidewalks and driveway approaches. Sweeping shall remove all foreign materials and excess slurry seal.

Post-Application Sweeping shall be included in Contract Unit Price for each type of Slurry Seal.

302-5 ASPHALT CONCRETE PAVEMENT

302-5.2 Materials

302-5.2.3 Tack Coat [Add the following]:

The Engineer will determine if the pavement is sufficiently dry for the application of the tack coat. Tack coat shall not be applied when the temperature of the surface to be tacked is below 50° F in the shade, or as determined by the Engineer. Tack coat shall be trackless.

Tack coat shall not be left exposed overnight. Immediately in advance of placing the overlay, additional tack coat shall be applied as directed by the Engineer, to areas where the tack coat has been destroyed or otherwise rendered ineffective.

The area to which tack coat has been applied shall be closed to public traffic. Care shall be taken to avoid tracking tack material onto existing pavement surfaces beyond the limits of construction. Existing striping and pavement markings which have been tacked with tack coat shall be repainted at the Contractor's expense. Certain driveways which are heavily used during hours of construction as determined by the Engineer, shall remain open as long as possible, and tack shall be applied to areas along said driveways as soon as possible before the asphalt is placed, or the Contractor may provide some means of protecting the tack coat while traffic passes over it. The means of protection shall be utilized only after approval by the Engineer.

The Contractor shall clean existing concrete and asphalt surfaces of any tack coat tracked onto them, to the satisfaction of the Engineer.

Existing cracks which are exposed after cold-milling, and which the cracks are hairline to 1/8" in width, shall be air-blown with compressed air, and cleaned to expose the A.C. with the appearance of clean edges. Cracks greater than 1/8" in width shall be routed to remove all loose A.C. particles and to leave a cracked edge line that is sound and integral with no secondary fractures emanating from the crack line. Areas that are badly fractured shall be brought to the attention of the City's representative prior to routing. These cracks, which are greater than 1/8" in width, shall then be air-blown with compressed air to the same extent as hereinbefore specified.

302-5.9 Placement

302-5.9.1 General [Replace Second Paragraph with the following]:

Asphalt concrete of the classes shown in Table 302-5.9.1(A) or Table 302-5.9.1(B) shall be placed in courses not exceeding 4" (100 mm) in compacted thickness for base courses and no more than 2" (50 mm) in compacted thickness for finish courses.

Asphalt concrete pavement for resurfacing shall be at least **four (4) inches thick**, regardless of the thickness of the pavement removed and shall be placed in two (2) or more courses. The finish course shall be a minimum one (1) inch thick.

Placement of the finish course shall not be completed until completion of all underground construction unless waived by the Engineer.

Contractor shall suspend all paving operations when the Engineer determines the weather conditions are not suitable for paving. The contractor will not be entitled to additional compensation if paving operations are suspended due to weather conditions.

302-5.9.2 Joints [Replace with the following]:

Longitudinal joints shall be located six inches off centerline of striped lane line. Joints between successive runs shall be vertical and at right angles to the line of the improvement.

Care shall be exercised in connection with the construction of all joints to ensure that the surface of the pavement is true to grade and cross section. Lapped joints will not be permitted.

When terminating paving operations for the day, the Contractor shall construct temporary hot-mix ramps at all vertical joints open to through traffic. Temporary hot-mix ramp dimensions and compaction shall be approved by the Engineer. Prior to resuming paving operations, the Contractor shall remove temporary hot-mix ramps to provide for a vertical face and a full depth lift joint and apply a tack coat to the faces of the joint in accordance with 302-5.8.

At those locations where new asphalt concrete pavement overlay joins existing asphalt pavement, the Contractor shall rake out all aggregate three-eighths (3/8) inch or larger and feather the new paving to form a smooth transition to join the existing pavement. Pavement transitions shall be in conformance with Section 601-1.

302-5.11 Compaction

302-5.11.1 General [Replace the first paragraph with the following]:

Asphalt concrete, after the completion of rolling, shall be compacted to a minimum of 95 percent of the theoretical maximum density (TMD) as determined in accordance with AASHTO T 209.

302-5.13 Measurement

302-5.13.2 Headers [Replace with the following]:

Use and placement of headers shall be include in the measurement for installing asphalt concrete pavement.

302-5.13.3 Prime Coat [Replace with the following]:

Placement of prime coat shall be included in the measurement for installing asphalt concrete pavement.

302-5.13.4 Tack Coat [Replace with the following]:

Placement of tack coat shall be included in the measurement for installing asphalt concrete pavement.

302-5.13.5 Asphalt Concrete [Replace with the following]:

Asphalt concrete will be measured by the square feet for each thickness shown on the Plans or by the tons of material used in the Work, as shown in Bid.

SECTION 303 - CONCRETE AND MASONRY CONSTRUCTION

303-1 CONCRETE STRUCTURES

303-1.1 General [Add the following]:

The surfaces of all concrete inlet structures shall receive an ordinary surface finish. "NO DUMPING FLOWS TO CREEK" stencil shall be applied to all catch basin decks per City of Fontana Standard Plan No. 6002.

303-1.3 Forms [Add the following]:

Formed wall surface shall be free of any unevenness greater than one-quarter (1/4) inch when checked with a ten (10) foot straight edge.

Concrete in walls with side slopes flatter than 3/4:1 shall be placed on suitable material which has been overfilled, compacted and trimmed to true grade. Back forms shall be used where the side slope is 3/4:1 or steeper.

Contractor shall be responsible for the design, engineering, construction and safety of removable form work.

Contractor shall design removable forms for the loads and lateral pressures outlined in the American Concrete Institute Standard "Recommended Practice for Concrete Formwork" (ACI 347-78).

303-1.7 Placing Reinforcement

303-1.7.1 General [Add the following]:

Aluminum and plastic supports for reinforcement shall not be used.

303-1.9 Surface Finishes

303-1.9.2 Ordinary Surface Finish [Add the following]:

Ordinary Surface Finish shall not apply to rock pockets, which in the opinion of the Engineer, are of such extent or character as to affect the strength of the structure materially or to endanger the life of the steel reinforcement. In such cases, the Engineer may declare the concrete defective and require the removal and replacement of the structure affected.

303-2 AIR PLACED CONCRETE

303-2.1 Requirements

303-2.1.1 General [Add the following]:

Rock slope protection shall conform to the provisions in CALTRANS Standard Specification, Section 72, "Slope Protection" and these special provisions.

303-5 CONCRETE CURBS, WALKS, GUTTERS, CROSS GUTTERS, ALLEY INTERSECTIONS, ACCESS RAMPS, AND DRIVEWAYS [Add the following]:

The applicable provisions of **Section 303-5** shall apply to concrete paving for Bus Bays and placement of drainage inlet aprons.

303-5.1 Requirements

303-5.1.1 General [Replace paragraph two with the following]:

Unless otherwise shown on the Plans, and except as otherwise specified in 303-5.1.3, the minimum thickness of walks shall be 4 inches. The thickness of gutters, cross gutters, alley intersections, access ramps, and driveway aprons shall be as shown on the Plans.

303-5.1.3 Driveway Entrances [Replace paragraph 3 with the following]:

Where a walk is to be constructed across any and all driveways, the thickness thereof shall be 6 inches (150 mm) unless otherwise specified or shown on the Plans. Where a walk is to be constructed directly behind and across driveways, the thickness thereof shall be 6 inches.

303-5.5 Finishing

303-5.5.2 Curb [Replace paragraph 2 with the following]:

The face and top of the curb shall then be carefully troweled to a smooth and even finish; the top being finished to a transverse slope of 1/4 inch (6 mm) toward the gutter, with both edges rounded to a radius of 1/2 inch (12.5 mm). The troweled surface shall be finished with a fine-hair broom applied parallel with the line of the work. The edge of the concrete at all expansion joints shall be rounded to a 1/4 inch (6 mm) radius.

SECTION 306 - OPEN TRENCH CONDUIT CONSTRUCTION

306-3 TRENCH EXCAVATION

306-3.2 Removal of Surface Improvements [Replace with the following]:

Removal of surface improvements shall conform to Section 300-1.3 and 401.

306-3.3 Removal and Abandonment of Existing Conduits and Structures. [Add the following after paragraph 4]:

The above shall apply to all utilities and underground conduits.

306-5 DEWATERING [Replace with the following]:

The Contractor shall install, operate, and maintain a dewatering system of sufficient capacity so as to maintain the trench bedding zone free of standing or ponded water, and in a condition suitable for prosecution and progress of the Work. Unless otherwise specified, dewatering shall conform to 3-12.6.8.

Groundwater shall be allowed to rise to ambient groundwater elevation upon completion of final trench backfill operations to finished grade or subgrade of permanent surfacing. The rate at which groundwater is allowed to rise shall be controlled by the Contractor to assure protection of the Work in conformance with 4-2.

306-7 PREFABRICATED GRAVITY PIPE

306-7.8 Gravity Pipeline Testing

306-7.8.2.1 General [Add the Following]:

All storm drains, storm drain laterals, sewer lines, and sewer laterals shall be video inspected at Contractor's expense. Payment for all videos shall be included in the various bid items pertaining to the work and no additional compensation will be allowed. Video inspection shall be performed prior to and after all backfill and compaction operations are completed within project limits. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification.

All sewers shall be video inspected by the Contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor shall provide an electronic copy of the video to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

All storm drains shall be video inspected by the Contractor. Storm drain video shall include main lines and laterals. Contractor shall provide an electronic copy of the video to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspection. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

306-12 BACKFILL

306-12.1 General [Add the following]:

Trenches shall be backfilled within 5 days of the installation and acceptance of the pipe or reinforced box.

306-12.3 Mechanically Compacted Trench Backfill

306-12.3.2 Compaction Requirements [Replace with the following]:

All trench backfill and bedding shall be densified to 90% minimum relative compaction. Relative compaction of top twelve (12) inches of subgrade shall be as required per Section 301-1 of these specifications.

306-12.4 Jetted Trench Backfill

306-12.4.1 General [Add the following]:

Jetting will not be permitted unless specifically approved in advance by the Engineer.

306-13 TRENCH RESURFACING

306-13.1 Temporary Resurfacing [Replace the first paragraph with the following]:

Unless permanent pavement is placed immediately, temporary resurfacing shall be at least 4 inches thick and shall be placed and maintained wherever excavation is made through pavement or driveways. All other areas shall be at least 2 inches thick.

Temporary Resurfacing shall be placed as soon as the condition of the backfill is suitable, as determined by the Engineer, and shall remain in place until permanent resurfacing. Temporary resurfacing shall be flush with adjacent pavement.

306-13.2 Permanent Resurfacing [Replace the first paragraph with the following]:

Unless otherwise specified, surface improvements damaged or removed as a result of the Contractor's operations shall be reconstructed by the Contractor to the same dimensions, except for the pavement thickness, and with the same type of materials. Trench and excavation resurfacing shall be 1 inch (25 mm) greater in thickness than existing pavement, or 4 inches thick, whichever is greater. Trench edges shall be removed by saw cutting full-depth and shall be removed to clean, straight lines.

306-13.4 Base Course for Asphalt Concrete Pavement [Replace with the first paragraph with the following]:

The base course shall be a B gradation and shall be placed by either a spreader box, paving machine or "shoe" attachment.

306-13.5 Finish Course for Asphalt Concrete Pavement [Replace with the first sentence of the first paragraph with the following]:

The finish course shall be a C2 gradation.

SECTION 309 – MONUMENTS

309-2 MATERIALS

[Replace the second paragraph with the following]:

Marker plates for survey monuments will not be furnished by the Agency.

PART 4 – EXISTING IMPROVEMENTS

SECTION 400 – PROTECTION AND RESTORATION

400-1 GENERAL [Replace with the following]:

The Contractor shall be responsible for the protection of public and private property adjacent to the Work and shall exercise due caution to avoid damage to such property.

The Contractor shall repair or replace all existing improvements which are not designated for removal (e.g., curbs, sidewalks, driveways, fences, walls, signs, utility installations, pavement, structures, etc.) which are damaged or removed as a result of its operations. When a portion of a sprinkler system must be removed, the remaining lines shall remain functional. Repairs and replacements shall be at least equal to existing improvements and shall match them in finish and dimension.

Trees, lawns, and shrubbery that are not to be removed shall be protected from damage or injury. If damaged or removed due to Contractor's operations, they shall be restored or replaced in as nearly the original condition and location as is reasonably possible. Lawns shall be repaired by installing sod of similar variety as that which was removed. Installation shall be in accordance with the grower/supplier's instructions.

The Contractor shall give reasonable notice to occupants or owners of adjacent property to permit them to salvage or relocate plants, trees, fences, sprinklers, and other improvements which are designated for removal and would be destroyed because of the Work.

Contractor shall prevent tracking tack coat, asphalt concrete emulsions, etc. onto existing concrete such as driveways, cross gutters, spandrels, and other adjacent improvements by sanding or other methods approved by the Engineer. Any material tracked onto existing improvements shall be removed to the satisfaction of the Engineer and the Owner of the improvements, at the Contractor's expense.

SECTION 401 –REMOVAL

401-2 ASPHALT CONCRETE PAVEMENT [Add the following]:

The City will require the contractor to provide documentation of all asphalt paving removed from the project that has been taken to a recycling plant for later use in asphalt concrete or pulverized at the jobsite and re-used as base or sub-base material.

401-3 CONCRETE AND MASONRY IMPROVEMENTS

401-3.2 Concrete Curb, Walk, Gutters, Cross Gutters, Curb Ramps, Driveway, and Alley Intersections [Add the following]:

Concrete shall be removed to neatly sawed edges with saw cuts made through the entire thickness. Concrete sidewalk or driveway to be removed shall be neatly sawed in

straight lines either parallel to the curb or at right angles to the alignment of the sidewalk. Removals and replacements shall be joint to joint, or as determined by the Engineer. Curb and gutter shall be sawed on a neat line at right angles to the curb face.

SECTION 402 – UTILITIES

402-1 LOCATION

402-1.1 General. [Replace the third paragraph with the following]:

Before starting the Work, the Contractor shall physically locate subsurface installations within 24 inches of any side of excavations or utilities to be crossed as required for the Work. The Contractor shall determine the horizontal and vertical location, alignment, depth, material type, and size of each subsurface installation. Excavation shall be performed pursuant to California Government Code Section 4216.4. The Contractor shall provide the subsurface installation location data to the Engineer within seven Days.

The Contractor shall notify the following agencies at least 48 hours in advance of excavating around any of their structures. The utility companies listed below, may or may not be a complete list of utility companies and it shall be the Contractor's responsibility for proper notification of all utility companies that may be within their work zone area. The City does not guarantee the correctness of any information provided with regards to contact person and contact numbers.

- Charter Communication- (formerly TWC)
Valerie Patao (909) 239-4790
1500 Auto Center Drive
Ontario, CA 91761
- AT & T
Robert Sturtevant (951) 359-2263
3073 Adams Street, 2nd Floor
Riverside, CA 92807
- AT & T California
Char Hinz (858) 886-1288
Substructure Org/Riv/SB
7337 Trade St, Rm. 5685
San Diego, CA 92121
- Cal Trans – District 8 – (Permits)
Local Telephone: (909) 383-4526
Public Affairs
464 W. 4th Street
San Bernardino, CA 92401

- Cucamonga County Water District
 Russel Silva (909) 987-2591
 10440 Ashford St.
 Rancho Cucamonga, CA 91730

- Fontana – Development Services Organization
 (Sewers, Storm Drain and Landscaping)
 Engineering/Construction (909) 350-7610
 Public Works (Maint.Yard) (909) 350-6760
 Traffic Signal (Traffic Sect.) (909) 350-6525

- Fontana Water Company
 Jim Chapman (Field) (909) 822-9190
 15966 Arrow Route
 Fontana, CA 92335

- Inland Empire Utilities Agency (IEUA)
 Lisa Munoz (Civil Engineer) (909) 993-1522
 6075 Kimball Avenue
 Chino, CA 91708

- Kinder-Morgan (formerly Santa Fe Pacific Pipeline)
 Philip Vasquez (714) 560-4641
 2000 East Sepulveda Blvd
 Carson CA 90810

- Kinder-Morgan (formerly Santa Fe Pacific Pipeline)
 Don Quinn (714) 560-4940
 1100 Town & Country Road
 Orange, CA 92868

- Marygold Mutual Water
 Justin Brokaw (909) 877-0516
 9725 Alder Avenue
 Bloomington, CA 92316

- Metropolitan Water District of Southern California
 Kieran Callahan (213) 217-6000
 P.O. Box 54153
 Los Angeles, CA 90054

- San Bernardino County Fire District
 Chief Jeff Birchfield (909) 829-4441
 15380 San Bernardino Ave
 Fontana, CA 92334

- San Bernardino County Flood Control District
 Ken Eke, M.S.C.E., P.E. (909) 387-7910
 Larry Brock (909) 387-7910
 825 East Third Street
 San Bernardino, CA 92415

- Southern California Edison
 Douglas Pendleton: (909) 357-6168
 7951 Redwood Ave.
 Fontana, CA 92336

- Southern California Edison
 Map Requests
 1444 E McFadden Ave "Bldg D"
 Santa Ana CA 92705

- Southern California Gas Company
 Geary Ambers (909) 335-7955
 1981 W. Lugonia Ave
 Redlands, CA 92374

- Union Pacific Railroad (402) 544-5000
 1400 Douglas Street
 Omaha, NE 68179

- Sprint Communications Company
 Lynn Durrett (909) 873-8022
 282 S. Sycamore Ave.
 Rialto, CA 92376

- Frontier Communications
 Desiree Serrano (909) 748-6640
 9 S. 4th Street
 Redlands, CA 92373

- West Valley Water District (909) 875-1804

Roger Pound
855 W. Base Line Road
Rialto, CA 92376

- Zayo Group (866) 364-6033
Attn: Network Control Center
1821 30th Street, Unit A
Boulder, CO 80301
- Century Link (918) 547-0007
Caleb King
100 South Cincinnati Ave, Suite 1200
Tulsa, OK 74103
centurylinknationalosprelocations@centurylink.com
- Crawford Canyon Water (909) 356-1815
Dennis Allard
6106 Cherry Avenue
Fontana, CA 92336
- USA Member Utility, Phone (913) 451-5641
9200 Indian Creek Parkway Suite 201
Overland Park, KS 66210

The Contractor shall notify separately, City of Fontana Public Services Division at (909) 350-6760 and Traffic Division at (909) 350-6777 for location of utility lines, landscape irrigation lines, traffic signals and communication conduits.

[Add the following to the fifth paragraph]:

Removals for utility locations shall be in accordance with Section 401.

402-2 PROTECTION [Add the following to the third paragraph]:

Utilities located within 24 inches of the location plotted on the plan shall not be considered as shown incorrectly.

The California Public Utility Commission mandates that, in the interest of public safety, main line gas valves be maintained in a manner to be readily accessible and in good operating condition. The Contractor shall notify the Southern California Gas Company's Headquarters Planning Office at (909) 793-2725 at least two (2) working days prior to the start of construction.

To the extent required by Government Code Section 4215, the Owner shall compensate Contractor for the costs of locating and repairing damage to utility facilities not

due to the failure of Contractor to exercise reasonable care, and for removing or relocating main or trunk line facilities not indicated in the plans with reasonable accuracy, and for equipment necessary idled during such work. Contractor shall not be assessed liquidated damages for delay caused by failure of Owner to provide for removal or relocation of such utility facilities.

402-4 RELOCATION [Replace with the following]:

When feasible, the owners responsible for utilities within the area affected by the Work will complete their necessary installations, relocations, repairs, or replacements before commencement of the Work by the Contractor. When the Plans or Special Provisions indicate that a utility installation is to be relocated, altered, or constructed by others, the Agency will conduct all negotiations with the owners and utility work will be done at no cost to the Contractor, except as otherwise specified in 403-1. Utilities which are relocated in order to avoid interference shall be protected in their position and the cost of such protection shall be included in the Bid for the items of work necessitating such relocation.

After award of the Contract, portions of utilities which are found to interfere with the Work will be relocated, altered or reconstructed by the utility owners, or the Engineer may order changes in the Work to avoid interference. Such changes will be paid for in accordance with 7-3 or 7-4.

When the Plans or Special Provisions provide for the Contractor to alter, relocate, or reconstruct a utility, all costs for such work shall be included in the Bid for the items of work necessitating such work. Temporary or permanent relocation or alteration of utilities requested by the Contractor for its convenience shall be its responsibility and it shall make all arrangements and bear all costs.

The utility owner will relocate service connections as necessary within the limits of the Work. When shown on the Plans, or as directed by the Engineer, the Contractor shall arrange for the relocation of service connections as necessary between the meter and property line, or between a meter and the limits of temporary construction or slope easements. Payment for the relocation or reconnection of such service connections shall be included in the various Bid items. Payment will include the restoration of all existing improvements which may be affected thereby. The Contractor may agree with the owner of any utility to disconnect and reconnect interfering service connections. The Agency will not be involved in any such agreement.

Contractor shall be responsible for adjusting gas and water valve covers during the paving operation to finished grade and the cost shall be deemed to be included as part of the paving cost.

402-6 COOPERATION [Add the following]:

The Contractor is responsible for all utility service charges related to the work during the course of construction and construction maintenance periods until the project has been accepted by the City. Payment for the utility service charges shall be considered as included in the prices paid for various items of work and no additional compensation will be made therefore.

By submitting a bid, the Contractor acknowledges the above referenced utility work to be done in conjunction with this project. The contractor shall schedule the work and conduct the operations so as to permit access and time for required utility work to be accomplished during the progress of the work. The Contractor shall coordinate with each utility company as to extent of the require work and the time required to do so. The Contractor shall include this time in the schedule. Payment for the above, including coordination, protection in place, and temporary connections, shall be deemed as included in the items work as shown on the proposal Bid sheet and no additional compensation will be allowed.

SECTION 404 – COLD MILLING

404-1 GENERAL [Add the following]:

The Contractor shall remove existing overlay materials from gutters adjacent to any area specified to be cold milled, as directed by the Engineer. All terminations, or edges, of cold milling shall be vertical.

Temporary asphalt pavement shall be placed in header cuts at join lines with adjoining streets to provide smooth ramps for vehicular traffic. The temporary A.C. shall be placed after cold milling but prior to reopening the milled section of the road to traffic. The temporary A.C. shall be maintained in good condition by the contractor until the road is overlaid.

At minimum, flagger control, pilot car, and appropriate signage on the street and adjoining streets shall be provided whenever lane closure is in effect on any streets where two 12-foot wide travel lanes cannot be maintained for two-way traffic. Pilot car, flaggers, traffic control setup workers and foreman shall have radio communication with each other.

For lane closure of less than 500 feet in length where there is direct and clear sight between flaggers, a pilot car will not be necessary subject to approval by the Engineer.

The contractor shall cooperate with the various parties involved in the delivery of mail and the collection of trash and garbage to maintain existing schedules for these services.

Cold milling and pavement rehabilitation operations shall be conducted by the contractor in a manner to provide a reasonably satisfactory surface for traffic.

When entering or leaving roadways carrying public traffic, the Contractor's equipment, whether empty or loaded, shall in all cases yield to public traffic.

The Contractor shall notify all affected property owners of the proposed schedule a minimum of forty-eight (48) hours, but not more than seventy-two (72) hours, in advance of any limitation or closure of access to their property. Form of said notice shall be as approved by the Engineer and shall contain the date and time of the closure. In the event of delay, whether beyond the control of the Contractor or not, the Contractor shall notify all affected property owners as to the extent of the delay and his revised schedule. In the event of delay

over seventy-two (72) hours, the Contractor shall re-notify the property owners as described above.

404-2 MILLING MACHINES

404-2.1 General [Add the following]:

The Contractor shall provide smaller machines if required to cold mill areas that are inaccessible to larger machines.

404-10 PAVEMENT TRANSITIONS [Replace with the following]:

Structures and vertical joints within the cold-milled areas shall be ramped in conformance with 302-5.7 and 601-1. Ramps shall be constructed the same day as the existing pavement is cold milled and removed prior to placement of the permanent paving pavement.

PART 6 – TEMPORARY TRAFFIC CONTROL

SECTION 600 – ACCESS

600-1 GENERAL [Add the following]:

Safe and adequate pedestrian and vehicular access shall be provided and maintained at all times in the vicinity of the Work Zone. Access to all affected residences/establishments shall be continuous and unobstructed unless otherwise approved by the Engineer.

Contractor shall not adversely affect public services, including but not limited to, emergency services, postal service, transportation, trash collection, etc. When necessary construction precludes such access, the Contractor shall make necessary arrangements and notify affected owners/residents/establishments and emergency services prior to any scheduled work.

600-2 VEHICULAR ACCESS [Add the following]:

When necessary construction precludes driveway access, Contractor shall provide advanced notification and make necessary arrangements with the affected owner/resident/establishment at least one week prior to such restriction.

SECTION 601– TEMPORARY TRAFFIC CONTROL FOR CONSTRUCTION AND MAINTENANCE WORK ZONES

601-1 GENERAL [Replace paragraph 1 with the following]:

Temporary traffic control (TTC) for construction and work zones shall conform to Part 6 of the California MUTCD, or California Temporary Traffic Control Handbook (CATTCH), the Specifications, and the temporary traffic control plan (TCP) if so included with the Plans or required to be prepared by the Contractor and submitted as a Working Drawing.

[Replace paragraph 7 with the following]:

For temporary resurfacing, if the Contractor elects to base pave work areas flush with existing pavement in lieu of placing temporary asphalt until the permanent resurfacing takes place, the top finish course section of the AC base pavement will not be measured separately for payment and shall be deemed to be included in the lump sum Bid price for Temporary Traffic Control. For areas where the entire width of the street is to be fully replaced, the City may allow the Contractor to base pave and leave the AC low, except at primary/major highway intersections.

The Contractor shall conduct roadway construction operations in a manner that provides a surface safe for vehicular traffic. All transverse vertical changes of pavement elevations shall have a beveled edge of 8 horizontal to 1 vertical or as determined by the

Engineer. All longitudinal changes of pavement elevations shall not be exposed to traffic per the Traffic Control Plan.

[Add the following]:

Unless otherwise authorized by the Engineer, the Contractor shall maintain a minimum of one (1) lane open in each direction at all times. In special cases, the City may deem it necessary to have more than one (1) travel lane.

If in the opinion of the Engineer the Work creates excessive traffic delay the Contractor shall be required to provide flaggers to minimize traffic delays.

The Engineer reserves the right to make any changes to the traffic controls at any time. Any directed changes shall supersede these plans and shall be implemented at the sole expense of the Contractor.

No street or access closure to through traffic will be allowed without the express approval of the Engineer.

Payment for the above, including temporary AC pavement, shall be included in the lump sum Bid price for “ Demolition of Existing Improvements, Construction of Tenant Improvements For Regional Navigation Center And All Related On-Site And Off-Site Improvements”.

601-2 TEMPORARY TRAFFIC CONTROL PLAN (TCP)

601-2.1 General [Replace paragraph 1 with the following]:

Unless otherwise authorized by the Engineer, the Contractor shall submit a Temporary Traffic Control Plan. The Contractor shall include proposed temporary construction site fencing and pedestrian access on the TCP in which will be submitted for review and approval. The Contractor shall assume a minimum of three (3) rounds of review for approval of the TCP, and any future amendments thereto, and shall allow the City 28 Days for each round of reviews. The Contractor will not be permitted to perform any item of Work in which will encroach into areas where existing improvements are utilized for pedestrian or vehicular access prior to approval of the TCP.

601-3 TEMPORARY TRAFFIC CONTROL (TTC) ZONE DEVICES

601-3.4 Operations and Maintenance [Replace with the following]:

The Contractor shall be responsible for operation and maintenance of the TTC zone devices and services. The Contractor shall patrol and monitor the Work site to ensure that the TTC devices are in-place, properly positioned, and operational. The Contractor shall ensure that TTC devices are repaired, replaced, and cleaned as necessary, or as directed by the Engineer, to preserve their appearance and visibility. TTC devices that are damaged shall be repaired or replaced to the satisfaction of the Engineer. Operations and maintenance shall be completed within 48 hours.

601-3.5 Signs and Signage

601-3.5.1 General [Replace with the following]:

Unless otherwise specified, signs shall conform to the California MUTCD. Signs shall be in good working order and meet minimum retro reflectivity requirements.

Signage shall include all temporary signs required for the direction of traffic through or around the Work site. Sign placement shall conform to the California MUTCD and the TCP.

Temporary “No Parking” and “No Stopping” signs shall be installed at least 48 hours before enforcement. Temporary “No Parking” and “No Stopping” signs shall be installed and removed as specified in the Special Provisions.

601-3.6 Channelizing Devices

601-3.6.2 Cones, Tubular Markers and Channelizers [Add the following]:

All cones, tubular markers and/or channelizers shall be retroreflective. The retroreflective material shall not be removable.

601-3.7 Traffic Sign Enhancement Devices

601-3.7.8 Measurement [Replace with the following]:

Flags, high-level warning devices, PCMS, flashing arrow signs, warning lights, and flashing directional bars will not be measured separately for payment.

601-4 TEMPORARY TRAFFIC STRIPING AND PAVEMENT MARKINGS

601-4.4 Measurement [Replace with the following]:

Application and removal of temporary traffic striping and pavement markings will not be measured separately for payment.

601-7 TEMPORARY TRAFFIC CONTROL GUIDELINES FOR WORK WITHIN OR ADJACENT TO RAILROAD RIGHT OF WAY [Add the following]:

When Contractor’s activities are within or are in the vicinity of rail facilities and/or the Pacific Electric Trail, temporary traffic control devices are required to facilitate the work, the Contractor shall coordinate with the applicable rail authority with regard to the traffic control devices required. The traffic control activities shall be coordinated with the applicable rail authority prior to the start of work. Queuing of vehicles across tracks shall not be permitted unless approved by the railroad authority. This coordination and all required traffic control devices and measures shall be included in the lump sum bid price for “Demolition of Existing Improvements, Construction of Tenant Improvements For Regional Navigation Center And All Related On-Site And Off-Site Improvements”.

601-8 ADDITIONAL SAFETY PROVISIONS [Add the following]:

The Contractor shall be responsible for safe, efficient and adequate methods and equipment during the progress of the work in order to ensure the safety of the workmen and the traveling public. In this respect, the Contractor is responsible for all traffic control measures undertaken 24 hours a day, 7 days a week until the Work is completed. In case of an emergency or an accident within the project construction work zone, the Contractor shall respond within half an hour of the observed emergency by the City Representative or Law Enforcement Agency. If the Contractor fails to do so, the City will rectify the situation in a safe and efficient manner and all expenses incurred would be back charged to the Contractor.

Adequate provisions shall be made for pedestrians through a zone of "Temporary Traffic Control" and construction work zone area. The following criteria shall be followed when planning for pedestrians in the aforementioned areas.

1. Pedestrians shall not be led into conflicts with work site vehicles, equipment, and operations.
2. Pedestrians shall not be led into conflicts with vehicles moving through or around the work site.
3. Pedestrians shall be accommodated with a 48"-wide path through the construction work zone. The path shall be convenient, continuous and accessible in accordance with ADA requirements. The path must resemble, as nearly as practical, the most desirable characteristics of the existing sidewalk(s) or footpath(s). The plans for pedestrian paths must be approved by the City's Traffic Engineer.
4. Consideration shall be given to separate pedestrian movements from both work site activity and vehicular traffic. When pedestrian movement through or around a work site is necessary, a separate usable footpath shall be provided. If the previous pedestrian facility was accessible to pedestrians with disabilities, the footpath provided during temporary traffic control shall, likewise, be in compliance with the ADA standards. When pedestrian and vehicle paths are rerouted to a closer proximity to each other, a temporary traffic barrier shall be utilized. If a temporary traffic barrier is utilized to shield pedestrians, it should be designed to accommodate site conditions.

The Contractor shall assume the defense of and indemnify and hold harmless the City and its officers and agent from all claims of any kind arising from the Contractor's own negligence or that of the Contractor's agents in the performance of the work under this contract.

The Contractor shall be responsible for the custody of any material or traffic control furnished by the Contractor and for the care of all work until its completion and final

acceptance and the Contractor shall at the Contractor's own expense, replace damaged or lost material and repair damaged parts of the work, or the same may be done at Contractor's expense by the City.

PART 7 – STREET LIGHTING AND TRAFFIC SIGNAL SYSTEMS

SECTION 700 – MATERIALS [Replace with the following]:

All work shown on the plans and contract bid specifications shall be included in the lump sum Bid price for “Demolition of Existing Improvements, Construction of Tenant Improvements For Regional Navigation Center And All Related On-Site And Off-Site Improvements”.

PART 8 – LANDSCAPING AND IRRIGATION

SECTION 800 – MATERIALS

800-1 LANDSCAPING MATERIALS.

800-1.4 Plants [Add the following]:

All damage and reworked landscape areas shall be replaced to match the existing and to the satisfaction of the **City**.

SECTION 801 – INSTALLATION

801-8 PAYMENT

Payment for all landscaping and irrigation work as shown on the plans and the contract bid specifications shall be included in the lump sum Bid price for “Demolition of Existing Improvements, Construction of Tenant Improvements For Regional Navigation Center And All Related On-Site And Off-Site Improvements”.

APPENDIX I

APPLICABLE STANDARD PLANS/DETAILS



CITY OF FONTANA DESIGN STANDARDS

Link to Location on City Website:

<https://www.fontanaca.gov/3483/Design-and-Construction-Standards>

STD #	SHEETS	SECTION 1000 - STREETS	DATE APPROVED
1000	4	Curb & Gutter	9/7/2023
1001	4	Residential, Commercial, Industrial Driveway Approach	10/3/2023
1002	N/A	Not Used	
1003	3	Curb Return Access Ramp	10/23/2023
1004	N/A	Not Used	
1005	2	Standard Bus Bay	4/7/2021
1006	2	Sidewalks	7/18/2022
1007	1	Hot Mix Asphalt Concrete Dike	4/7/2021
1008	3	Roadway Repair and Trench Backfill	4/7/2021
1009	3	Trench Plate Bridging	4/7/2021
1010	1	Typical Undivided Street Sections	2/6/2024
1011	1	Typical Divided Street Sections	10/23/2023
1012	1	Street Design Requirements	2/6/2024
1013	2	Cross Gutter and Spandrel	10/23/2023
1014	1	Cul-De-Sac	10/18/2006
1015	1	Offset Cul-De-Sac	10/18/2006
1016	1	Standard Knuckle (Intersection and "L" Shape Design)	10/18/2006
1017	4	Street Lights	11/30/2022
1018	1	Access Management Requirements	2/6/2024



CITY OF FONTANA DESIGN STANDARDS

Link to Location on City Website:

<https://www.fontanaca.gov/3483/Design-and-Construction-Standards>

STD #	SHEETS	SECTION 2000 - SEWER	DATE APPROVED
2000	2	Standard Manhole Frame, Cover & Collar	7/20/2023
2001	2	Standard Manhole Cast in Place for Sewer	1/8/2008
2002	1	Standard Drop Manhole for 6" to 36" Pipe	10/18/2006
2003	1	Typical Sewer Manhole Bases	5/12/2016
2004	1	Sewer Terminal Cleanout	10/18/2006
2005	1	Sewer Lateral Cleanout	12/15/2014
2006	1	Concrete Sewer Cleanout Box	10/18/2006
2007	1	Plastic Sewer Cleanout Box	10/18/2006
2008	2	Sewer Saddle	10/18/2006
2009	2	Pipe Bedding Detail for PVC and VCP Sewers	10/20/2020



CITY OF FONTANA DESIGN STANDARDS

Link to Location on City Website:

<https://www.fontanaca.gov/3483/Design-and-Construction-Standards>

STD #	SHEETS	SECTION 3000 - STORM DRAIN	DATE APPROVED
3000	1	Discharge Structure	10/18/2006
3001	1	Under Sidewalk Drain	10/18/2006
3002	1	Residential Curb Drain	10/18/2006
3003	3	Local Depressions at Catch Basins	10/18/2006
3004	2	Curb Opening Catch Basin	10/18/2006
3005	2	Monolithic Catch Basin Connection	10/18/2006
3006	2	Grate Catch Basin Reinforcement	10/18/2006
3007	6	Catch Basin Face Plate Assembly and Protection Bar	10/18/2006
3008	2	Catch Basin Manhole Frame and Cover	10/18/2006
3009	2	Junction Structure Pipe to Pipe (ID < 24")	10/18/2006
3010	2	Junction Structure Pipe to Pipe Inlet ID < 24" or OD > 1/2 Main Line ID	10/18/2006
3011	4	Manhole Pipe to Pipe (Large Side Inlet)	10/18/2006
3012	4	Manhole Pipe to Pipe (ID = 36" or Larger)	10/18/2006
3013	3	Manhole Pipe to Pipe (One or Both Main Line ID's 33" or Smaller)	10/18/2006
3014	2	Manhole Shaft with Eccentric Reducer	10/18/2006
3015	2	Manhole Shaft 36" Without Reducer	10/18/2006
3016	2	Pressure Manhole Shaft with Eccentric Reducer	10/18/2006
3017	2	Pressure Manhole Shaft and Pressure Plate Detail 36" Without Reducer	10/18/2006
3018	2	Manhole Frame & Cover Pressure Type	10/18/2006
3019	2	24" Manhole Frame and Cover	10/18/2006
3020	1	Headwall - Wing Type	10/18/2006
3021	3	Trash Rack Inclined	10/18/2006
3022	2	Concrete Collar for RCP 12" Through 72"	10/18/2006
3023	2	36" Manhole Frame and Cover	10/18/2006
3024	2	Steel Step	10/18/2006
3025	3	Pipe Connections to Existing Storm Drains	10/18/2006
3026	2	Transition Structure Pipe to Pipe	10/18/2006
3027	2	Standard Manhole Frame, Cover & Collar	8/10/2023



CITY OF FONTANA DESIGN STANDARDS

Link to Location on City Website:

<https://www.fontanaca.gov/3483/Design-and-Construction-Standards>

STD #	SHEETS	SECTION 4000 - TRAFFIC	DATE APPROVED
4000	1	Barricade, End-Of-Roadway	10/18/2006
4001	2	Speed Humps	7/20/2022
4002	N/A	Not Used	
4003	4	Sign Installation (Ground Mount)	2/24/2022

STD #	SHEETS	SECTION 4100 - TRAFFIC SIGNAL	DATE APPROVED
4100	1	Cabinet Foundation, Type R	12/10/2015
4101	2	Video Detection (Solo Terra, RVP2, Iteris)	7/20/2018
4102	6	Sign Installation (Overhead Street Name)	2/24/2022
4103	2	P48 Pull Box Details	11/13/2019
4104	1	CCTV Camera/Cable Installation and Orientation	4/7/2021
4105	1	Loop, Traffic Detection, Type QC	1/29/2018



CITY OF FONTANA DESIGN STANDARDS

Link to Location on City Website:

<https://www.fontanaca.gov/3483/Design-and-Construction-Standards>

STD #	SHEETS	SECTION 5000 - LANDSCAPE	DATE APPROVED
5001	1	Typical Hose Connection	10/18/2006
5002	1	Controller Placement Detail	10/18/2006
5003	1	Rain Sensor	10/18/2006
5004	1	Rain Guard	10/18/2006
5005	3	Irrigation Controller	3/15/2022
5006	1	Tipping Bucket	10/18/2006
5007	2	Typical Backflow "Fertilization"	12/2/2019
5008	1	Typical Backflow "Private"	10/18/2006
5009	1	Typical Backflow	10/18/2006
5010	1	Flow Meter/Master Valve	3/15/2022
5011	1	Typical Brass Remote Control Valve Detail	3/15/2022
5012	1	Automatic Antisiphon Valve	10/18/2006
5013	1	Wire Connector	10/18/2006
5014	1	Wire Connector	10/18/2006
5015	1	Trenching Detail	10/18/2006
5016	1	Piping and Wiring	10/18/2006
5017	1	Splice Box Assembly	3/15/2022
5018	1	Sleeving Detail	10/18/2006
5019	1	Gate Valve	3/15/2022
5020	1	Thrust Block Assembly	10/18/2006
5021	1	Quick Coupler	3/15/2022
5022	1	Swing Joint	10/18/2006
5023	1	Lawn 4", 6" 8" Shrub Pop-up Head	10/18/2006
5024	1	Hi Popup Shrub Head	10/18/2006
5025	1	Shrub Spray Head	10/18/2006
5026	1	Bubbler Head	10/18/2006
5027	1	Shrub Rotor	10/18/2006
5028	1	Irrigation at Top of Slope	10/18/2006



CITY OF FONTANA DESIGN STANDARDS

Link to Location on City Website:

<https://www.fontanaca.gov/3483/Design-and-Construction-Standards>

STD #	SHEETS	SECTION 6000 - MISCELLANEOUS	DATE APPROVED
6000	1	Gate Valve Adjustments	10/18/2006
6001	4	Blue Dot Marker Placement	10/18/2006
6002	2	Storm Drain Inlet Signage	10/18/2006
6003	2	Project Sign	11/7/2022
6004	2	Sewer and Storm Drain Easement Widths	10/18/2006
6005	1	Underground Utility Locations	2/6/2024

APPENDIX II

SOLID WASTE DISPOSAL AND RECYCLING REPORT

Fontana Construction & Demolition Disposal Regulations

Per City Code [Sec. 24-15 (a)], self-hauling of refuse from a construction or demolition site is not permitted. Contractors/homeowners wishing to self-haul recyclable materials must own the collection container and vehicle that the recyclable materials are hauled in, and obtain a self-haul permit from the City.

Residential C&D Projects

Temporary Containers (7-day rental) for construction & demolition or clean-up projects can only be ordered from the City's Franchised hauler, Burrtec Waste Industries. Containers should be entirely on residential property and should not extend into the public right-of-way. Call Code Compliance Department for permission if container will be on property for longer than two weeks. Residential properties that are part of a Homeowners Association (HOA) may have to obtain approval for placement of temporary containers from the HOA.

Multi-Family, Commercial, and Industrial C&D Projects

Temporary Containers (7-day rental) and Permanent Containers for construction & demolition projects can be ordered from the City's Franchised hauler, Burrtec Waste Industries.

Burrtec Construction and Demolition Processing Facilities

To get started please call: (909) 822-9739

Burrtec Fontana Division

9820 Cherry Ave. • Fontana, CA 92335

West Valley MRF - (909) 889-0911

13373 Napa Street • Fontana, CA 92335

Agua Mansa MRF - (951) 786-0655

1830 Agua Mansa Road • Riverside, CA 92509

Important Phone Numbers

Building & Safety	(909) 350-7640
Code Compliance.....	(909) 854-8020
Economic Development	(909) 350-6741
Engineering.....	(909) 350-7610
Planning.....	(909) 350-7640
Police Department (Office Hours).....	(909) 350-7740
Police Department (Non-emergency 24-hour).....	(909) 350-7700
Public Works	(909) 350-6760
Mid-Valley Landfill Info.	386-8701
CA Recycling Info.....	1-800-CLEAN-UP
CA Redemption Center Info	1-800-732-9253
Co. Household Haz. Waste	1-800-645-9228
Commercial Hazardous Waste Waste Exchange Program	
SB Co. Environmental Health.....	884-4056
Pest Control	

City of Fontana Construction & Demolition Recycling Program



BURRTEC
"We'll Take Care Of It"

www.burrtec.com



Why Recycle Construction and Demolition Debris?

Reuse and recycling of C&D materials is a key component of sustainable or green building construction. The efficient use of resources is a fundamental principal of green building construction. This means reducing, reusing and recycling most if not all material that remain after a construction or renovation project. Many of these materials can be reused or recycled, thus prolonging our supply of natural resources and potentially saving money in the process.

How Do I Start?

There are many ways to recycle and reduce waste on your job site. The following are some basic recommendations:

Plan Ahead - Prior to starting your project, contact Burrtec to find out what options will work best for your site. Planning ahead will assist in diverting as much material as possible and as cost effectively as possible.

Source Separation - Provide one container on your site for one specific kind of material, such as wood, concrete, asphalt, cardboard, landscaping or metal.

Mixed Recycling Containers - Providing one container for mixed recyclables is ideal for projects with space limitations or that generate a large amount of varied materials at once.

Reuse or Donations - Depending on the characteristics of your project, you may have the opportunity to reuse or donate items.

What is LEED and CALGreen?

Leadership in Energy and Environmental Design, LEED, is helping to deliver energy and water efficient, healthy, environmentally-friendly, cost saving buildings, homes and communities. Projects earn points to satisfy green building requirements. Within each of the LEED credit categories, projects must satisfy prerequisites and earn points. The number of points the project earns determines its level of LEED certification. For the purposes of Solid Waste and Recycling, these points are in the area of Materials & Resources credits which encourage using sustainable building materials and reducing waste. Other credit categories include, sustainable sites, water efficiency, energy and atmosphere, and indoor environmental quality.

CALGreen is the California statewide Green Building Code. It is composed of several parts. The basic CALGreen code, which is mandatory, must be adopted by all local jurisdictions prior to January 1, 2017. For the purposes of Solid Waste and Recycling, a project site must divert at least 65% of construction waste from the landfill.

How Burrtec Will Help

Burrtec's C&D program assists in meeting new State regulations that require construction and demolition projects to divert 65% of C&D materials from local landfills. Burrtec can facilitate compliance, providing a minimum of 77% waste diversion guarantee on construction and demolition mixed waste disposal at our West Valley Material Recovery Facility. The program also helps to comply with local ordinance requirements, LEED certification and CalGreen building standards. Burrtec is a one stop solution for your C&D material; we can take care of it all or meet specific needs. Burrtec will partner with customers to develop on-site solutions, provide equipment, transport the material, process the material and report diversion and recycling data.

Typical Construction and Demolition Material

- Wood (tree trimmings, construction/demo wood, palm, cabinets, furniture)
- Mixed C&D
- Inerts (concrete, brick, gravel)
- Asphalt based – composite roofing
- Metal
- Tires
- Cardboard
- Injection molded plastic
- Mattresses
- Gypsum wall board
- Carpet and pad

Types of Containers



1.5 - 3 yard
temporary and
permanent bins



10 - 40 yard debris roll-off boxes

City of Fontana

SOLID WASTE DISPOSAL AND RECYCLING REPORT



1	Project Name:		Type of Work:		Ongoing Report <input type="checkbox"/>		Final Annual Report <input type="checkbox"/>		
	Contract Number:		Co./Rte/PM		Report for Calendar Year _____ [Note: Separate reports needed for each calendar year]				
	Contractor Name:		Phone Number:		Fax:				
	Street Address		City, State, Zip						
	Contractor Certification: I certify under penalty of perjury that the information provided in this form is complete and accurate.								
Signature:		Print Name and Title:				Date of Report:			
*NOTE: Earth and rock material must not be reported as either waste material diverted from or disposed of in landfills.									
2	NAME AND LOCATION OF RECYCLING OR DISPOSAL FACILITY (OR ENTER "REUSED" FOR MATERIALS GENERATED AND REUSED ON THIS JOB)		CHECK IF LANDFILL	CHECK IF RECYCLER	TYPE OF MATERIAL (Enter a letter for each type on a separate line): A = Asphalt Concrete; C = Concrete; M = Metal; D = Mixed Debris; W = Wood/Cleared Vegetation; O = Other [Please Describe] [†] *See note above	TYPE OF ACTIVITY (Enter one activity per line) 1 = Source - Separated Materials Recycling 2 = On-Site Reuse 3 = Mixed Debris Recycling 4 = Reuse of Salvageable Items 5 = Disposal at Landfill or Transfer to Station 6 = Other [Please Describe] ^{††}	AMOUNT TAKEN TO LANDFILL (TONS)	AMOUNT DIVERTED FROM LANDFILLS TO A RECYCLING FACILITY (TONS)	AMOUNT GENERATED AND THEN REUSED ON THIS JOB (TONS)
	[†] Describe Material:								
^{††} Describe the Activity:									
3	I have reviewed the information submitted in this report for completeness.								
	Resident Engineer's Name (Please Print):					Phone Number:			
	Signature:					Date:			

City of Fontana

SOLID WASTE DISPOSAL AND RECYCLING REPORT - INSTRUCTIONS

Section 1: To be completed by the contractor

Project Name: Give a brief description of the project, e.g., "Route 1 widening in Fort Bragg, CA"

Type of Work: Enter a general work description, e.g. "AC Grinding"

Ongoing Report: Checking this box means this is an annual report for a continuing project. More reports will follow this one

Final Annual Report: Checking this box means this report is for the calendar year of contract acceptance

Contract Number: Enter District/EA

Co./Rte/PM: Enter County/Route/Post-Mile

Report for Calendar Year: The calendar year for which data was collected - January 1 to December 31 [Note: This report is an annual report. A separate report is needed for each calendar year]

Company Information: Contractor Name, Phone Number, Fax Number, Street Address, City, State and Zip

Contractor Certification: I certify under penalty of perjury that the information provided in this form is complete and accurate.

Contractor should verify the data entered on this form, then sign the report and print your name, title, and date.
Return this report to the resident engineer by January 15 of each calendar year or within 15 days of contract acceptance.

Section 2: To be completed by the contractor

To count towards diversion, "solid waste" is defined as including any solid waste which would normally be disposed of at a disposal facility (PRC Section 41781 (b))

***NOTE: Earth and rock material must not be reported as either waste material diverted from or disposed of in landfills.**

NAME AND LOCATION OF RECYCLING OR DISPOSAL FACILITY (or enter "reused" for materials generated and reused on this job)

Each address should be checked as either landfills or recycler. When using a recycling facility that exists inside a landfill, check recycler and do not check landfill. When the solid waste is generated and reused on the job, the word "Reused" should be entered in place of the address.

TYPE OF MATERIAL Enter a letter for each type on a separate line:

A = Asphalt Concrete, C = Concrete; M = Metal; D = Mixed Debris; W = Wood/Cleared Vegetation; O = Other

[Describe the material when "Other" is selected][†]

TYPE OF ACTIVITY Enter a number for each activity one per line:

1 = Source-Separated Materials Recycling; 2 = On-Site Reuse; 3 = Mixed Debris Recycling; 4 = Reuse of Salvageable Items;

5 = Disposal at Landfill or Transfer to Station; 6 = Other [Describe the activity when "Other" is selected]^{††}

AMOUNT TAKEN TO LANDFILL (Tons): Enter the amount of any solid waste, in tons, that is generated on this project and taken to a landfill.

AMOUNT DIVERTED FROM LANDFILLS TO A RECYCLING FACILITY (Tons): Enter the amount of any solid waste, in tons, that is generated on this project and taken to a recycling facility.

Solid waste from this job that is used in other projects, given to other agencies (county, city, etc.) or given to private individuals for reuse will be entered as taken to a recycling facility. In this case, check the activity as "Other" and describe who gets the solid waste in the row for other activity. (e.g. given to county, city or developer)

AMOUNT GENERATED AND THEN REUSED ON THIS JOB (Tons): Enter the amount of any solid waste, in tons, that is generated on this project and then reused.

TOTAL SOLID WASTE FROM EACH JOB SHOULD APPROXIMATE THE SUM OF THE THREE QUANTITIES ABOVE.

For calculating weights, some volume to weight conversions may be needed. These conversion factors may be found at the California Integrated Waste Management Board's (CIWMB) web site at:

<http://www.ciwmb.ca.gov/LGLibrary/DSG/AppendixI.htm#Conversion>

Section 3: To be completed by the resident engineer

I have reviewed the information submitted in this report for completeness.

Resident engineer please review the report. If the form is complete, sign and print your name, phone number, and date.
Discuss and resolve with the contractor any deficiency on the form.

APPENDIX III

GEOTECHNICAL INVESTIGATION



LIMITED GEOTECHNICAL INVESTIGATION

PROPOSED RENOVATION
OF EXISTING STRUCTURE
11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPTEMBER 26, 2025
PROJECT NO. W2166-99-01

PREPARED FOR:

Borders Architects
Costa Mesa, California



Project No. W2166-99-01
September 26, 2025

Borders Architects
1675 Scenic Avenue, Suite 210
Costa Mesa, CA 92626

Subject: LIMITED GEOTECHNICAL INVESTIGATION
PROPOSED RENOVATION OF EXISTING STRUCTURE
11109 JASMINE STREET, FONTANA, CALIFORNIA

Ladies and Gentlemen:

In accordance with your authorization of our proposal dated April 25, 2025, we have performed a limited geotechnical investigation for the proposed renovation of the structure located at 11109 Jasmine Street in the City of Fontana, California. The accompanying report presents the findings of our study and our conclusions and recommendations pertaining to the geotechnical aspects of the proposed improvements. Based on the results of our investigation, it is our opinion that the project can proceed as proposed, provided the recommendations of this report are followed and implemented during design and construction.

If you have any questions regarding this report, or if we may be of further service, please contact the undersigned.

Very truly yours,

GEOCON WEST, INC.



Andrew Sover, M.S.
PE 92879



Jelisa Adams
GE 3092

(email) Addressee

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LIMITATIONS AND UNIFORMITY OF CONDITIONS

LIST OF REFERENCES

MAPS AND ILLUSTRATIONS

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Figure 3, Percolation Test Results

APPENDIX A

FIELD INVESTIGATION

Figures A1 through A3, Boring Logs

APPENDIX B

LABORATORY TESTING

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Figures B4 through B6, Consolidation Test Results

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Figure B8, Modified Compaction Test Results

Figure B9, Corrosivity Test Results

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APPENDIX C

S-WAVE SEISMIC SURVEY REPORT

LIMITED GEOTECHNICAL INVESTIGATION

1. PURPOSE AND SCOPE

This report presents the results of a limited geotechnical investigation for the proposed renovation of the structure located at 11109 Jasmine Street in Fontana, California (see Vicinity Map, Figure 1). The purpose of the investigation was to evaluate subsurface soil and geologic conditions underlying the site and, based on conditions encountered, to provide conclusions and recommendations pertaining to the geotechnical aspects of proposed design and construction.

The scope of this investigation included a site reconnaissance, field exploration, laboratory testing, engineering analysis, and the preparation of this report. The site was explored on August 13, 2025, by excavating three 3-inch-diameter borings using hand auger and manual equipment to depths of 7½ to 8½ feet beneath the ground surface. Additionally, percolation testing was performed to measure the infiltration rate of site soils. The approximate locations of the exploratory borings are depicted on the Site Plan (see Figure 2). A detailed discussion of the field investigation, including boring logs, is presented in Appendix A.

Laboratory tests were performed on selected soil samples obtained during the investigation to evaluate pertinent physical and chemical soil properties. Appendix B presents a summary of the laboratory test results.

The recommendations presented herein are based on analysis of the data obtained during the investigation and our experience with similar soil and geologic conditions. References reviewed to prepare this report are provided in the *List of References* section.

If project details vary significantly from those described herein, Geocon should be contacted to determine the necessity for review and possible revision of this report.

2. SITE AND PROJECT DESCRIPTION

The subject site is located at 11109 Jasmine Street in the City of Fontana, California. The site is occupied by a 35,000 square foot single-story with mezzanine, 24-foot tall raised ceiling industrial building with a sunken truck loading dock, associated paved parking, and isolated planters and landscape areas. The site is bounded by industrial building to the north and south, by an undeveloped dirt lot to the east with power lines, and by Jasmine Street to the west. The site is relatively level except for the west and southwest corner which descends approximately 2 to 3 feet to Jasmine Street. Surface water drainage at the site appears to flow to the city streets.

Based on the information provided by the Client, it is our understanding that the proposed project will consist of renovating the existing structure to provide infrastructure for conversion of the facility to a housing facility to serve the homeless population. At the time of issuing this report, no major structural improvements to the existing structure are anticipated. Plans depicting the existing site conditions are provided on the Site Plan (see Figure 2).

Once the design phase and foundation loading configuration proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Any changes in the design, location or elevation of any structure, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

3. SOIL AND GEOLOGIC CONDITIONS

Based on published geologic maps of the area, the site is underlain by artificial fill and Holocene-age alluvial fan deposits that consist of combinations of poorly graded sands with lesser amounts of gravel (California Geological Survey, 2012). Detailed stratigraphic profiles of the materials encountered at the site are provided on the boring logs in Appendix A.

3.1 Artificial Fill

Artificial fill was encountered in our explorations to a maximum depth of 2 feet below the existing ground surface. The artificial fill generally consists of light to dark brown silty sand with fine gravel which can be characterized as dry to slightly moist, medium dense. The fill is likely the result of past grading or construction activities at the site. Deeper fill may exist between excavations and in other portions of the site that were not directly explored.

3.2 Alluvium

Holocene-age alluvial fan deposits were encountered beneath the fill in each boring to the maximum depth explored of 8½ feet below the existing ground surface. The alluvium generally consists of light brown to dark brown sand and silty sand, with varying amounts of fine to coarse gravel throughout. The alluvial soils are characterized as dry to moist and medium dense to very dense.

4. GROUNDWATER

Groundwater level information for the site and site vicinity was obtained from available state groundwater monitoring well information from the California Department of Water Resources (CDWR) and the Chino Basin Watermaster (CBW).

Data from the CDWR indicates the closest groundwater monitoring well to the site is Well No. CHINO-1002254, located approximately $\frac{1}{2}$ mile to the northwest (CDWR, 2025). Groundwater level data for this well were available for the monitoring period between 2008 and 2025. Based on the available data, the depth to groundwater has been greater than 250 feet below the existing ground surface for the reported monitoring period. The most recent groundwater level measured in this well was at a depth of approximately 284 feet in March of 2025.

Groundwater was not encountered in our field explorations, drilled to a maximum depth of $8\frac{1}{2}$ feet below the existing ground surface. Based on the historic groundwater levels in the site vicinity (CDWR, 2025; CBW, 2022), the lack of groundwater encountered in our borings, groundwater is neither expected to be encountered nor have a detrimental effect on the project. However, it is not uncommon for groundwater levels to vary seasonally or for groundwater seepage conditions to develop where none previously existed, especially in impermeable fine-grained soils which are heavily irrigated or after seasonal rainfall. In addition, recent requirements for stormwater infiltration could result in shallower seepage conditions in the immediate site vicinity. Proper surface drainage of irrigation and precipitation will be critical for the future performance of the project. Recommendations for drainage are provided in the Surface Drainage section of this report (see Section 6.13).

5. SEISMIC DESIGN CRITERIA

The following table summarizes the site-specific design criteria obtained from the 2022 California Building Code (CBC; Based on the 2021 International Building Code [IBC] and ASCE 7-16), Chapter 16 Structural Design, Section 1613 Earthquake Loads. The data was calculated using the online application U.S. Seismic Design Maps, provided by the Structural Engineers Association of California (SEAOC). The short spectral response uses a period of 0.2 seconds. The site class was evaluated based on the site-specific measurement of shear wave velocity described in Appendix C herein. The values presented on the following page are for the risk-targeted maximum considered earthquake (MCE_R).

2022 CBC SEISMIC DESIGN PARAMETERS

Parameter	Value	2022 CBC Reference
Site Class	C	Section 1613.2.2
MCE _R Ground Motion Spectral Response Acceleration – Class B (short), S_s	1.687g	Figure 1613.2.1(1)
MCE _R Ground Motion Spectral Response Acceleration – Class B (1 sec), S_1	0.623g	Figure 1613.2.1(2)
Site Coefficient, F_A	1.2	Table 1613.2.3(1)
Site Coefficient, F_V	1.4	Table 1613.2.3(2)
Site Class Modified MCE _R Spectral Response Acceleration (short), S_{MS}	2.024g	Section 1613.2.3 (Eqn 16-20)
Site Class Modified MCE _R Spectral Response Acceleration – (1 sec), S_{M1}	0.872g	Section 1613.2.3 (Eqn 16-21)
5% Damped Design Spectral Response Acceleration (short), S_{DS}	1.35g	Section 1613.2.4 (Eqn 16-22)
5% Damped Design Spectral Response Acceleration (1 sec), S_{D1}	0.581g	Section 1613.2.4 (Eqn 16-23)

The table below presents the mapped maximum considered geometric mean (MCE_G) seismic design parameters for projects located in Seismic Design Categories of D through F in accordance with ASCE 7-16.

ASCE 7-16 PEAK GROUND ACCELERATION

Parameter	Value	ASCE 7-16 Reference
Mapped MCE _G Peak Ground Acceleration, PGA	0.714g	Figure 22-9
Site Coefficient, F_{PGA}	1.2	Table 11.8-1
Site Class Modified MCE _G Peak Ground Acceleration, PGA_M	0.856g	Section 11.8.3 (Eqn 11.8-1)

accordance with ASCE 41-17 Section 2.4.1.7, we have also performed an evaluation of the hazard due to ground shaking in accordance with the general procedure for the specified Earthquake Hazard Levels.

ASCE 41-17 GENERAL SEISMIC DESIGN PARAMETERS

Parameter	Value
Spectral Response Acceleration (short) $S_{XS, BSE-2N}$	2.024g
Spectral Response Acceleration (1 sec) $S_{X1, BSE-2N}$	0.872g
Spectral Response Acceleration (short) $S_{XS, BSE-1N}$	1.35g
Spectral Response Acceleration (1 sec) $S_{X1, BSE-1N}$	0.581g
Spectral Response Acceleration (short) $S_{XS, BSE-2E}$	1.302g
Spectral Response Acceleration (1 sec) $S_{X1, BSE-2E}$	0.477g
Spectral Response Acceleration (short) $S_{XS, BSE-1E}$	0.713g
Spectral Response Acceleration (1 sec) $S_{X1, BSE-1E}$	0.241g

Conformance to the criteria in the above tables for seismic design does not constitute any kind of guarantee or assurance that significant structural damage or ground failure will not occur if a large earthquake occurs. The primary goal of seismic design is to protect life, not to avoid all damage, since such a design may be economically prohibitive.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 General

- 6.1.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed improvements provided the recommendations presented herein are followed and implemented during design and construction.
- 6.1.2 Up to 2 feet of existing artificial fill was encountered during the site investigation. The existing fill encountered is believed to be the result of past grading and construction activities at the site. Deeper fill may exist in other areas of the site that were not directly explored. Future demolition of existing improvements which occupy the site will likely disturb the upper few feet of soil below those existing improvements. The depth of existing artificial fill should be field verified by Geocon during foundation excavations and construction activities. It is our opinion that the existing fill, in its present condition, is suitable for continued support of the existing foundations and structural loads, as well as existing concrete slabs-on-grade and replacement slab sections. However, the existing fill is not considered suitable for direct support of new foundations. The existing fill and site soils are suitable for re-use as engineered fill provided the recommendations in the Grading section of this report are followed (see Section 6.4).
- 6.1.3 Based on these considerations, where new footings are required for support of the proposed improvements, conventional foundations deriving support in undisturbed alluvial soils found at and below a depth of 2 feet below the existing ground surface. Foundations should be deepened as necessary to penetrate through any unsuitable soils and derive support exclusively in the competent alluvial soils. All foundation excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon) prior to placement of steel or concrete. Recommendations for the design of a conventional foundation system are provided in Section 6.6.
- 6.1.4 Where new foundations are constructed immediately adjacent to existing foundations, the new foundation should be deepened to match the depth of the existing foundation to prevent a surcharge on the existing foundation.

- 6.1.5 Where proposed foundations will be deeper than an existing foundation, the new foundation must be designed to resist the surcharge imposed by the existing foundation. The surcharge area may be defined by a 1:1 projection down and away from the bottom of the existing foundation.
- 6.1.6 Excavations up to 5 feet in vertical height may be required during construction. Performing open excavations adjacent to or deeper than the existing improvements could potentially remove vertical or lateral support which is not permissible. Excavation immediately adjacent to existing improvements may require special excavation measures in order to maintain lateral support of the existing improvements. Recommendations for Temporary Excavations are provided in Section 6.11.
- 6.1.7 Foundations for small outlying structures, such as non-retaining block walls up to 6 feet high, planter walls or trash enclosures, which will not be tied-in to the existing or proposed structures, may be supported on conventional foundations bearing on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and proper compaction cannot be performed, foundations may derive support directly in the undisturbed alluvial soils at or below a depth of 24 inches and should be deepened as necessary to maintain a minimum 12 inch embedment into recommended bearing materials. If the soils exposed in the excavation bottom are soft or loose, compaction of the soft soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved in writing by a Geocon representative.
- 6.1.8 Where new paving is to be placed, it is recommended that existing fill soils and soft alluvial soils be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of existing fill in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable soils may experience increased settlement and/or cracking, and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper 12 inches of soil should be scarified and properly compacted for paving support. Paving recommendations are provided in the *Preliminary Pavement Recommendations* section of this report (see Section 6.10).
- 6.1.9 Based on the results of the percolation testing, stormwater infiltration is considered feasible for this project. Discussion on the percolation test results are provided in Section 6.12.

- 6.1.10 Once the design and foundation loading configuration for the proposed structure proceeds to a more finalized plan, the recommendations within this report should be reviewed and revised, if necessary. Based on the final foundation loading configurations, the potential for settlement should be re-evaluated by this office.
- 6.1.11 Any changes in the design, location or elevation, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.
- 6.1.12 The most recent ASTM standards apply to this project and must be utilized, even if older ASTM standards are indicated in this report.

6.2 Soil and Excavation Characteristics

- 6.2.1 The in-situ soils can be excavated with moderate effort using conventional excavation equipment. Due to the granular nature of the soils, moderate to excessive caving should be anticipated in vertical excavations. In addition, the contractor should also be aware that formwork may be required to prevent caving during foundation excavations.
- 6.2.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly shored and maintained in accordance with applicable OSHA rules and regulations to maintain safety and maintain the stability of existing adjacent improvements.
- 6.2.3 All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load. Penetrations below this 1:1 projection will require special excavation measures such as sloping or shoring. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 6.11).
- 6.2.4 The upper five feet of existing site soils encountered during the investigation are considered to have a “very low” expansive potential ($EI = 0$) and are classified as “non-expansive” in accordance with the 2022 California Building Code (CBC) Section 1803.5.3. The recommendations presented herein assume that foundations and slabs will derive support in these materials.

6.3 Minimum Resistivity, pH, and Water-Soluble Sulfate

- 6.3.1 Potential of Hydrogen (pH) and resistivity testing as well as chloride content testing were performed on representative samples of soil to generally evaluate the corrosion potential to surface utilities. The tests were performed in accordance with California Test Method Nos. 643 and 422 and indicate that the soils are considered “moderately corrosive” with respect to corrosion of buried ferrous metals on site. The results are presented in Appendix B (Figure B9) and should be considered for design of underground structures.
- 6.3.2 Laboratory tests were performed on representative samples of the on-site soil to measure the percentage of water-soluble sulfate content. Results from the laboratory water-soluble sulfate tests are presented in Appendix B (Figure B9) and indicate that the on-site soil possess a sulfate exposure class of “S0” to concrete structures as defined by 2022 CBC Section 1904 and ACI 318-19 Chapter 19.
- 6.3.3 Geocon West, Inc. does not practice in the field of corrosion engineering and mitigation. If corrosion sensitive improvements are planned, it is recommended that a corrosion engineer be retained to evaluate corrosion test results and incorporate the necessary precautions to avoid premature corrosion of buried metal pipes and concrete structures in direct contact with the soils.

6.4 Grading

- 6.4.1 Grading is anticipated to include excavation of site soils for new foundations (if any), slabs, and utility trenches and placement of backfill for utility trenches.
- 6.4.2 A preconstruction conference should be held at the site prior to the beginning of excavation operations with the owner, contractor, civil engineer, geotechnical engineer, and building official in attendance. Special soil handling requirements can be discussed at that time.
- 6.4.3 Earthwork should be observed, and compacted fill tested by representatives of Geocon West, Inc. The existing fill and alluvial soil encountered during exploration are suitable for re-use as an engineered fill, provided any encountered oversize material (greater than 6 inches) and any encountered deleterious debris are removed.

- 6.4.4 Grading should commence with the removal of existing vegetation and existing improvements from the area to be graded. Deleterious debris such as wood and root structures should be exported from the site and should not be mixed with the fill soils. Asphalt and concrete should not be mixed with the fill soils unless approved by the Geotechnical Engineer. Existing underground improvements planned for removal should be excavated and the resulting depressions properly backfilled in accordance with the procedures described herein. Once a clean excavation bottom has been established it must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.).
- 6.4.5 Where new foundations are constructed, it is recommended that foundations penetrate through the existing fill and derive support exclusively in the undisturbed alluvial soils found at and below a depth of 2 feet below the existing ground surface. The presence of existing artificial fill in proposed foundation excavations must be field verified by Geocon during construction activities. Foundations should be deepened as necessary to penetrate through the existing artificial fill at the direction of the Geotechnical Engineer.
- 6.4.6 Performing open excavations adjacent to and deeper than existing foundations could potentially remove lateral support and/or undermine the existing foundations and are not acceptable. Excavation for grading and/or construction of new foundations adjacent to existing foundations will require special excavation measures. Recommendations for temporary excavations are provided in Section 6.11.
- 6.4.7 Where new concrete slab-on-grade is to be constructed, it is recommended that any soils disturbed during construction activities be properly compacted for slab support.
- 6.4.8 All excavations must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).
- 6.4.9 Fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to optimum moisture content, and properly compacted to a minimum 90 percent of the maximum dry density in accordance with ASTM D 1557 (latest edition).
- 6.4.10 Although not anticipated for this project, all imported fill should be observed, tested, and approved by Geocon West, Inc. prior to bringing soil to the site. Import fill should consist of the characteristics presented in the table below.

SUMMARY OF IMPORT FILL RECOMMENDATIONS

Soil Characteristic	Values
Expansion Potential	"Very Low" (Expansion Index of 20 or less)
Particle Size	Maximum Dimension Less Than 6 Inches
	Free of Debris
Corrosivity	Less Detrimental Than Existing Onsite Soils

- 6.4.11. Where new paving is to be placed, it is recommended that existing fill and soft alluvium be excavated and properly compacted for paving support. As a minimum, the upper 12 inches of soil should be scarified, moisture conditioned to near to slightly above optimum moisture content, and compacted to at least 95 percent relative compaction, as determined by ASTM D 1557 (latest edition). Paving recommendations are provided in *Preliminary Pavement Recommendations* section of this report (see Section 6.10).
- 6.4.12. Foundations for small outlying structures, such as non-retaining block walls up to 6 feet high, planter walls or trash enclosures, which will not be tied to the proposed building, may be supported on conventional foundations deriving support on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and proper compaction cannot be performed, foundations may derive support directly in the undisturbed alluvial soils at and below a depth of 24 inches below the existing ground surface and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials. If the soils exposed in the excavation bottom are soft or loose, compaction of the soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative.
- 6.4.13. Utility trenches should be properly backfilled in accordance with the following requirements. The pipe should be bedded with clean sands (Sand Equivalent greater than 30) to a depth of at least 1 foot over the pipe, and the bedding material must be inspected and approved in writing by the Geotechnical Engineer (a representative of Geocon). The use of gravel is not acceptable unless used in conjunction with filter fabric to prevent the gravel from having direct contact with soil. The remainder of the trench backfill may be derived from onsite soil or approved import soil, compacted as necessary, until the required compaction is obtained. The use of minimum 2-sack slurry as backfill is also acceptable. Prior to placing any bedding materials or pipes, the excavation bottom must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).

- 6.4.14 All trench and foundation excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing bedding materials, fill, steel, gravel, or concrete.

6.5 Existing Foundations

- 6.5.1 Historic plans depicting the existing foundation system were not available. Additionally, existing footing dimensions and geologic materials providing foundation support were not verified by Geocon. Additional site exploration, consisting of test pits performed within the interior of the structure, may be warranted if confirmation of existing foundation dimensions is needed.
- 6.5.2 Based on the shear strength of the supporting soil as verified by laboratory direct shear testing, estimated bearing pressures are provided below for assumed minimum foundation dimensions.
- 6.5.3 Continuous footings with minimum dimensions of 12 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into competent soils may be evaluated for an allowable bearing capacity of 1,500 pounds per square foot (psf).
- 6.5.4 Isolated spread foundations with minimum dimensions of 24 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into competent soils may be evaluated for an allowable bearing capacity of 1,500 psf.
- 6.7.5 The soil bearing pressures above may be increased by 60 psf and 250 psf for each additional foot of foundation width and depth, respectively.
- 6.5.5 The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.

- 6.5.6 The project structural engineer should evaluate the existing foundations, existing building loads and proposed building loads. Where excess capacity remains, the existing foundations may be utilized for support of the proposed improvements. However, adding heavier loads to existing foundations could induce settlements on the existing foundations which could be detrimental to existing structural connections. Once existing and proposed load configurations become available, they should be provided to Geocon for additional settlement analyses. The structural engineer should evaluate the anticipated load configuration and resulting settlements and determine the necessity for new foundations. Recommendations for new foundations are provided in the following section. The project structural engineer should verify the suitability and reinforcement design for all existing and new footings.
- 6.5.7 Recommendations for new foundations are provided in the following section. The project structural engineer should verify the suitability and reinforcement design for all existing and proposed footings.

6.6 Foundation Design

- 6.6.1 Where new footings are constructed, conventional foundations deriving support in the undisturbed alluvial soils found at and below a depth of 2 feet below the existing ground surface may be used. Foundations should be deepened as necessary to penetrate through any existing artificial fill and unsuitable soils to derive support in the competent alluvial soils. The presence of existing artificial fill in proposed foundation excavations must be field verified by Geocon during construction activities.
- 6.6.2 Proposed foundations that are situated immediately adjacent to the existing foundations should be deepened as necessary to match the depth of the existing foundation to prevent a surcharge on the existing foundation.
- 6.6.3 Where proposed foundations will be deeper than the existing foundation, the proposed foundation must be designed to resist the surcharge imposed by the existing foundation. The surcharge area may be defined by a 1:1 projection up and away from the bottom of an existing foundation.

- 6.6.4 In order to minimize settlements to less than $\frac{1}{2}$ inch between existing and proposed foundations, a reduced bearing capacity is being recommended. Continuous footings may be designed for an allowable bearing capacity of 1,500 pounds per square foot (psf) and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into the recommended bearing materials. Isolated spread foundations may be designed for an allowable bearing capacity of 1,500 psf, and should be a minimum of 24 inches in width, 18 inches in depth below the lowest adjacent grade, and 12 inches into the recommended bearing materials.
- 6.6.5 The soil bearing pressures above may be increased by 250 psf and 500 psf for each additional foot of foundation width and depth, respectively.
- 6.6.6 The maximum allowable soil bearing pressure should be limited to 1,500 psf to reduce induced settlements to less than $\frac{1}{2}$ inch. Where settlements up to 1 inch are acceptable, a maximum allowable soil bearing pressure of 3,000 psf may be utilized.
- 6.6.7 The above foundation dimensions and minimum reinforcement recommendations are based on soil conditions and building code requirements only and are not intended to be used in lieu of those required for structural purposes.
- 6.6.8 The allowable bearing pressures may be increased by one-third for transient loads due to wind or seismic forces.
- 6.6.9 Once the design and foundation loading configurations for the proposed structure proceeds to a more finalized plan, the estimated settlements presented in this report should be reviewed and revised, if necessary.
- 6.6.10 No special subgrade presaturation is required prior to placement of concrete. However, the moisture in the foundation subgrade should be sprinkled as necessary to maintain a moist condition at the time of concrete placement.
- 6.6.11 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated. If unanticipated soil conditions are encountered, foundation modifications may be required.

- 6.6.12 This office should be provided with a copy of the final construction plans so that the excavation recommendations presented herein could be properly reviewed and revised if necessary.

6.7 Miscellaneous Foundations

- 6.7.1 Foundations for small outlying structures, such as non-retaining block walls up to 6 feet in height, planter walls or trash enclosures, which will not be tied to the proposed structure, may be supported on conventional foundations deriving support on a minimum of 12 inches of newly placed engineered fill which extends laterally at least 12 inches beyond the foundation area. Where excavation and compaction cannot be performed, foundations may derive support directly in the competent undisturbed alluvial soils at and below a depth of 24 inches and should be deepened as necessary to maintain a minimum 12-inch embedment into the recommended bearing materials.
- 6.7.2 If the soils exposed in the excavation bottom are soft, compaction of the soft soils will be required prior to placing steel or concrete. Compaction of the foundation excavation bottom is typically accomplished with a compaction wheel or mechanical whacker and must be observed and approved by a Geocon representative. Miscellaneous foundations may be designed for a bearing value of 1,500 psf and should be a minimum of 12 inches in width, 18 inches in depth below the lowest adjacent grade and 12 inches into the recommended bearing material. The allowable bearing pressure may be increased by up to one-third for transient loads due to wind or seismic forces.
- 6.7.3 Foundation excavations should be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to the placement of reinforcing steel and concrete to verify that the excavations and exposed soil conditions are consistent with those anticipated.

6.8 Lateral Design

- 6.8.1 Resistance to lateral loading may be provided by friction acting at the base of foundations, slabs and by passive earth pressure. An allowable coefficient of friction of 0.4 may be used with the dead load forces in the newly placed engineered fill or undisturbed alluvial soils.

- 6.8.2 Passive earth pressure for the sides of foundations and slabs poured against newly placed engineered fill or undisturbed alluvial soils may be computed as an equivalent fluid having a density of 250 pounds per cubic foot (pcf) with a maximum earth pressure of 2,500 psf. When combining passive and friction for lateral resistance, the passive component should be reduced by one-third. A one-third increase in the passive value may be used for wind or seismic loads.

6.9 Concrete Slabs-on-Grade

- 6.9.1 Unless specifically evaluated and designed by a qualified structural engineer, concrete slab-on-grades for structures should be a minimum of 4 inches of concrete reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions and positioned vertically near the slab midpoint. The concrete slab-on-grade may bear directly on the alluvium found at the excavation bottom. Any disturbed soils should be properly compacted for slab support.
- 6.9.2 Slabs-on-grade at the ground surface that may receive moisture-sensitive floor coverings or may be used to store moisture-sensitive materials should be underlain by a vapor retarder placed directly beneath the slab. The vapor retarder and acceptable permeance should be specified by the project architect or developer based on the type of floor covering that will be installed. The vapor retarder selection and design should be consistent with the guidelines presented in Section 9.3 of the American Concrete Institute's (ACI) Guide for Concrete Slabs that Receive Moisture-Sensitive Flooring Materials (ACI 302.2R-06) as well as ASTM E1745 and should be installed in general conformance with ASTM E 1643 (latest edition) and the manufacturer's recommendations. A minimum thickness of 15 mils extruded polyolefin plastic is recommended; vapor retarders which contain recycled content or woven materials are not recommended. The vapor retarder should have a permeance of less than 0.01 perms demonstrated by testing before and after mandatory conditioning is recommended. The vapor retarder should be installed in direct contact with the concrete slab with proper perimeter seal. If the California Green Building Code requirements apply to this project, the vapor retarder should be underlain by 4 inches of clean aggregate. It is important that the vapor retarder be puncture resistant since it will be in direct contact with angular gravel. As an alternative to the clean aggregate suggested in the Green Building Code, it is our opinion that the concrete slab-on-grade may be underlain by a vapor retarder over 4-inches of clean sand (sand equivalent greater than 30), since the sand will serve a capillary break and will minimize the potential for punctures and damage to the vapor barrier.

- 6.9.3 For seismic design purposes, a coefficient of friction of 0.40 may be utilized between concrete slabs and subgrade soils without a moisture barrier, and 0.15 for slabs underlain by a moisture barrier.
- 6.9.4 Exterior slabs for walkways and flatwork, not subject to traffic loads, should be at least 4 inches thick and reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions, positioned near the slab midpoint. Prior to construction of slabs, the upper 12 inches of subgrade should be moistened to near to slightly above optimum moisture content and properly compacted to at least 95 percent relative compaction, as determined by ASTM D 1557 (latest edition). Crack control joints should be spaced at intervals not greater than 10 feet and should be constructed using saw-cuts or other methods as soon as practical following concrete placement. Crack control joints should extend a minimum depth of one-fourth the slab thickness. Construction joints should be designed by the project structural engineer.
- 6.9.5 The moisture content of the slab subgrade should be maintained and sprinkled as necessary to maintain a moist condition as would be expected in any concrete placement.
- 6.9.6 The recommendations of this report are intended to reduce the potential for cracking of slabs due to settlement. However, even with the incorporation of the recommendations presented herein, foundations, stucco walls, and slabs-on-grade may exhibit some cracking due to minor soil movement and/or concrete shrinkage. The occurrence of concrete shrinkage cracks is independent of the supporting soil characteristics. Their occurrence may be reduced and/or controlled by limiting the slump of the concrete, proper concrete placement and curing, and by the placement of crack control joints at periodic intervals, in particular, where re-entrant slab corners occur.

6.10 Preliminary Pavement Recommendations

- 6.10.1 Where new paving is to be placed, it is recommended that existing fill and soft alluvium materials be excavated and properly compacted for paving support. The client should be aware that excavation and compaction of existing all artificial fill and soft alluvium in the area of new paving is not required; however, paving constructed over existing uncertified fill or unsuitable alluvium material may experience increased settlement and/or cracking and may therefore have a shorter design life and increased maintenance costs. As a minimum, the upper 12 inches of paving subgrade should be scarified, moisture conditioned to near optimum moisture content, and properly compacted to at least 95 percent relative compaction, as determined by ASTM D 1557 (latest edition).

- 6.10.2 The following pavement sections are based on an assumed R-Value of 35. Once site grading activities are complete an R-Value should be obtained by laboratory testing to confirm the properties of the soils serving as paving subgrade, prior to placing pavement.
- 6.10.3 The Traffic Indices listed below are estimates. Geocon does not practice in the field of traffic engineering. The actual Traffic Index for each area should be determined by the project civil engineer. If pavement sections for Traffic Indices other than those listed below are required, Geocon should be contacted to provide additional recommendations. Pavement thicknesses were determined following procedures outlined in the *California Highway Design Manual* (Caltrans). It is anticipated that the majority of traffic will consist of automobile and large truck traffic.

PRELIMINARY PAVEMENT DESIGN SECTIONS

Location	Estimated Traffic Index (TI)	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
Automobile Parking and Driveways	4.0	3.0	4.0
Trash Truck & Fire Lanes	7.0	4.0	9.0

- 6.10.4 Asphalt concrete should conform to Section 203-6 of the *Standard Specifications for Public Works Construction* (Green Book). Class 2 aggregate base materials should conform to Section 26-1.02A of the *Standard Specifications of the State of California, Department of Transportation* (Caltrans). The use of Crushed Miscellaneous Base (CMB) in lieu of Class 2 aggregate base is acceptable. Crushed Miscellaneous Base should conform to Section 200-2.4 of the *Standard Specifications for Public Works Construction* (Green Book).
- 6.10.5 Unless specifically designed and evaluated by the project structural engineer, where exterior concrete paving will be utilized for support of vehicles, it is recommended that the concrete be a minimum of 6 inches of concrete reinforced with No. 3 steel reinforcing bars placed 18 inches on center in both horizontal directions. Concrete paving supporting vehicular traffic should be underlain by a minimum of 4 inches of aggregate base and a properly compacted subgrade. The subgrade and base material should be compacted to 95 percent relative compaction as determined by ASTM D 1557 (latest edition).

- 6.10.6 The performance of pavements is highly dependent upon providing positive surface drainage away from the edge of pavements. Ponding of water on or adjacent to the pavement will likely result in saturation of the subgrade materials and subsequent cracking, subsidence and pavement distress. If planters are planned adjacent to paving, it is recommended that the perimeter curb be extended at least 12 inches below the bottom of the aggregate base to minimize the introduction of water beneath the paving.

6.11 Temporary Excavations

- 6.11.1 Excavations up to 5 feet in height may be required for excavation and construction of proposed improvements. The excavations are expected to expose artificial fill and alluvial soils. Due to the granular nature of the soils, moderate to excessive caving should be anticipated in vertical excavations. Temporary vertical excavations up to 5 feet in height may be attempted where loose soils or caving sands are not present, and where excavations are not surcharged by adjacent traffic or structures.
- 6.11.2 Vertical excavations greater than 5 feet or where surcharged by existing structures will require sloping or shoring measures in order to provide a stable excavation. Where sufficient space is available, temporary unsurcharged embankments could be sloped back at a uniform 1:1 slope gradient or flatter up to a maximum of 5 feet in height. A uniform slope does not have a vertical portion.
- 6.11.3 Where temporary construction slopes are utilized, the top of the slope should be barricaded to prevent vehicles and storage loads at the top of the slope within a horizontal distance equal to the height of the slope. If the temporary construction slopes are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. The soils exposed in the cut slopes should be inspected during excavation by our personnel and the contractor's competent person so that modifications of the slopes can be made if variations in the soil conditions occur. All excavations should be stabilized within 30 days of initial excavation.

6.12 Stormwater Infiltration

- 6.12.1 During the site exploration, boring B1 was used to perform percolation testing. The boring was excavated to a depth of 7½ feet below ground surface. Slotted casing was placed in the boring and the boring was then filled with water to pre-saturate the soils. The casing was refilled with water and percolation test readings were performed after repeated flooding of the cased excavation.

- 6.12.2 Based on the test results, the average infiltration rate (adjusted percolation rate), for the earth materials encountered, is provided in the following table. Percolation testing was performed in general accordance with the San Bernardino County Stormwater Program, Technical Guidance Document for Water Quality Management Plans (WQMP). Additional correction factors may be required and should be applied by the engineer in responsible charge of the design of the stormwater infiltration system and based on applicable guidelines. Percolation test results are provided on Figure 3.

Boring	Soil Type	Infiltration Depth (ft)	Average Infiltration Rate (in / hour)
B3	Silty Sand (SM)	4 – 7½	2.98

- 6.12.3 The results of the percolation testing indicate that the soils are conducive to infiltration. It is our opinion that the soil zones encountered at the depths and locations as listed in the table above are suitable for infiltration of stormwater.
- 6.12.4 It is our opinion that the introduction of stormwater at the depth and location indicated above will not induce excessive hydro-consolidation, will not create a perched groundwater condition, will not affect soil structure interaction of existing or proposed foundations due to expansive soils, will not saturate soils supported by existing or proposed retaining walls, and will not increase the potential for liquefaction. Resulting settlements are anticipated to be less than ¼ inch, if any.
- 6.12.5 Where infiltration systems will be utilized, it is recommended that a minimum 10-foot horizontal and vertical setback be maintained from existing or proposed foundations. Additional setbacks may be required by the governing jurisdiction and should be incorporated into the stormwater infiltration system design as necessary.
- 6.12.6 Subsequent to the placement of the infiltration system, it is acceptable to backfill the resulting void space between the excavation sidewalls and the infiltration system with minimum two-sack slurry provided the slurry is not placed in the infiltration zone. It is recommended that pea gravel be utilized adjacent to the infiltration zone so communication of water to the soil is not hindered.

- 6.12.7 Due to the preliminary nature of the project at this time, the type of stormwater infiltration system and location of the stormwater infiltration systems has not yet been determined. The design drawings should be reviewed and approved by the Geotechnical Engineer. The installation of the stormwater infiltration system should be observed and approved by the Geotechnical Engineer (a representative of Geocon).

6.13 Surface Drainage

- 6.13.1 Proper surface drainage is critical to the future performance of the project. Uncontrolled infiltration of irrigation excess and storm runoff into the soils can adversely affect the performance of the planned improvements. Saturation of a soil can cause it to lose internal shear strength and increase its compressibility, resulting in a change in the original designed engineering properties. Proper drainage should be maintained at all times.
- 6.13.2 Site drainage should be collected and controlled in non-erosive drainage devices. Drainage should not be allowed to pond anywhere on the site, and especially not against any foundation or retaining wall. The site should be graded and maintained such that surface drainage is directed away from structures in accordance with 2022 CBC 1804.4 or other applicable standards. In addition, drainage should not be allowed to flow uncontrolled over any descending slope. Discharge from downspouts, roof drains and scuppers are not recommended onto unprotected soils within 5 feet of the building perimeter. Planters which are located adjacent to foundations should be sealed to prevent moisture intrusion into the soils providing foundation support. Landscape irrigation is not recommended within 5 feet of the building perimeter footings except when enclosed in protected planters.
- 6.13.3 Positive site drainage should be provided away from structures, pavement, and the tops of slopes to swales or other controlled drainage structures. Pavement areas should be fine graded such that water is not allowed to pond.
- 6.13.4 Landscaping planters immediately adjacent to paved areas are not recommended due to the potential for surface or irrigation water to infiltrate the pavement's subgrade and base course. Either a subdrain, which collects excess irrigation water and transmits it to drainage structures, or impervious above-grade planter boxes should be used. In addition, where landscaping is planned adjacent to the pavement, it is recommended that consideration be given to providing a cutoff wall along the edge of the pavement that extends at least 12 inches below the base material.

6.14 Plan Review

- 6.14.1 Grading and foundation plans should be reviewed by the Geotechnical Engineer (a representative of Geocon West, Inc.), prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. The firm that performed the geotechnical investigation for the project should be retained to provide testing and observation services during construction to provide continuity of geotechnical interpretation and to check that the recommendations presented for geotechnical aspects of site development are incorporated during site grading, construction of improvements, and excavation of foundations. If another geotechnical firm is selected to perform the testing and observation services during construction operations, that firm should prepare a letter indicating their intent to assume the responsibilities of project geotechnical engineer of record. A copy of the letter should be provided to the regulatory agency for their records. In addition, that firm should provide revised recommendations concerning the geotechnical aspects of the proposed development, or a written acknowledgement of their concurrence with the recommendations presented in our report. They should also perform additional analyses deemed necessary to assume the role of Geotechnical Engineer of Record.
2. The recommendations of this report pertain only to the site investigated and are based upon the assumption that the soil conditions do not deviate from those disclosed in the investigation. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that anticipated herein, Geocon Incorporated should be notified so that supplemental recommendations can be given. The evaluation or identification of the potential presence of hazardous or corrosive materials was not part of the scope of services provided by Geocon Incorporated.
3. This report is issued with the understanding that it is the responsibility of the owner or his representative to ensure that the information and recommendations contained herein are brought to the attention of the architect and engineer for the project and incorporated into the plans, and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
4. The findings of this report are valid as of the present date. However, changes in the conditions of a property can occur with the passage of time, whether they be due to natural processes or the works of man on this or adjacent properties. In addition, changes in applicable or appropriate standards may occur, whether they result from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of three years.

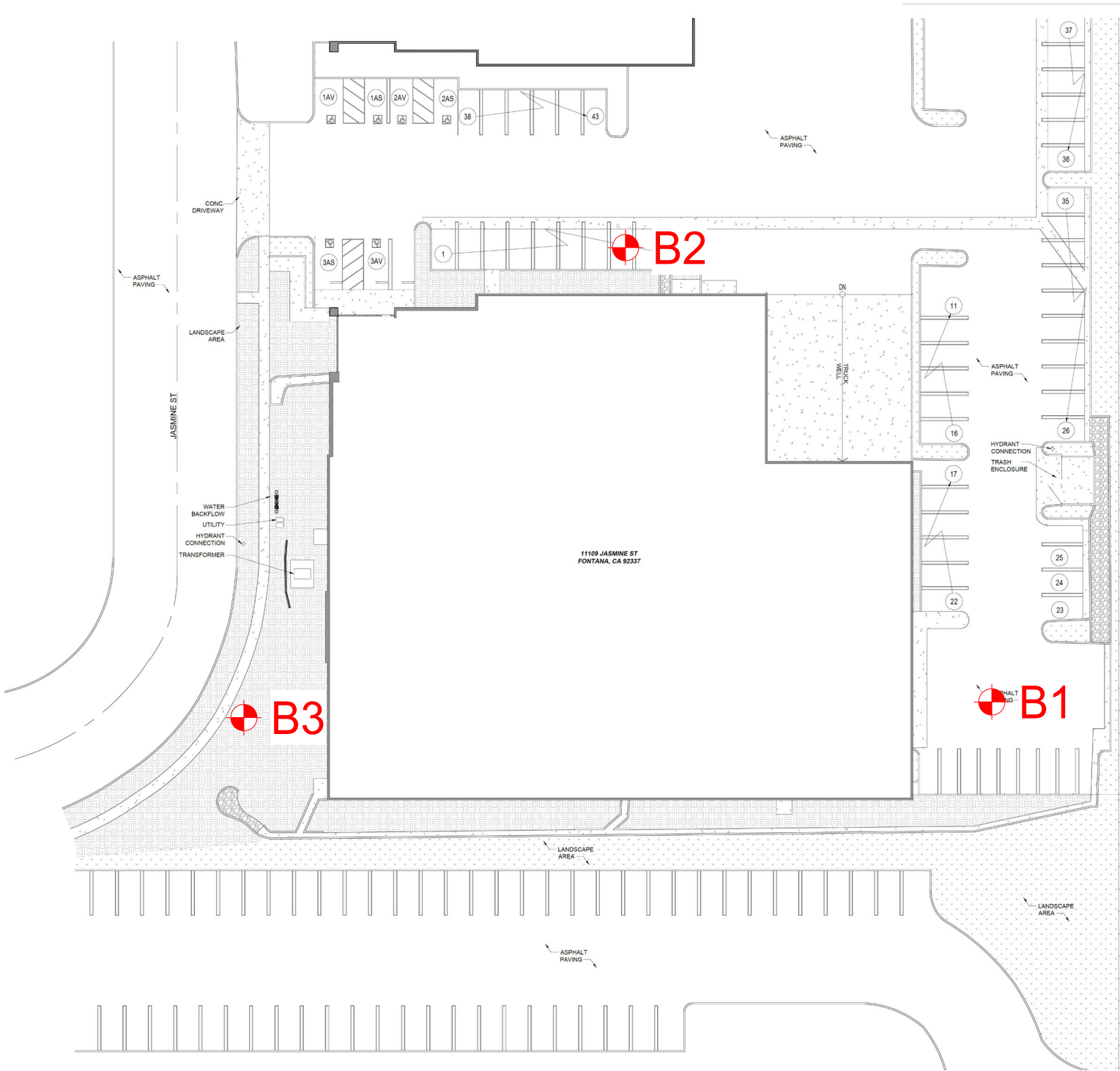
LIST OF REFERENCES

1. *California Geological Survey, 2012, Geologic Compilation of Quaternary Surficial Deposits in Southern California, Los Angeles 30' X 60' Quadrangle, A Project for the Department of Water Resources by the California Geological Survey, Compiled from existing sources by Trinda L. Bedrossian, CEG and Peter D. Roffers, CGS Special Report 217, Plate 9, Scale 1:100,000.*
2. *California Department of Water Resources, 2022, Groundwater Level Data by Township, Range, and Section,*

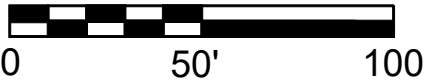
http://www.water.ca.gov/waterdatalibrary/groundwater/hydrographs/index_trs.cfm.
3. *OSHPD Seismic Design Maps Web Application, <https://seismicmaps.org/>*

LEGEND

 **B3** Boring Locations



NORTH



GEOCON
WEST, INC.



ENVIRONMENTAL GEOTECHNICAL MATERIALS
24711 REDLANDS BOULEVARD - LOMA LINDA, CA 92354
PHONE (909) 984-2175 - FAX (909) 283-7160

DRAFTED BY: ACS

CHECKED BY: JTA

SITE PLAN

11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

PROJECT NO. W2166-99-01

FIG. 2

PERCOLATION TEST DATA SHEET

Project:	11109 Jasmine Street	Project No.:	W2169-99-01	Date:	Wednesday, August 13, 2025
Test Hole No.:	B1	Tested By:	ACS		
Depth of Test Hole, DT:	7.5	USCS Soil Classification:	SM		
Test Hole Dimensions (inches)				Length	Width
Diameter (if round) =	3	Sides (if rectangular) =	--	--	--

Sandy Soil Criteria Test*

Trial No.	Start Time	End Time	Δt Time Interval (min)	D_0 Initial Depth to Water (in)	D_f Final Depth to Water (in)	ΔD Change in Water Level (in)	Greater than or Equal to 6"? (y/n)
1	9:45 AM	10:10 AM	25	75.6	87.6	12	yes
2	10:15 AM	10:40 AM	25	49.4	79.2	29.76	yes

*If two consecutive measurements show that six inches of water seeps away in less than 25 minutes, the test shall be run for an additional hour with measurements, taken every 10 minutes. Otherwise, pre-soak (fill) overnight. Obtain at least twelve measurements per hole over at least six hours (approximately 30 minute intervals) with a precision of at least 0.25".

Trial No.	Start Time	End Time	Δt Time Interval (min)	D_0 Initial Depth to Water (in)	D_f Final Depth to Water (in)	ΔD Change in Water Level (in)	Percolation Rate (min/in)
1	10:42 AM	10:52 AM	10.00	48.0	68.2	20.2	0.50
2	10:56 AM	11:06 AM	10.00	48.0	67.8	19.8	0.51
3	11:09 AM	11:19 AM	10.00	46.8	67.2	20.4	0.49
4	11:29 AM	11:39 AM	10.00	45.6	66.4	20.8	0.48
5	11:40 AM	11:50 AM	10.00	46.8	66.0	19.2	0.52
6	11:52 AM	12:02 PM	10.00	52.2	71.4	19.2	0.52
7							
8							

Infiltration Rate Calculation:

Time Interval, Δt =	10.00	minutes	H_0 =	37.8	inches
Final Depth to Water, D_f =	71.4	inches	H_f =	18.6	inches
Test Hole Radius, r =	1.5	inches	ΔH =	19.2	inches
Initial Depth to Water, D_0 =	52.2	inches	H_{avg} =	28.2	inches
Total Depth of Test Hole, D_t =	90	inches			
			$I_t = \frac{\Delta H(60r)}{\Delta t(r + 2H_{avg})}$		
			Infiltration Rate, I_t = 2.98 inches/hour		

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PHONE: 909-894-2175

PERCOLATION TEST RESULTS AND CALCULATIONS

11109 JASMINE STREET
FONTANA, CALIFORNIA

DRAFTED BY: ACS

CHECKED BY: JTA

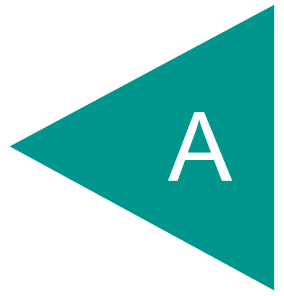
SEPT. 2025

PROJECT NO. W2166-99-01

FIG. 3

APPENDIX

A



APPENDIX A

FIELD INVESTIGATION

The site was explored on August 13, 2025, by excavating three 3-inch-diameter borings using hand auger and manual equipment to depths of 7½ to 8½ feet beneath the ground surface. Representative and relatively undisturbed samples were obtained by driving a 3-inch, O. D., California Modified Sampler into the “undisturbed” soil mass with blows from a slide hammer. The California Modified Sampler was equipped with 1-inch by 2¾-inch diameter brass sampler rings to facilitate soil removal and testing. Bulk samples were also obtained.

The soil conditions encountered in the borings were visually examined, classified and logged in general accordance with the Unified Soil Classification System (USCS). The logs of the borings are presented on Figures A1 through A3. The logs depict the soil and geologic conditions encountered and the depth at which samples were obtained. The logs also include our interpretation of the conditions between sampling intervals. Therefore, the logs contain both observed and interpreted data. We determined the lines designating the interface between soil materials on the logs using visual observations, penetration rates, excavation characteristics and other factors. The transition between materials may be abrupt or gradual. Where applicable, the logs were revised based on subsequent laboratory testing. The approximate locations of the borings are shown on Figure 2.



PROJECT NAME 11109 Jasmine Street		LOGGED BY ACS/LG	
PROJECT NUMBER W2166-99-01		LATITUDE / LONGITUDE 34.05889, -117.51640	
BORING DATE 08/13/2025	FIGURE NUMBER A1	DEPTH 7.5'	SURFACE ELEVATION N/A
LOCATION 11109 Jasmine Street, Fontana, CA		CLIENT NAME Robert Borders & Associates	
DRILLING FIRM Gold Construction	COMPLETED 08/13/2025	EQUIPMENT Hand Auger	-
METHOD Cal-Mod	BORING DIAMETER 3 in	HAMMER TYPE Slide	NOTES -
HAMMER WEIGHT / DROP - / -			

Depth (ft)	Water Levels	Graphic Log	USCS	Material Description	Bulk	Driven	Sample Number	Dry Density (pcf)	Moisture Content (%)
			Fill	ARTIFICIAL FILL (ASPHALT: 4" BASE: NONE) SAND , poorly graded, medium dense, dry to slightly moist, light brown to brown, fine- to medium-grained, some fine to coarse gravel			BULK: 0-5'		
2			SP	ALLUVIUM SAND , poorly graded, medium dense, moist, brown to dark brown, fine- to medium-grained					
4			SM	Silty SAND , medium dense, slightly moist, brown to dark brown, fine-grained					
6			SP	SAND , poorly graded, medium dense, dry, light brown to brown, medium-grained, trace fine gravel slightly moist, trace coarse gravel, refusal			B1@5'	115.9	6.6
8				Refusal at 7.5 feet. Fill to 1 foot. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched.			B1@7'	102.8	2.1

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES. THE STRATIFICATION LINES PRESENTED HEREIN REPRESENT THE APPROXIMATE BOUNDARY BETWEEN EARTH TYPES; THE TRANSITIONS MAY BE GRADUAL.



PROJECT NAME 11109 Jasmine Street

LOGGED BY ACS/LG

PROJECT NUMBER W2166-99-01

LATITUDE / LONGITUDE 34.05303, -117.51677

BORING DATE 08/13/2025

FIGURE NUMBER A2

DEPTH 8.0'

SURFACE ELEVATION N/A

LOCATION 11109 Jasmine Street, Fontana, CA

CLIENT NAME Robert Borders & Associates

DRILLING FIRM Gold Construction

COMPLETED 08/13/2025

EQUIPMENT Hand Auger

-

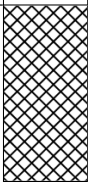

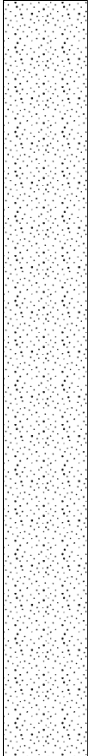



METHOD Cal-Mod

BORING DIAMETER 3 in

HAMMER TYPE Slide

NOTES -

HAMMER WEIGHT / DROP - / -

Depth (ft)	Water Levels	Graphic Log	USCS	Material Description	Bulk	Driven	Sample Number	Dry Density (pcf)	Moisture Content (%)
			Fill	ARTIFICIAL FILL SAND, poorly graded, medium dense, dry to slightly moist, dark brown to brown, fine- to medium-grained, trace fine gravel			BULK: 0-5'		
2			SP	ALLUVIUM SAND, poorly graded, medium dense, dry, light brown, fine-grained			B2@2.5'	81.6	4.0
4				trace silt					
				moist, light brown to brown, fine- to medium-grained, trace coarse gravel			B2@5'	112.0	9.1
6				dense to very dense, dry, light brown, medium-grained, some coarse gravel					
8				refusal			B2@7.5'	65.6	2.3
				Refusal at 8 feet. Fill to 1.5 feet. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched.					

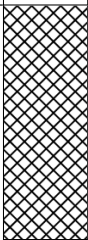
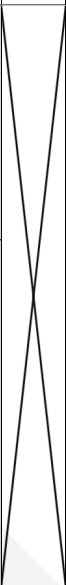
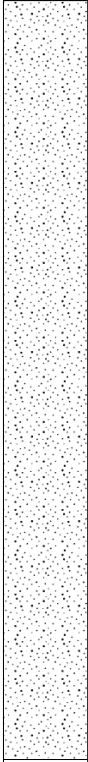



NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES. THE STRATIFICATION LINES PRESENTED HEREIN REPRESENT THE APPROXIMATE BOUNDARY BETWEEN EARTH TYPES; THE TRANSITIONS MAY BE GRADUAL.



Soil Boring Number: B-3

Page 1 of 1

PROJECT NAME 11109 Jasmine Street		LOGGED BY ACS/LG	
PROJECT NUMBER W2166-99-01		LATITUDE / LONGITUDE 34.052549, -117.517284	
BORING DATE 08/13/2025	FIGURE NUMBER A3	DEPTH 8.5'	SURFACE ELEVATION N/A
LOCATION 11109 Jasmine Street, Fontana, CA		CLIENT NAME Robert Borders & Associates	
DRILLING FIRM Gold Construction	COMPLETED 08/13/2025	EQUIPMENT Hand Auger	-
METHOD Cal-Mod	BORING DIAMETER 3 in	HAMMER TYPE Slide	NOTES -
HAMMER WEIGHT / DROP - / -			

Depth (ft)	Water Levels	Graphic Log	USCS	Material Description	Bulk	Driven	Sample Number	Dry Density (pcf)	Moisture Content (%)
			Fill	ARTIFICIAL FILL SAND, poorly graded, medium dense, dry to slightly moist, light brown, fine-grained			BULK: 0-5'		
2			SP	ALLUVIUM SAND, poorly graded, medium dense, dry, brown, medium-grained, trace fine to coarse gravel			B3@2.5'	93.3	1.3
4				slightly moist to moist, fine-grained					
6				slightly moist, fine- to medium-grained, trace coarse gravel			B3@5'	112.1	4.3
8							B3@7.5'	124.6	0.7
				Total depth of boring: 8.5 feet Fill to 2 feet. No groundwater encountered. Backfilled with soil cuttings and tamped. Asphalt patched.					

NOTE: THE LOG OF SUBSURFACE CONDITIONS SHOWN HEREON APPLIES ONLY AT THE SPECIFIC BORING OR TRENCH LOCATION AND AT THE DATE INDICATED. IT IS NOT WARRANTED TO BE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT OTHER LOCATIONS AND TIMES. THE STRATIFICATION LINES PRESENTED HEREIN REPRESENT THE APPROXIMATE BOUNDARY BETWEEN EARTH TYPES; THE TRANSITIONS MAY BE GRADUAL.

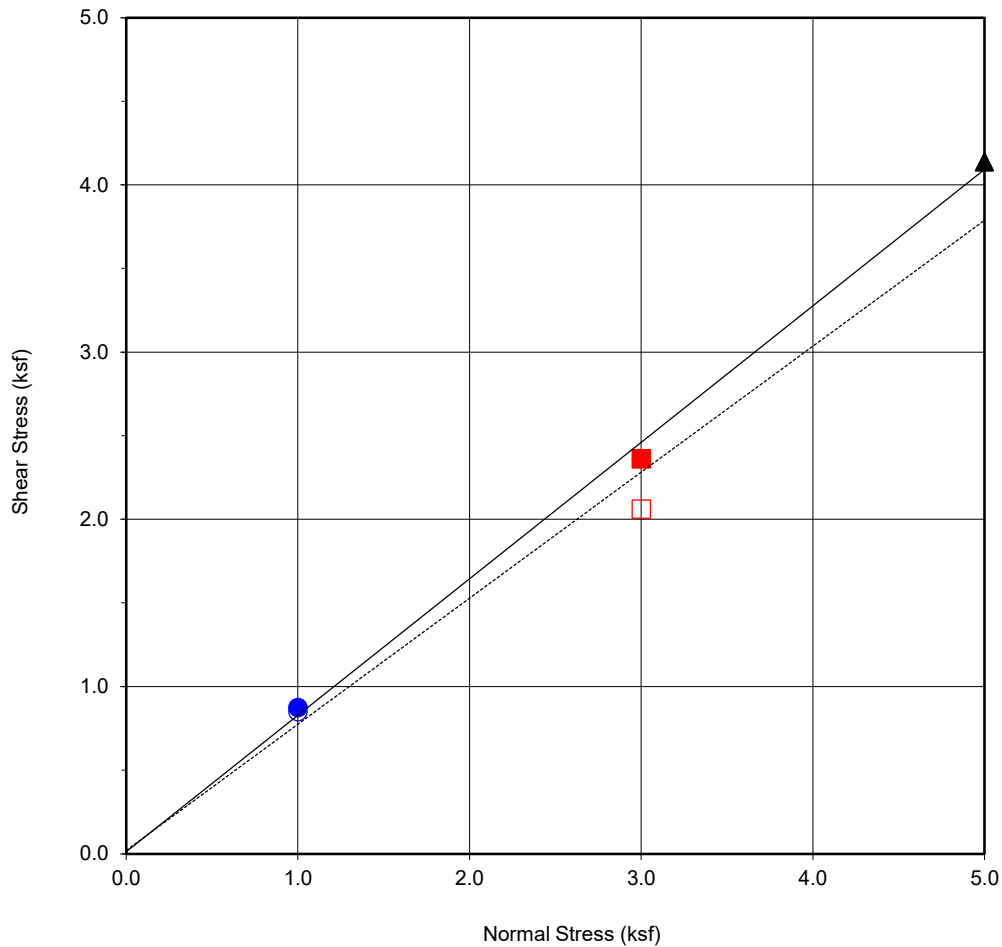
APPENDIX

B

APPENDIX B

LABORATORY TESTING

We performed laboratory tests in accordance with generally accepted test methods of the American Society for Testing and Materials (ASTM) or other suggested procedures. We tested selected soil samples for in-place dry density/moisture content, max density and optimum moisture content, expansion index, water-soluble sulfate, pH, resistivity, water-soluble chloride ion content, consolidation, and direct shear strength. The in-place dry density and moisture content of the samples tested are presented on the boring logs, Appendix A.



Boring No.	B1
Sample No.	B1@5'
Depth (ft)	5
Sample Type:	Ring

Soil Identification:		
Silty Sand (SM)		
Strength Parameters		
	C (psf)	ϕ (°)
Peak	12	39
Ultimate	20	37

Normal Stress (kip/ft ²)	1	3	5
Peak Shear Stress (kip/ft ²)	● 0.88	■ 2.36	▲ 4.14
Shear Stress @ End of Test (ksf)	○ 0.85	□ 2.06	△ 4.14
Deformation Rate (in./min.)	0.005	0.005	0.005
Initial Sample Height (in.)	1.0	1.0	1.0
Ring Inside Diameter (in.)	2.375	2.375	2.375
Initial Moisture Content (%)	12.1	10.2	10.2
Initial Dry Density (pcf)	107.3	113.0	107.8
Initial Degree of Saturation (%)	57.0	56.0	49.1
Soil Height Before Shearing (in.)	1.2	1.2	1.2
Final Moisture Content (%)	12.8	12.4	11.9



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DIRECT SHEAR TEST RESULTS

Consolidated Drained ASTM D-3080

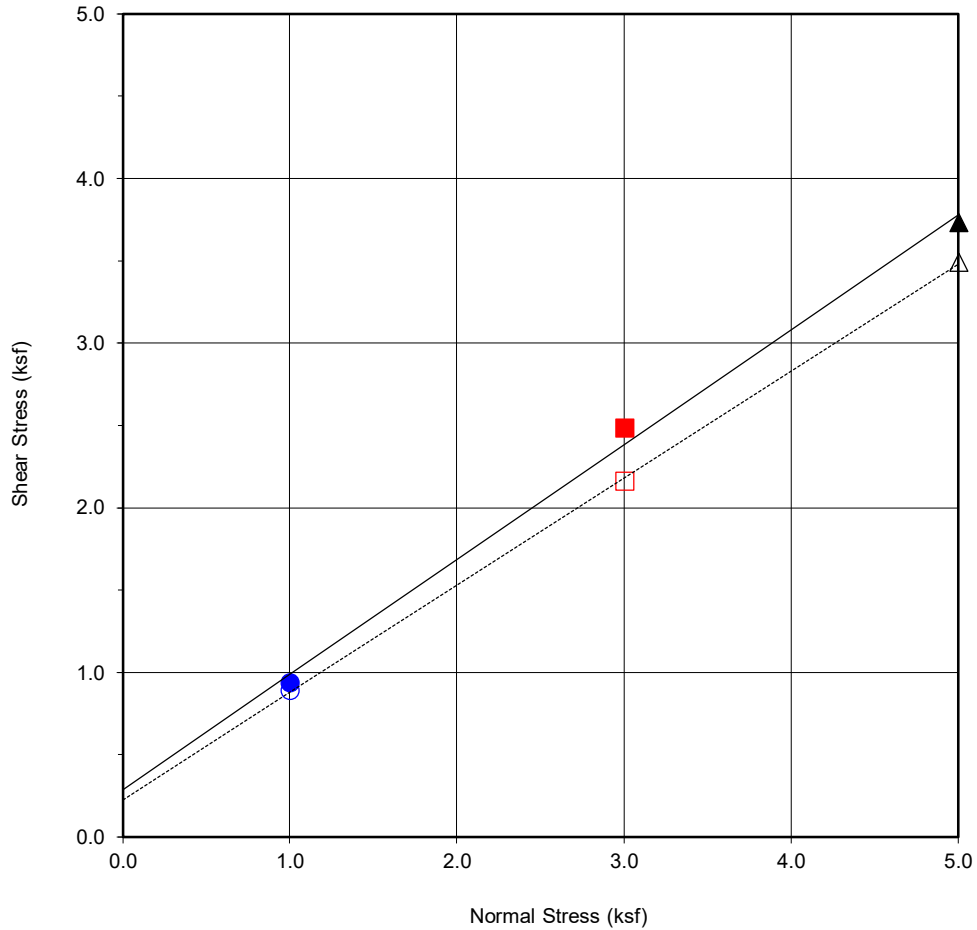
Checked by: ACS

Project No.: W2166-99-01

11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

Figure B1



Boring No.	B2
Sample No.	B2@2.5'
Depth (ft)	2.5
Sample Type:	Ring

Soil Identification:		
Sand (SP)		
Strength Parameters		
	C (psf)	ϕ (°)
Peak	287	35
Ultimate	227	33

Normal Stress (kip/ft²)	1	3	5
Peak Shear Stress (kip/ft²)	● 0.94	■ 2.48	▲ 3.73
Shear Stress @ End of Test (ksf)	○ 0.89	□ 2.16	△ 3.49
Deformation Rate (in./min.)	0.005	0.005	0.005
Initial Sample Height (in.)	1.0	1.0	1.0
Ring Inside Diameter (in.)	2.375	2.375	2.375
Initial Moisture Content (%)	4.0	5.0	5.1
Initial Dry Density (pcf)	99.5	101.0	98.4
Initial Degree of Saturation (%)	15.4	20.0	19.3
Soil Height Before Shearing (in.)	1.2	1.2	1.2
Final Moisture Content (%)	18.2	17.3	18.4



DIRECT SHEAR TEST RESULTS

Consolidated Drained ASTM D-3080

Checked by: ACS

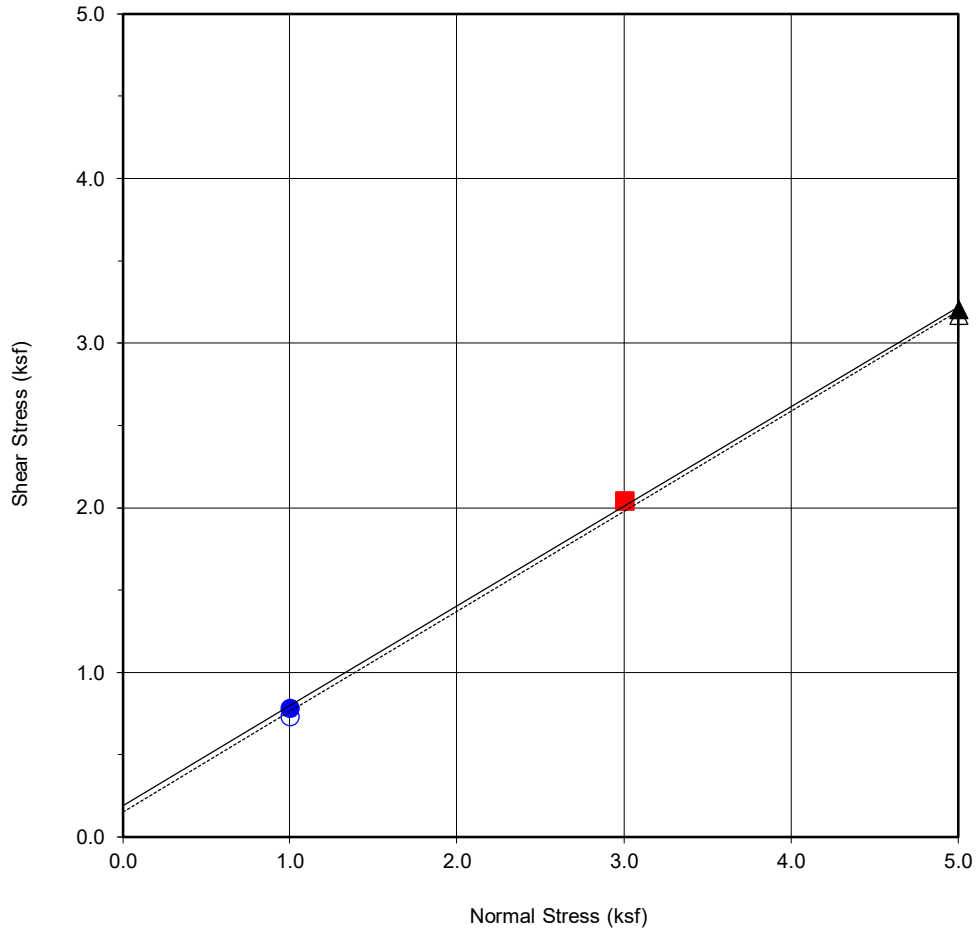
Project No.:

W2166-99-01

11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

Figure B2



Boring No.	B1+B2+B3
Sample No.	B1+B2+B3@0-5'
Depth (ft)	0-5
<u>Sample Type:</u>	Bulk

<u>Soil Identification:</u>		
Sand (SP)		
Strength Parameters		
	C (psf)	ϕ (°)
Peak	190	31
Ultimate	153	31

Normal Stress (kip/ft ²)	1	3	5
Peak Shear Stress (kip/ft ²)	● 0.78	■ 2.04	▲ 3.20
Shear Stress @ End of Test (ksf)	○ 0.73	□ 2.04	△ 3.17
Deformation Rate (in./min.)	0.005	0.005	0.005
Initial Sample Height (in.)	1.0	1.0	1.0
Ring Inside Diameter (in.)	2.375	2.375	2.375
Initial Moisture Content (%)	5.9	5.9	6.0
Initial Dry Density (pcf)	117.0	117.0	116.9
Initial Degree of Saturation (%)	36.2	36.3	36.7
Soil Height Before Shearing (in.)	1.2	1.2	1.2
Final Moisture Content (%)	14.3	13.4	11.6



DIRECT SHEAR TEST RESULTS

Consolidated Drained ASTM D-3080

Checked by: ACS

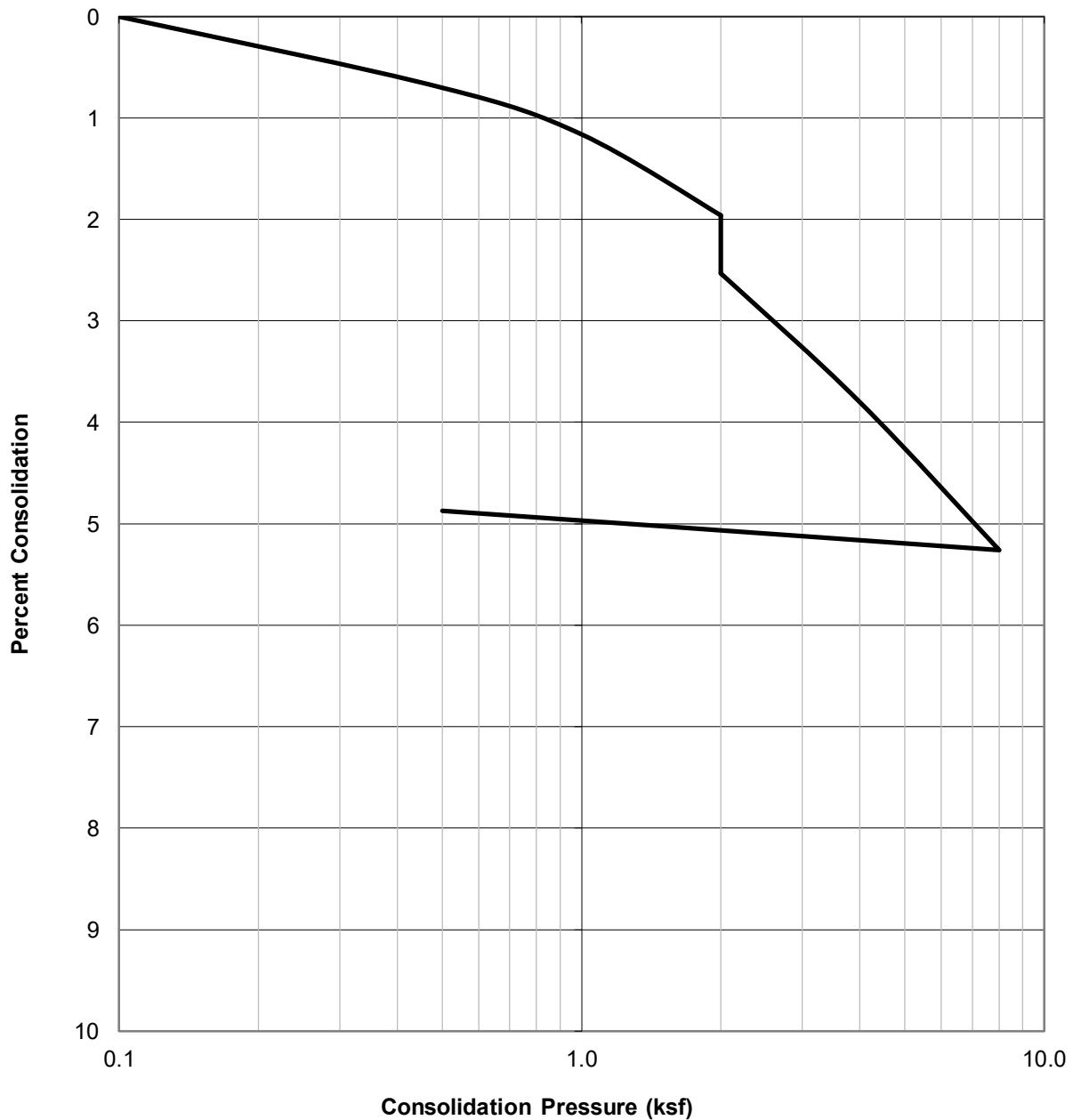
Project No.: W2166-99-01

11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

Figure B3

WATER ADDED AT 2.0 KSF



SAMPLE ID.	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1@2.5'	Sand (SP)	114.4	2.4	10.8



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CONSOLIDATION TEST RESULTS

ASTM D-2435

Checked by: ACS

Project No.:

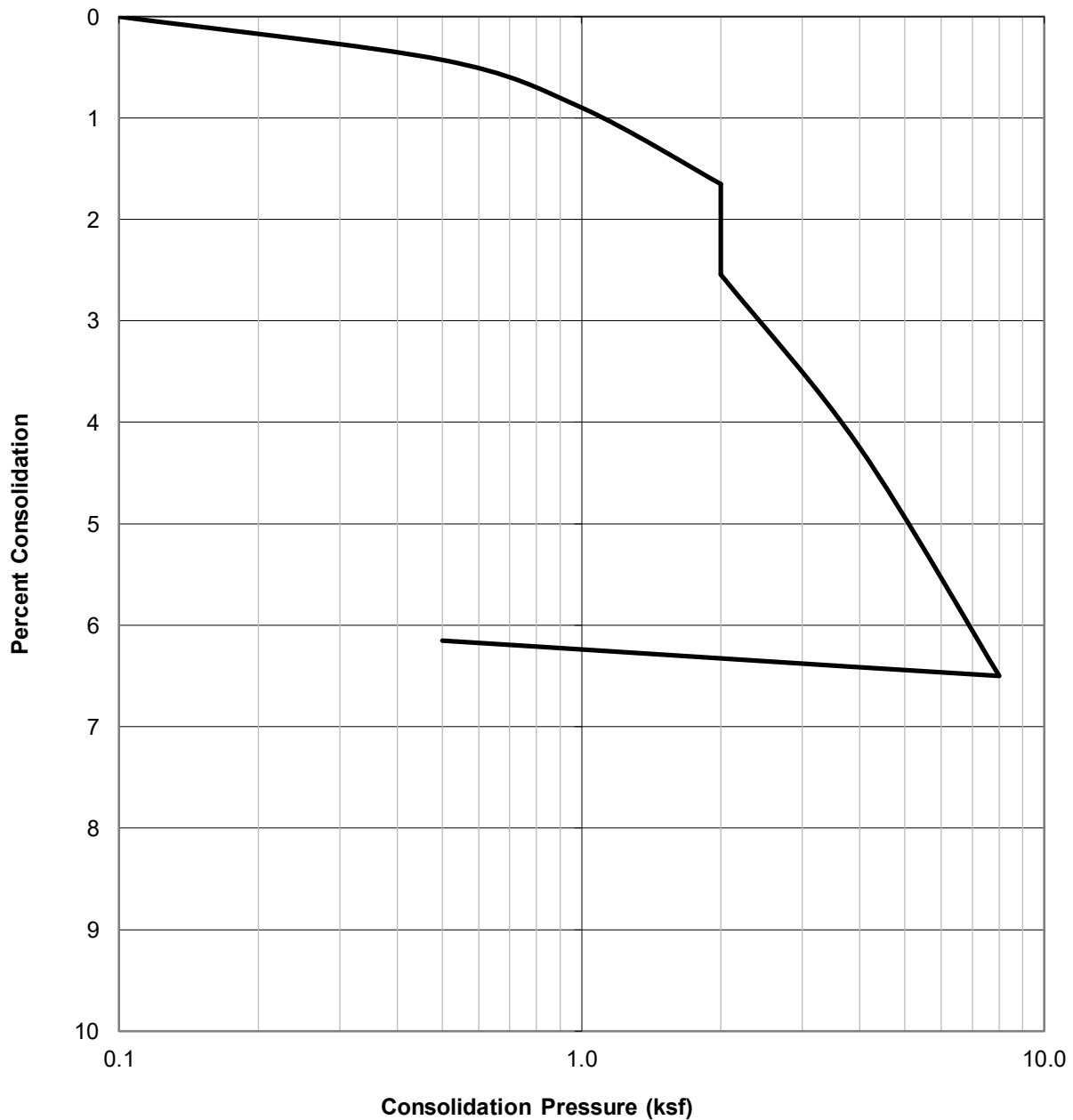
W2166-99-01

11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

Figure B4

WATER ADDED AT 2.0 KSF



SAMPLE ID.	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B1@5'	Silty Sand (SM)	112.6	6.6	11.5



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CONSOLIDATION TEST RESULTS

ASTM D-2435

Checked by: ACS

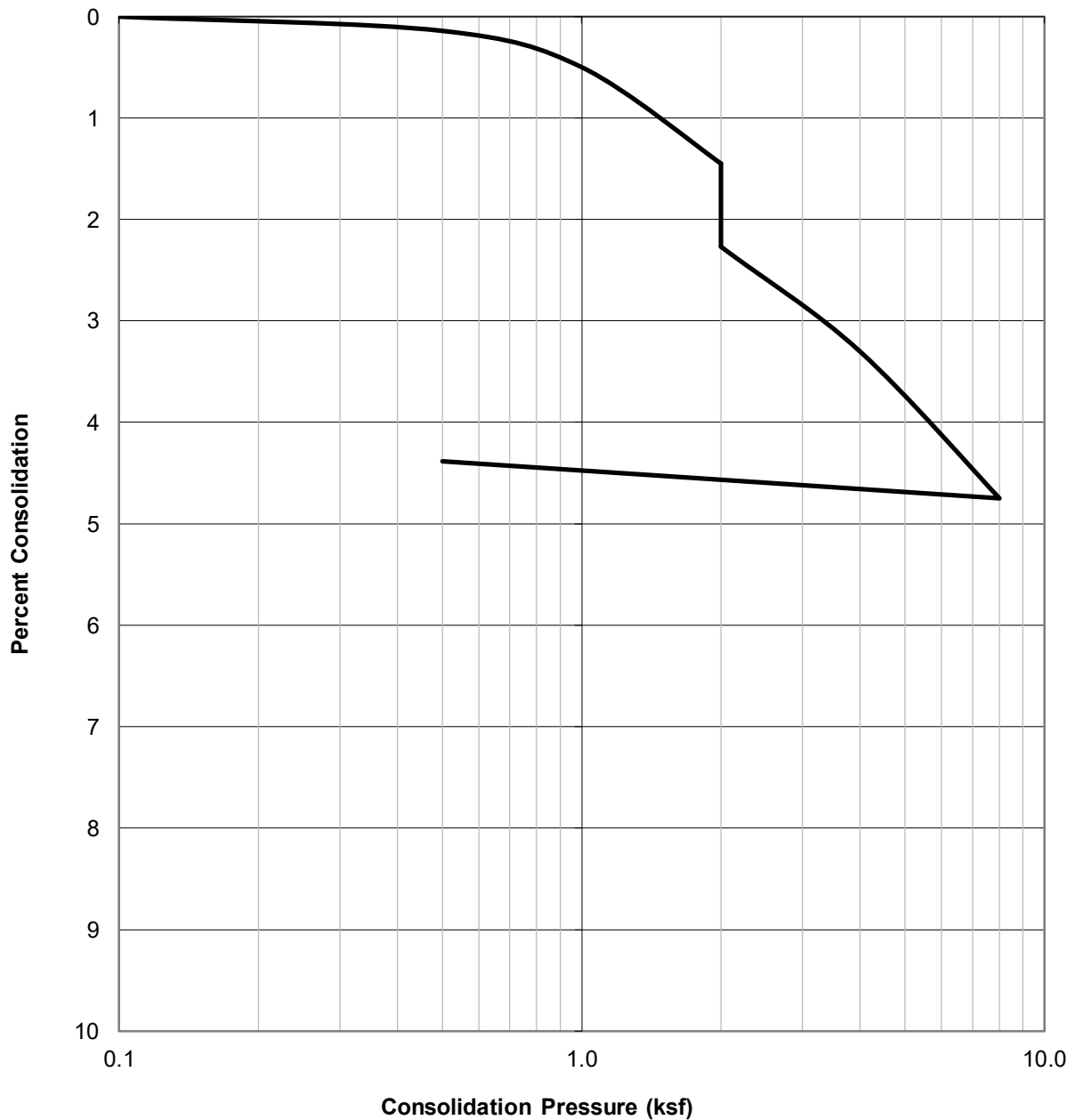
Project No.: W2166-99-01

11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

Figure B5

WATER ADDED AT 2.0 KSF



SAMPLE ID.	SOIL TYPE	DRY DENSITY (PCF)	INITIAL MOISTURE (%)	FINAL MOISTURE (%)
B2@7.5	Sand (SP)	112.8	2.3	7.0



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CONSOLIDATION TEST RESULTS

ASTM D-2435

Checked by: ACS

Project No.:

W2166-99-01

11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

Figure B6

B1+B2+B3@0-5'

MOLDED SPECIMEN		BEFORE TEST	AFTER TEST
Specimen Diameter	(in.)	4.0	4.0
Specimen Height	(in.)	1.0	1.0
Wt. Comp. Soil + Mold	(gm)	616.0	633.1
Wt. of Mold	(gm)	202.0	202.0
Specific Gravity	(Assumed)	2.7	2.7
Wet Wt. of Soil + Cont.	(gm)	473.3	633.1
Dry Wt. of Soil + Cont.	(gm)	449.8	381.6
Wt. of Container	(gm)	173.3	202.0
Moisture Content	(%)	8.5	13.0
Wet Density	(pcf)	124.9	129.9
Dry Density	(pcf)	115.1	114.9
Void Ratio		0.5	0.5
Total Porosity		0.3	0.3
Pore Volume	(cc)	65.7	65.7
Degree of Saturation	(%) [S_{meas}]	49.8	75.4

Date	Time	Pressure (psi)	Elapsed Time (min)	Dial Readings (in.)
9/9/2025	10:00	1.0	0	0.3124
9/9/2025	10:10	1.0	10	0.3125
Add Distilled Water to the Specimen				
9/10/2025	10:00	1.0	1430	0.3126
9/10/2025	11:00	1.0	1490	0.3126

Expansion Index (EI meas) =	0.1
Expansion Index (Report) =	0

Expansion Index, EI_{50}	CBC CLASSIFICATION *	UBC CLASSIFICATION **
0-20	Non-Expansive	Very Low
21-50	Expansive	Low
51-90	Expansive	Medium
91-130	Expansive	High
>130	Expansive	Very High

* Reference: 2022 California Building Code, Section 1803.5.3

** Reference: 1997 Uniform Building Code, Table 18-I-B.

 GEOCON	EXPANSION INDEX TEST RESULTS		Project No.: W2166-99-01
	ASTM D-4829		11109 JASMINE STREET FONTANA, CALIFORNIA
	Checked by: ACS	SEPT. 2025	Figure B7

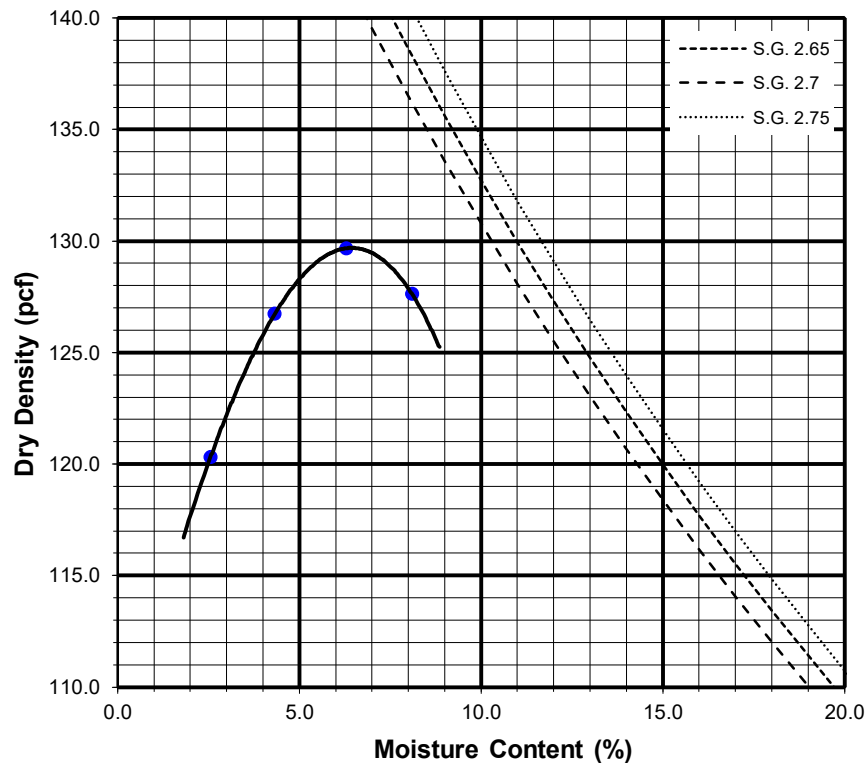
Sample No:

B1B2B3@0-5'	Sand (SP)
--------------------	-----------

TEST NO.		1	2	3	4	5	6
Wt. Compacted Soil + Mold	(g)	6239	6324	6326	6106		
Weight of Mold	(g)	4242	4242	4242	4242		
Net Weight of Soil	(g)	1997	2082	2084	1864		
Wet Weight of Soil + Cont.	(g)	628.5	656.4	641.7	666.8		
Dry Weight of Soil + Cont.	(g)	613.2	632.8	612.9	656.6		
Weight of Container	(g)	259.4	257.7	257.3	258.2		
Moisture Content	(%)	4.3	6.3	8.1	2.6		
Wet Density	(pcf)	132.2	137.8	138.0	123.4		
Dry Density	(pcf)	126.7	129.7	127.6	120.3		

Maximum Dry Density (pcf)	130.0
Bulk Specific Gravity (dry)	2.63
Corrected Maximum Dry Density (pcf)	134.5

Optimum Moisture Content (%)	6.0
Oversized Fraction (%)	16.0
Corrected Moisture Content (%)	5.0



Preparation Method: A



**COMPACTION CHARACTERISTICS USING
MODIFIED EFFORT TEST RESULTS**

ASTM D-1557

Checked by: ACS

Project No.:

W2166-99-01

11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

Figure B8

SUMMARY OF LABORATORY
POTENTIAL OF HYDROGEN (pH) AND RESISTIVITY TEST RESULTS
AASHTO T289 ASTM D4972 and AASHTO T288 ASTM G187

Sample No.	pH	Resistivity (ohm centimeters)
B1+B2+B3@0-5	8.5	5900 (Moderately Corrosive)

SUMMARY OF LABORATORY CHLORIDE CONTENT TEST RESULTS
AASHTO T291 ASTM C1218

Sample No.	Chloride Ion Content (%)
B1+B2+B3@0-5'	0.015

SUMMARY OF LABORATORY WATER SOLUBLE SULFATE TEST RESULTS
AASHTO T290 ASTM C1580

Sample No.	Water Soluble Sulfate (% SO ₄)	Sulfate Exposure
B1+B2+B3@0-5'	0.000	S0



GEOCON

CORROSIVITY TEST RESULTS

Checked by: ACS

Project No.: W2166-99-01

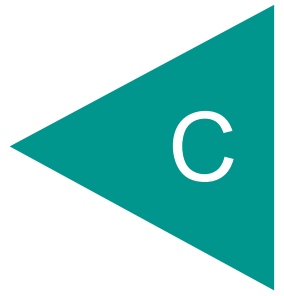
11109 JASMINE STREET
FONTANA, CALIFORNIA

SEPT. 2025

Figure B9

APPENDIX

C



APPENDIX C

S-WAVE SEISMIC SURVEY REPORT

INTRODUCTION

Vicinity Map

The survey included two seismic traverses (SL-1 and SL-2) at designated areas within the project site, as shown in the Site Map and Site Layout figures.



Site Map



Site Layout

METHODOLOGY: S-Wave Refraction Microtremor (ReMi)

The ReMi method uses surface waves (Rayleigh waves) contained in background noise (such as ambient noise generated by nearby vehicle traffic and construction) to produce a shear-wave (S-wave) velocity profile of the subsurface geologic conditions. Like the primary wave (P-wave) refraction method, the ReMi method uses a seismograph and vertical component geophones and makes it convenient to collect ReMi data along the same line where P-wave refraction data is collected. The effective depth of investigation for ReMi is related to the length of the geophone array and the frequency response of the measurement system. During the data collection, we record unfiltered data for each ReMi line uploaded to a field computer where the S-wave dispersion curves are derived from and used to model subsurface the 1-D, S-wave velocities at depth. Unlike P-wave refraction, the ReMi method is capable of detecting velocity inversions (lower velocity layers underlying higher velocity layers). In addition, the ReMi method is not as sensitive to the presence of a water table as the P-wave refraction method.

We positioned vertical-component 4.5-Hertz geophones approximately 10 feet apart along the seismic lines to capture the ReMi data. We also performed several shots (signal generation points) by striking a high-density polyethylene (HDPE) plate with a 16-pound hammer at the ends of each line during ReMi data collection to help capture ambient seismic noise for S-wave analysis. We collected the ReMi data using a sample interval of 2 microseconds and a record length of 30 seconds, then downloaded the raw (unfiltered) data in the field to a portable computer for post- processing. We used Terēan's 2ds and Disper software to help analyze the collected ReMi data.

During processing, the software generates phase-velocity dispersion curves for each record with an interactive dispersion modeling tool allowing us to help refine and select the best-fitting model for the subsurface conditions. This approach helps to provide detailed and representative S-wave velocity profiles and helps evaluate subsurface geologic layers (including layering and/or velocity inversions). The final models yield an interpretation of site conditions to help evaluate site classification and other geotechnical assessments. The results include 1-D shear-wave velocity models of the site which, based on published studies, is typically 85 to 95 percent of the velocity of shear waves and results in a relatively conservative estimate of shear wave velocities.

RESULTS

The following table shows the Site Classification and corresponding shear wave velocities in accordance with Table 20.3-1 of ASCE 7-16 that are in conformance with the 2022 California Building Code (CBC).

SEISMIC SITE CLASS DEFINITIONS

Site Class	Site Class Description	Shear Wave Velocity, Vs 100 (ft/s)
A	Hard Rock	5,000+
B	Rock	2,500 to 5,000
C	Very Dense Soil and Soft Rock	1,200 to 2,500
D	Stiff Soil	600 to 1,200
E	Soft Clay Soil	Below 600
F	Soils Requiring Site Response Analysis	--

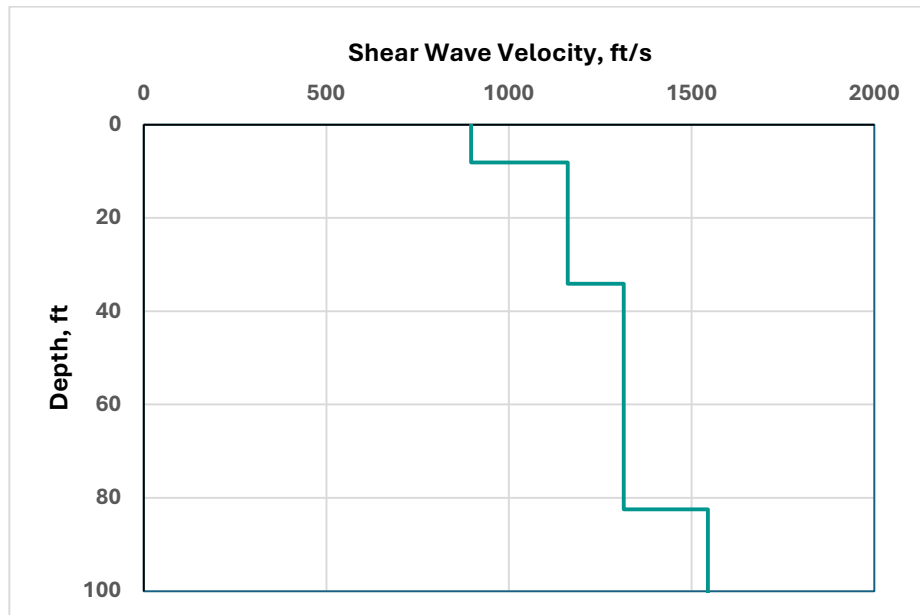
The following table shows the Vs100 values calculated from the ReMi 1-D S-wave velocity models for seismic lines performed on the subject project.

SUMMARY OF S-WAVE REMI RESULTS

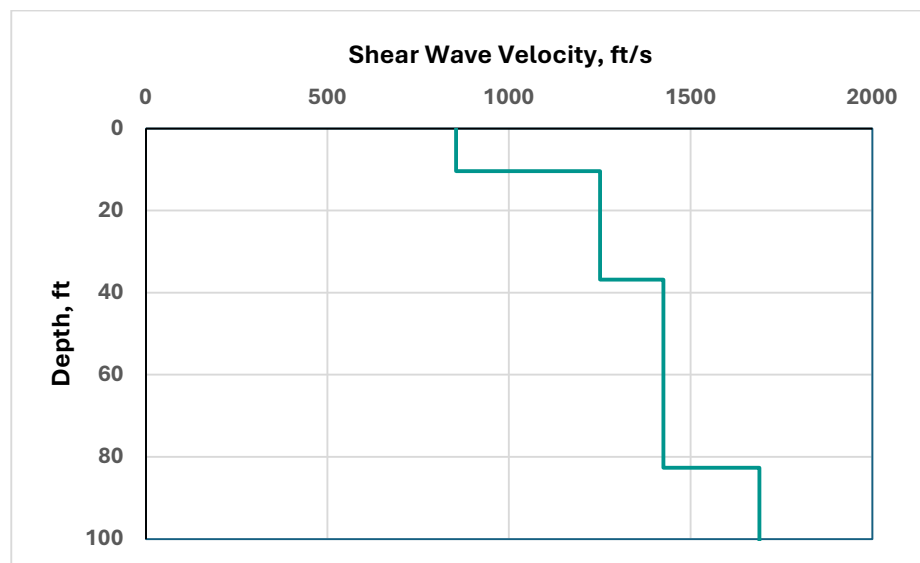
Seismic Line No.	Approx. Depth (Feet)	Shear Wave Velocity (Feet/Second)	Average Shear Wave Velocity, Vs 100 (ft/s)	Site Class
SL-1 (S-N)	0-8.1	896	1,252	C
	8.1-34.1	1,161		
	34.1-82.5	1,314		
	82.5-115	1,544		
SL-2 (E-W)	0-10.4	854	1,316	C
	10.4-36.8	1,251		
	36.8-82.7	1,425		
	82.7-115	1,689		

The ReMi results represent the average condition across the length of the line. When the 1-D ReMi surface wave velocity results (analogous to shear wave velocity) show Vs100 velocity values that are close to the "border line" boundary between Site Classes, the geotechnical data should be closely reviewed and the geotechnical engineer of record should also consider other existing available site information and whether obtaining additional new geotechnical evaluation data such as boreholes, the surface to downhole seismic (ASTM D7400), cross-hole seismic (ASTM D4428), and/or additional 1-D ReMi data collections would be needed concerning the site's subsurface geologic stratigraphy and structure, soil mechanics and soil modulus, along with the initial 1-D ReMi evaluation results when assessing the "borderline" Vs100 Seismic Site Class.

The following figures show the ReMi 1-D S-wave velocity model for seismic lines on the subject project.



SL-1 ReMi Survey Results



SL-2 ReMi Survey Results

LIMITATIONS

We performed the geophysical field investigation and evaluation in this report in general accordance with the current practice and standard of care exercised by consultants performing similar tasks in the project area. Evaluations are not detailed enough to reveal every subsurface feature or condition, and

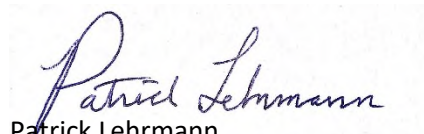
no warranty (expressed or implied) is made regarding the conclusions and opinions in this report. Variations and conditions not observed or described in this report may be present.

Even though care was taken during the geophysical survey, results have been evaluated by computer modeling that may not result unique solutions for a given dataset. Therefore, results should be considered interpretive and approximate, and only provide information at the locations of geophysical data collection.

Should you have any questions regarding this report, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

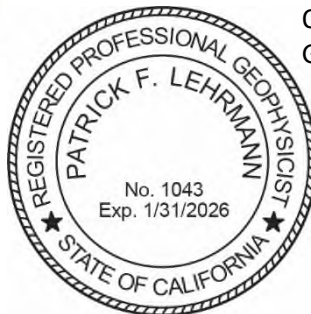
GEOCON INCORPORATED



Patrick Lehrmann
Geologist/Geophysicist No. 1043

PL:OA:am

(e-mail) Addressee



Orion Adah
Geophysical Services Manager

APPENDIX IV

CEQA CLASS 32

CATEGORICAL EXEMPTION MEMORANDUM

CEQA Class 32 Categorical Exemption Memorandum

To: City of Fontana Planning Department

From: Cheryl Tubbs, Lilburn Corporation

Date: February 2026

Subject: Regional Navigational Center – CEQA Class 32 Categorical Exemption Memorandum

This memorandum presents an environmental analysis for the proposed Regional Navigation Center Tenant Improvement Project. The Proposed Project consists of the renovation of an existing warehouse building located at 11109 Jasmine Street, east of the intersection of Dahlia Street and Jasmine Street, within the Fontana Gateway Specific Plan in the City of Fontana, California (see Figure 1 Regional Vicinity Map, & Figure 2 Vicinity Map). The approximate 1.65-acre site is identified as Assessor's Parcel Number (APN) 0238-111-53.

The existing building is approximately 35,521 square feet in area and 24 feet in height. The Proposed Project would renovate and expand the building to approximately 40,613 square feet to accommodate a Regional Navigation Center that combines three complementary services within a single facility: (1) a navigation center providing temporary shelter and service coordination, (2) recuperative care for individuals requiring post-acute medical recovery, and (3) a sobering center offering safe detoxification services. Access to the site would be provided via an existing 40-foot-wide driveway along Jasmine Street (see Figure 3 Site Plan). The facility would operate 24 hours per day, seven days per week, with a maximum census of up to 200 individuals. The Project consists of the renovations of the existing warehouse building to provide the infrastructure required for the envisioned Navigation Center along with minor exterior upgrades. The proposed renovations shall include infrastructure for housing for homeless population, meeting spaces, office spaces for counseling, a commercial kitchen, both cold and dry food storage, bathrooms, laundry rooms, a dining hall, a recreation area, and outdoor dog runs and kennels. The Proposed Project is located east of the intersection of Dahlia Street and Jasmine Street within the Fontana Southwest Industrial Park at 11109 Jasmine St, Fontana, CA 92337. Access to the Project would be a 40-foot driveway at Jasmine Street. The intent of this analysis is to document whether the Project is exempt from the California Environmental Quality Act (CEQA) under the Class 32 Categorical Exemption (CE) set forth in CEQA Guidelines Section 15332. This memorandum provides an introduction, project description, and evaluation of the Project's consistency with the requirements for a Class 32 CE. This memorandum further evaluates whether any of the exceptions to categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the Project.

CEQA Guidelines Section 15332 states that a Class 32 CE applies when:

- a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*
- b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

- c) *The project site has no value as habitat for endangered, rare or threatened species.*
- d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- e) *The site can be adequately served by all required utilities and public services.*

CEQA Guidelines Section 15300.2 lists the following exceptions to categorical exemptions:

- a) *Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*
- b) *Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*
- c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*
- d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*
- e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*
- f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

PROJECT LOCATION AND SETTING

The City of Fontana (City) is located in the southwestern portion of San Bernardino County. The City is bordered by the San Gabriel Mountain Range to the north, Rialto and Bloomington to the east, Jurupa Valley to the south, and Rancho Cucamonga and Ontario to the west. Regional access is available via Interstate 10 (I-10), which traverses the City in an east-west orientation, and Interstate-15 (I-15), which runs along the City's northwest border; refer to Figure 1, Regional Vicinity.

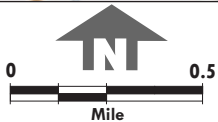
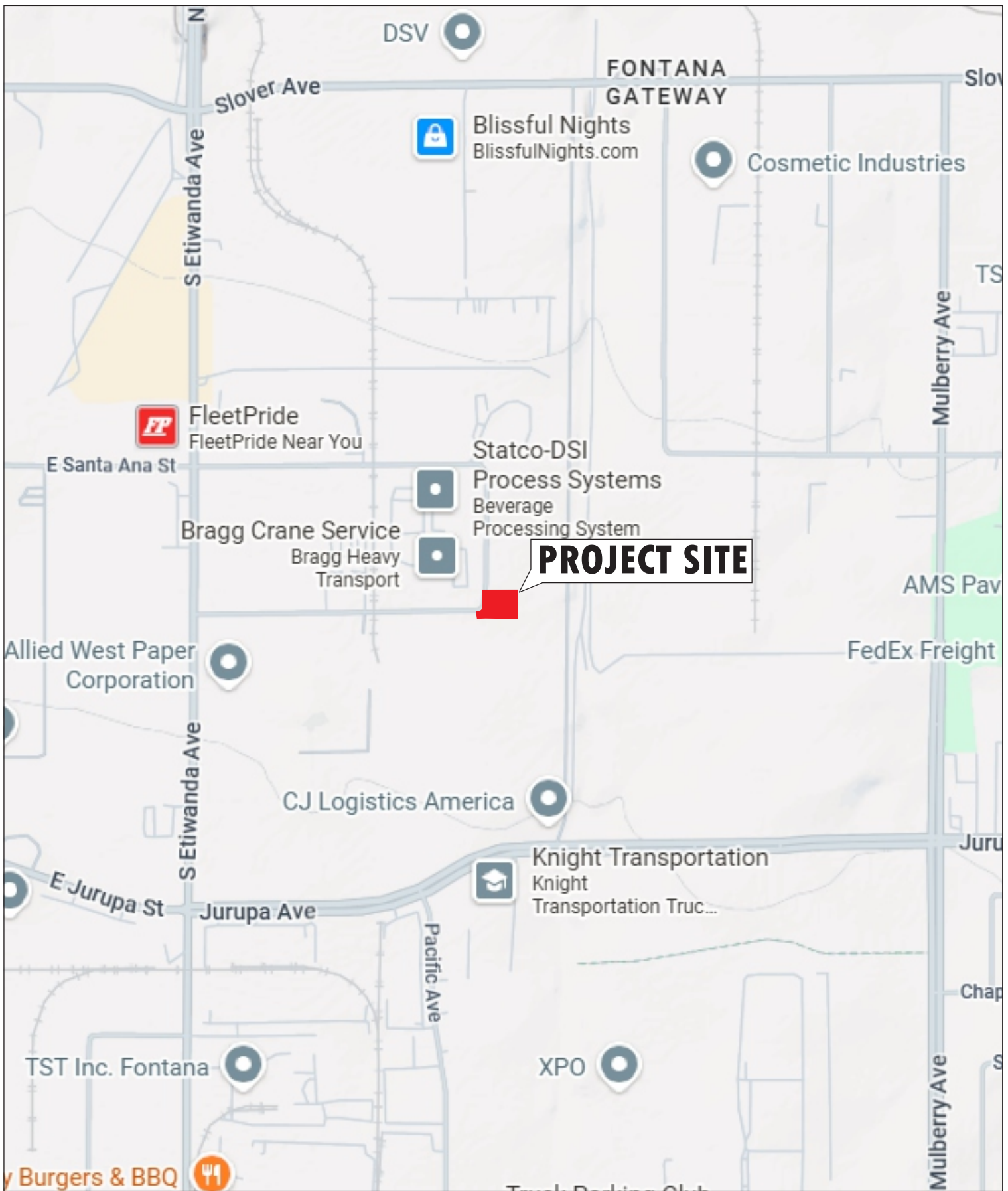
The approximately 1.6-acre Project Site is located in the southwest portion of the City. Specifically, the Project Site is located east of the intersection of Dahlia Street and Jasmine Street within the Fontana Southwest Industrial Park at 11109 Jasmine St, Fontana, CA 92337. Refer to Figure 2, Site Vicinity.

EXISTING CONDITIONS

The Project Site is currently developed and consists of an existing 35,521 SF building with parking lot, landscaping and 40-foot driveway at Jasmine Street.

The Project Site is located within an Emergency Shelter Overlay District which provides for seamless incorporation of emergency, supportive, and transitional housing opportunities on specific properties designated Light Industrial (I-L) and/ or General Industrial (I-G) to house individuals at risk of homelessness. The Project Site is surrounded by Performance Tube Bending to the north, a utility easement with transmission towers) to the east, Bragg Crane Services to the west, and Eaton Electrical to the south. Surrounding uses are all predominantly industrial uses.

Figure 1



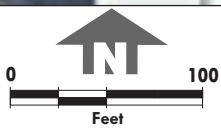
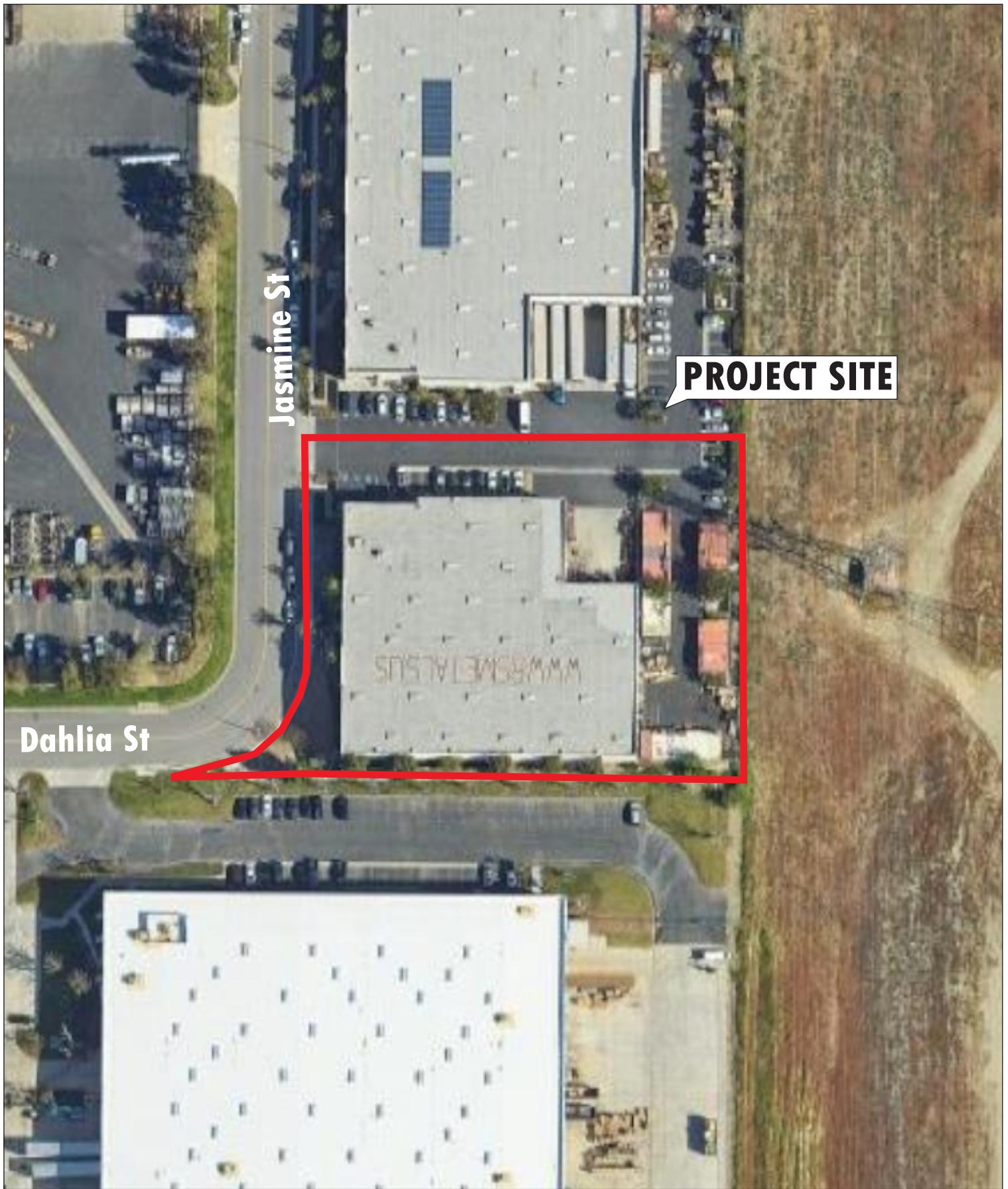
REGIONAL LOCATION

Regional Navigation Center
City of Fontana, California

LILBURN
CORPORATION

FIGURE 1

Figure 2



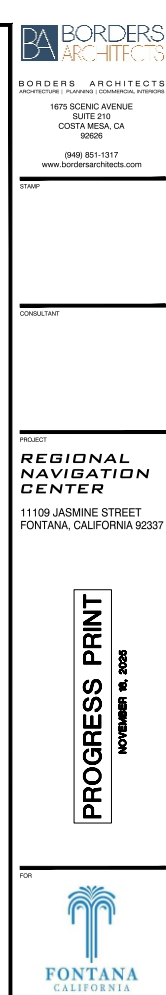
LILBURN
CORPORATION

PROJECT VICINITY

Regional Navigation Center
City of Fontana, California

FIGURE 2

Figure 3



The land uses and zoning designations for the Project Site and surrounding are as follows:

	LAND USE (General Plan)	ZONING
PROJECT SITE	General Industrial (I-G)	Fontana Gateway Specific Plan
NORTH	General Industrial (I-G)	Fontana Gateway Specific Plan
EAST	General Industrial (I-G)	Fontana Gateway Specific Plan
SOUTH	General Industrial (I-G)	Fontana Gateway Specific Plan
WEST	General Industrial (I-G)	Fontana Gateway Specific Plan

PROJECT DESCRIPTION

The Proposed Project consists of the renovation of an existing warehouse building located at 11109 Jasmine Street, east of the intersection of Dahlia Street and Jasmine Street, within the Fontana Gateway Specific Plan in the City of Fontana, California (see Figure 1 Regional Vicinity Map, & Figure 2 Vicinity Map). The approximate 1.65-acre site is identified as Assessor's Parcel Number (APN) 0238-111-53.

The existing building is approximately 35,521 square feet in area and 24 feet in height. The Proposed Project would renovate and expand the building to approximately 40,613 square feet to accommodate a Regional Navigation Center that combines three complementary services within a single facility: (1) a navigation center providing temporary shelter and service coordination, (2) recuperative care for individuals requiring post-acute medical recovery, and (3) a sobering center offering safe detoxification services. Access to the site would be provided via an existing 40-foot-wide driveway along Jasmine Street (see Figure 3 Site Plan). The facility would operate 24 hours per day, seven days per week, with a maximum census of up to 200 individuals.

Renovations to the existing structure would provide the necessary infrastructure to support housing and supportive services for individuals experiencing homelessness. Interior improvements would include sleeping areas, meeting and counseling spaces, administrative offices, a commercial kitchen, cold and dry food storage areas, bathrooms, laundry rooms, a dining hall, and indoor recreation areas. Exterior improvements would be minor and would include outdoor recreation space, and outdoor dog runs and indoor dog kennels to support program operations. The facility would operate under a Housing First model, emphasizing low-barrier access to services, integrated care, and rapid transition to permanent housing. The project would serve as a centralized hub for County and community-based service providers and would expand the County's capacity to address both the immediate and long-term needs of unsheltered residents, including individuals with substance use disorders.

The Proposed Project would include a total of 34 on-site parking spaces, including four (4) Americans with Disabilities Act (ADA) spaces.

Renovation activities, including demolition and construction, are anticipated to occur over an approximate 12-month period. All construction activities would comply with the City of Fontana Zoning and Development Code noise standards, which limit demolition and construction to the hours of 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction equipment that may be used during project implementation includes, but is not limited to, an excavator, tractor, crane, concrete saw, paving equipment, roller, and rough-terrain forklift.

Architecture

The existing building is approximately 35,521 square feet in area and 24 feet in height. The Proposed Project would renovate and expand the building to approximately 40,613 square feet. The architectural design of the buildings are tilt-up concrete walls.

Figure 4

Parking

The Proposed Project would include a total of 34 on-site parking spaces, including four (4) Americans with Disabilities Act (ADA) spaces.

Landscaping

The Project Site currently includes existing landscaping. The landscaped areas on the Project Site include a variety of existing trees and shrubs. As shown in Figure: 3 Site Plan, landscaped areas are located along the western and southern frontages of the Project Site, as well as within the parking areas, in accordance with Municipal Code Section No. 9-71(e).

CONSTRUCTION

Renovation activities, including demolition and construction, are anticipated to occur over an approximately 12-month period. All construction activities would be conducted in compliance with the City of Fontana Zoning and Development Code noise standards, which restrict demolition and construction activities to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays.

Construction equipment utilized during project implementation may include, but would not be limited to, excavators, tractors, cranes, concrete saws, paving equipment, rollers, and rough-terrain forklifts. Equipment usage would vary by construction phase and would be temporary in nature.

CLASS 32 EXEMPTION CRITERIA ANALYSIS

Criterion (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

General Plan Consistency

The Project Site is designated in the Fontana General Plan as General Industrial (I-G) and zoned Fontana Gateway Specific Plan. It is located within an Emergency Shelter Overlay District which provides for seamless incorporation of emergency, supportive, and transitional housing opportunities on specific properties Light Industrial (I-L) and/ or General Industrial (I-G) general plan land use designations to house individuals at risk of homelessness. Therefore, the Proposed Project is considered allowed use and is consistent with the applicable general plan designation. Table 1, City of Fontana General Plan Project Consistency Analysis, evaluates the project's consistency with applicable General Plan land use policies.

Table 1
General Plan Land Use, Zoning, and Urban Design Element Project Consistency Analysis

Applicable General Plan Land Use Goals	Project Consistency Analysis
Housing Element	
Accessibility to Affordable Housing	
Compliance with Senate Bill 2 to allow for emergency shelters, transitional housing and supportive housing to homeless individuals and families by amending Zoning and Development Code and the Municipal Code and enforcing the provisions of the housing accountability act.	<u>Consistent.</u> The Proposed Project shall provide housing for the homeless individuals and families. The Project Site is located within an Emergency Shelter Overlay District which provides for seamless incorporation of emergency, supportive, and transitional housing opportunities on specific properties Light Industrial (I-L) and/ or General Industrial (I-G) general plan land use designations to house individuals at risk of homelessness.
Source: City of Fontana, <i>Fontana Forward General Plan Update 2015-2045, Housing Element</i> , updated November 13, 2018.	

Zoning Code Consistency

According to the City of Fontana Municipal Code Chapter 30 “Zoning and Development Code” Section 30-651, as amended, the Emergency Shelter Overlay District (ESO) Regulations allow emergency, supportive, and transitional housing on properties with Light Industrial (I-L) or General Industrial (I-G) designations. The Project Site is designated General Industrial (I-G) in the City of Fontana General Plan and is zoned under the Fontana Gateway Specific Plan. The Proposed Project is located within the Emergency Shelter Overlay District and would provide housing for individuals at risk of homelessness. Therefore, the Project would be consistent with the applicable General Plan land use designation, overlay district regulations, policies, and zoning standards, and would satisfy Criterion (a) requirements.

Criterion (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The Proposed Project consists of the renovation of an existing warehouse building on 1.65-acre parcel located at 11109 Jasmine Street, east of Dahlia Street and Jasmine Street, within the Fontana Gateway Specific Plan in the City of Fontana. As shown on Figure 2, the site is within a developed area. The Proposed Project would meet Criterion (b) requirements.

The project location within the City and the size of the Project Site provide consistency with Criterial (b) requirements.

Criterion (c) *The project site has no value as habitat for endangered, rare or threatened species.*

The Proposed Project involves the renovation of an existing warehouse building on a site that is already developed and highly disturbed. The Project Site does not provide suitable habitat for rare or sensitive species, including federally or state-listed species; therefore, no further biological surveys are required. Located within the developed southwest portion of the City and surrounded primarily by urban land uses, the site does not contain sensitive natural communities. No endangered, rare, or threatened species, as defined under CEQA Guidelines Section 15380, are expected to occur on-site, and the property is not within any designated critical habitat.

Accordingly, the Project Site does not provide habitat value for endangered, rare, or threatened species, and the Proposed Project would meet Criterion (c) requirements.

Criterion (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

TRAFFIC

A Transportation Screening Assessment dated February January 23, 2026, was prepared for the Proposed Project by Ganddini Group, Inc. (Appendix A). The findings are summarized herein.

Trip Generation

The Proposed Project trips are based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition, 2025). The Proposed Project is forecast to approximately 612 daily trips, including 34 trips during the AM peak hour and 44 trips during the PM peak hour.

Vehicle Miles Traveled (VMT) Screening Criteria

The City TIA Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. The City TIA Guidelines identify the several types of projects that may be presumed to have a less than significant VMT impact as they are local serving and thus can be expected to reduce VMT or they are small enough to have a negligible impact:

- Projects consisting of local-serving retail uses (less than 50,000 square feet): Supermarkets; restaurants, cafés, and bars; coffee or donut shops; dry cleaners; barbershops; hair and nail salons; walk-in medical clinics; urgent care facilities; auto repair and tire shops; gyms and health clubs; and dance, yoga, fitness, or martial arts studios.
- Projects consisting of land uses that are inherently local-serving in nature: Local-serving K–12 schools; local parks; day care centers; local-serving gas stations and banks; non-destination hotels; student housing projects located on or adjacent to college campuses; local-serving assembly uses (e.g., places of worship and community organizations); community institutions (e.g., public libraries, fire stations, and local government facilities); local-serving community colleges consistent with the assumptions identified in the applicable RTP/SCS; **affordable or supportive housing**; assisted living facilities; and senior housing (as defined by HUD).

The Proposed Project satisfies the City-established vehicle miles traveled (VMT) screening criteria for local serving projects. Therefore, preparation of a transportation impact study with VMT analysis is not warranted, and the project may be presumed to result in a less than significant transportation-related impacts.

NOISE

A Noise Impact Analysis dated February 6, 2026, was prepared for the Proposed Project by Ganddini Group, Inc. (Appendix B). The findings are summarized herein.

Project Construction

On-Site Equipment

Construction noise is regulated within City of Fontana Municipal Code Section 18-63(b)(7) which prohibits construction activities outside the hours of 7:00 AM to 6:00 PM on weekdays and 8:00 AM and 5:00 PM on Saturdays. However, neither the City of Fontana General Plan or Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA consists as a substantial temporary or periodic noise increase. Therefore, a numerical construction noise threshold based on the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual is used for analysis of daytime construction impacts, as discussed below.

According to the FTA, local noise ordinances are typically not very useful in evaluating construction noise. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use. Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that can be considered reasonable criteria for construction noise assessment. The FTA considers a daytime (7:00 AM to 10:00 PM) exterior construction noise level of 80 dBA Leq for noise sensitive residential land uses and 85 dBA Leq for commercial uses. In addition, the FTA considers a nighttime (10:00 PM to 7:00 AM) exterior construction noise level of 70 dBA Leq for noise sensitive residential land uses and 85 dBA Leq for commercial uses. Accordingly, the project would result in a significant impact if:

- Project construction occurs outside the hours of 7:00 AM to 6:00 PM on weekdays;
- Project construction occurs outside the hours of 8:00 AM and 5:00 PM on Saturdays;
- Project construction noise exceeds 80 dBA Leq during the daytime (7:00 AM to 10:00 PM) or 70 dBA Leq during the nighttime (10:00 PM to 7:00 AM) at residential uses; or,
- Project construction noise exceeds 90 dBA Leq at adjacent industrial land uses.

Construction activities associated with the proposed project will primarily occur inside of the existing building. With the exception of repurposing of the storage area located adjacent to the east side of the building, for parking, no exterior construction is proposed. Proposed interior improvements will consist of bringing the structure up to California State Code requirements for the proposed use. This analysis assumes that wood frame construction with insulation and drywall will be utilized for all exterior and interior walls and ceilings. It is also assumed that the existing roll-up doors will be removed and framed.

Project construction will affect existing adjacent light industrial land uses. The closest receptor is the existing light industrial building located approximately 80 feet north of the existing building on the project site. Some of the loudest equipment that will be used on the project site will include pneumatic nailing guns (85 dB at 50 feet), impact wrenches (77 dB at 50 feet), and saws (74 dB at 50 feet). The noisiest construction phase will be the during removal and reframing of the existing roll up doors. After that task is complete, most of the construction noise and activity will occur inside of the building where similar equipment will be utilized. Other noise will inside during

construction will include employees communicating and movement of materials. If used simultaneously outside, a pneumatic nail gun, impact wrench, and a circular saw would cumulatively be 86 dBA Leq at 50 feet and 82 dBA Leq at the nearest adjacent building.

The existing building is expected to provide an interior to exterior noise level reduction of 15-20 dB once the roll-up doors are framed in and siding is on. When used simultaneously inside, this equipment combination could reach up to 67 dBA Leq at the nearest adjacent building. Project construction would not exceed FTA construction noise standards for industrial land uses of 90 dBA Leq for industrial land uses. This impact would be less than significant.

On-Site Project Generated Operational Noise Sources

Project operational noise will consist of new heating and ventilation units (48 dB Leq at 80 feet), a basketball court (41.5 dBA Leq at 80 feet), an outdoor play area (36.5 dBA Leq at 80 feet) and an outdoor dog park (41.5 dBA Leq at 80 feet). The site plan provides a location for proposed remote condensing units (60 dBA Leq at 80 feet) near the eastern side of the existing building and indicates that HVAC equipment (48 dBA Leq at 80 feet) will be located on the rooftop. Assuming all of the outdoor noise sources were combined at a distance of 80 feet, which is the distance to the nearest existing building, the noise level would be 60 dBA Leq. A sound level of 60 dBA Leq is equivalent to a quiet to normal conversation. City of Fontana Municipal does not provide any operational noise standards for impacts to industrial land uses. This impact would not be significant.

Project operational noise will also include passenger vehicles trips (approximately 44 automobile trips during peak hour). For modeling purposes, it was also assumed that delivery trucks would visit the site during peak hour. Per FHWA modeling, this amount of vehicle traffic coming in and out of the site would generate noise levels of approximately 39 dBA Leq. When combined with stationary operational noise discussed above, sound levels at the nearest off-site structure would be 60 dBA Leq. Project operational noise would be less than significant; no mitigation is required.

Offsite Project Generated Operational Noise Sources

The Fontana Forward General Plan 2015-2035 Draft Environmental Impact Report utilizes three main categories to determine if a noise impact is substantial, as detailed below. Only audible changes in noise level are considered potentially significant:

1. Audible – refers to increases in noise levels that are perceptible to humans, generally refers to a change of 3 dBA or more since this level has been found to be barely perceptible in exterior environments; a change of 5 dBA is readily audible to most people in an exterior environment.
2. Potentially audible – refers to a change in noise level between 1 and 3 dBA. This range of noise levels was found to be noticeable to sensitive people in laboratory environments.
3. Inaudible – refers to noise level of less than 1 dBA that are typically "inaudible" to the human ear except under quiet conditions in controlled environments.

Existing measured noise levels in the project vicinity range between 54.9 and 67.4 dBA Leq. Project generated vehicle traffic will result in noise levels of up to 52 dBA Leq adjacent to affected

roadways, resulting in an increase of approximately 1.8 dBA Leq. No sensitive receptors would be affected. The project impact is less than significant; no mitigation is required.

Noise Impacts to the Proposed Residential Land Uses

Exterior Noise Levels

As stated in the City's General Plan Noise Element, State of California Office of Planning and Research General Plan Guidelines are to be followed with respect to acoustical study requirements. Although the project site is zoned for light industrial land uses, it will be accommodating residential land uses. Therefore, this report includes an analysis of potential noise impacts to the proposed project in light of exterior residential noise standards as shown in Table 4 (65 dBA CNEL). The State of California has also established interior noise standards for multiple family residential land uses (45 dBA CNEL).

Existing noise measurements were taken in the site vicinity in order to identify any existing noise sources and to predict any potential impacts to proposed residential land uses. Existing noise levels ranged between 54.9 and 67.4 dBA Leq and 66.2 dBA CNEL at the north end of the site adjacent to Jasmine Street and will exceed the exterior noise standard of 65 dBA CNEL. However, no outdoor uses are proposed at this location. The STC of concrete tilt up construction is typically provides at least 40. Therefore, exterior noise sources would be attenuated down to 27.4 dBA CNEL inside the building proposed for renovations. Interior will not exceed the interior noise levels standard of 45 dBA CNEL. This impact would be less than significant.

Indoor Dog Kennel

An indoor dog kennel is proposed in the southeast portion of the building. Indoor kennels are notorious for generating high noise levels (up to 100 dBA) when dogs are disturbed. For example, when an employee enters or a new dog is introduced. Some dogs may also bark the entire time they are within the kennel. Depending on the size of the dog, one could bark as loud as 85 dBA. It is highly recommended that there are no interior walls that are shared or even near the proposed dog kennel. While wall assemblies can be installed that can provide up to 60 dB of reduction, barking events during sleeping hours may still wake clients.

Air Traffic Noise Impacts

The Project Site is located approximately 3.4 miles directly east of the Ontario International Airport and just outside the planned 65 CNEL noise contour. The project would not expose people residing or working in the project area to excessive noise levels associated with airports. This impact would be less than significant. No mitigation is required.

The Proposed Project is not anticipated to generate significant noise impacts during either construction or operation. Construction activities would be temporary and limited to standard daytime hours in compliance with local noise ordinances. Operational noise would be consistent with existing conditions and would not exceed applicable City or State noise thresholds. The design and location of the dog kennel can be adjusted as necessary to minimize potential noise exposure to clients (sensitive receptors), ensuring that noise impacts remain less than significant.

AIR QUALITY

This analysis is based on the California Emissions Estimator Model (CalEEMod) version 2022 outputs (Appendix C).

Regulatory Requirements

The Project Site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. An evaluation of potential air quality impacts related to the Proposed Project (Regional Navigation Center) was prepared. The CalEEMod recommended by the SCAQMD for all general development projects within the SCAB was used to estimate project emissions.

As documented in the Transportation Screening Assessment prepared for the Proposed Project by Ganddini Group, Inc. (dated January 23, 2026), the Project is forecast to generate approximately 612 daily trips, including 34 trips during the AM peak hour and 44 trips during the PM peak hour. The Project's construction and operational emissions were evaluated using the California Emissions Estimator Model (CalEEMod), version 2022, developed in coordination with SCAQMD.

Construction Emissions

CalEEMod was utilized to estimate the on-site and off-site construction emissions. The emissions incorporate Rules 402 and 403 for fugitive dust by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO_x), carbon monoxide (CO), sulfur dioxide (SO₂), and fine and respirable particulates (PM₁₀ and PM_{2.5}). Two of the analyzed pollutants, ROG and NO_x, are ozone precursors. These criteria pollutants are key contributors to air quality degradation and can have potential significant environmental and public health impacts. Screening for these pollutants helps identify potential air quality impacts to protect public health, and comply with SCAQMD Thresholds.

Renovations of the existing building will include both construction and demolition activities, which are anticipated to occur between late 2026 and 2027. For a conservative, worst-case analysis, construction and demolition emissions were estimated assuming maximum equipment use, highest activity levels, and extended work hours. These activities have the potential to generate criteria air pollutants and toxic air contaminants. The resulting estimated emissions under these worst-case conditions are presented in Table 2 and Table 3, which reflect projected summer and winter scenarios, respectively.

Table 2
Maximum Summer Construction Emissions
(Pounds per Day)

Equipment	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
2026 Max	1.4	13.0	16.0	0.0	0.7	1.0
2027 Max	1.0	8.2	10.0	0.0	0.3	0.2
SCAQMD Threshold	75	100	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod 2022 Summer Construction Emissions.

Table 3
Maximum Winter Construction Emissions
(Pounds per Day)

Equipment	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
2026 Max	1.4	13.0	15.2	0	7.0	3.4
2027 Max	1.0	8.2	10.0	0	0.3	0.2
SCAQMD Threshold	75	100	550	150	150	55
Significance	No	No	No	No	No	No

Source: CalEEMod 2022 Winter Construction Emissions.

Notes:

ROG = Reactive Organic Gases NO_x = Nitrogen Oxides

CO = Carbon Monoxide SO₂ = Sulfur Dioxides PM = Particulate Matter

SCAQMD = South Coast Air Quality Management District

As shown in Table 2 and 3, both summer and winter construction emissions are below SCAQMD thresholds. The Proposed Project does not exceed applicable SCAQMD regional thresholds during construction activities. Therefore, impacts are considered less than significant.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2022 and are listed in Table 4 and 5, below.

Table 4
Summer Operational Emissions Summary
(Pounds Per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Mobile	2.5	3.0	31.0	0.1	7.4	2.0
Area	0	0.	0.0	0	0	0
Energy	0	0	0	0	0	0
Totals	2.5	3.0	31.0	0.1	7.4	2.0
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2022 Summer Emissions

Table 5
Winter Operational Emissions Summary
(Pounds Per Day)

Source	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Mobile	2.3	3.2	25.0	0.1	7.4	2.0
Area	0	-	-	-	-	-
Energy	0	0	0	0	0	0
Totals	2.3	3.2	25.0	0.1	7.4	2.0
SCAQMD Threshold	55	55	550	150	150	55
Significant	No	No	No	No	No	No

Source: CalEEMod 2022 Winter Emissions

As shown, both summer and winter season operational emissions are below SCAQMD thresholds. The Proposed Project would not exceed any SCAQMD thresholds for criteria pollutants during construction (see Table 2, 3). Operational emissions are less than significant and would not result in a cumulatively considerable net increase of any criteria pollutant (see Tables 4 and 5). Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

SCAQMD has developed a methodology to assess the localized impacts of emissions from a Proposed Project as outlined within the Final Localized Significance Threshold (LST) Methodology report; completed in June 2003 and revised in July 2008. The use of LSTs is voluntary, to be implemented at the discretion of local public agencies acting as a lead agency pursuant to CEQA. LSTs apply to projects that must undergo CEQA or the National Environmental Policy Act (NEPA) and are five acres or less. LST methodology is incorporated to represent worst-case scenario emissions thresholds. CalEEMod was used to estimate the on-site and off-site construction emissions. The LSTs were developed to analyze the significance of potential air quality impacts of a project to sensitive receptors (i.e. schools, single family residences, etc.) and provide screening tables for small projects (one, two, or five acres). Projects are evaluated based on geographic location and distance from the sensitive receptor (25, 50, 100, 200, or 500 meters from the site).

For the purposes of a CEQA analysis, the SCAQMD considers a sensitive receptor to be a receptor such as a residence, hospital, convalescent facility or anywhere that it is possible for an individual to remain for 24 hours. Additionally, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors. Commercial and industrial facilities are not included in the definition of sensitive receptor because employees do not typically remain on-site for a full 24 hours, but are usually present for shorter periods of time, such as eight hours.

The Project Site is approximately 1.65 acres and therefore the “2-acre” LSTs were utilized for the analysis to represent a worst-case scenario as the larger the site, the higher the screening threshold. The closest receptor sensitive receptor is a single-family dwelling unit located approximately 1,050 meters southeast of Project Site; therefore, LSTs are based on a 500-meter distance. The Proposed Project’s construction and operational emissions with the appropriate LST are presented in Table 6.

Table 6
Localized Significance Thresholds
(Pounds Per Day)

Source	NO_x	CO	PM₁₀		PM_{2.5}	
Construction Emissions (Max. from Tables 2, 3)	13.0	16.0	0.7		3.4	
Operational Emissions (Max. Total from Tables 4, 5) [†]	3.0	31.0	0.7		0.2	
Highest Value (lbs/day)	13.0	31.0	0.7	0.7	3.4	0.2
LST Threshold	684	23,304	104*	205 [†]	25*	50 [†]
Greater Than Threshold	No	No	No	No	No	No

Sources: CalEEMod.2022 Summer and Winter Emissions; SCAQMD Final Localized Significance Threshold Methodology; SCAQMD Mass Rate Look-up Tables for a 2-acre site in SRA No. 34 Central San Bernardino Valley, distance of 500 meters.

Note: PM10 and PM2.5 emissions are separated into construction and operational thresholds in accordance with the SCAQMD Mass Rate LST Look-up Tables.

* Construction emissions LST

[†] Operational emissions LST

Per LST Methodology, mobile source emissions do not need to be included except for land use emissions and onsite vehicle emissions. It is estimated that approximately 10 percent of mobile emissions will occur on the Project Site.

As shown in Table 6, the Proposed Project's localized emissions are not anticipated to exceed Localized Significance Thresholds. Therefore, no significant adverse air quality impacts are identified or anticipated, and no mitigation measures are required.

WATER QUALITY

The Proposed Project consists of the renovation of an existing building and would not involve grading or substantial ground disturbance. Accordingly, the Project would have little to no potential for erosion or sedimentation impacts. The Project would be required to comply with all applicable federal, state, and local regulations pertaining to water quality, including implementation of appropriate construction-related best management practices (BMPs). Implementation of BMPs would include measures such as proper storage and handling of construction materials, covered waste and debris receptacles, routine site housekeeping, and spill prevention and response procedures to minimize the potential discharge of pollutants to the municipal storm drain system. The Project would maintain existing drainage patterns and would not create new impervious surfaces that would substantially alter runoff characteristics.

As demonstrated above, approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality and therefore Criteria (d) is met.

Criterion (e) *The site can be adequately served by all required utilities and public services.*

The City of Fontana Public Works Department provides wastewater and stormwater collection services and oversees solid waste collection services (contracted to Burrtec), and the Fontana Water Company provides water services to the Project Site. Southern California Edison and Southern California Gas Company would provide electricity and natural gas services,

respectively. Additionally, the project is already served by the Fontana Fire Protection District for fire protection services, and the Fontana Police Department for police protection services.

Regarding wastewater, the Project would not result in an substantial increase in wastewater generation beyond that associated with the existing developed prior warehouse use; however, capacity is available from the City to accommodate the renovated use. Wastewater flows would continue to be conveyed to the existing municipal sewer system, which serves the developed urban area. The Project would not require the expansion or construction of new wastewater treatment facilities or off-site sewer infrastructure. Any improvements to plumbing fixtures would be required to comply with current building and plumbing codes, including water efficiency standards.

The Project Site is currently served by the Fontana Water Company for potable water service, and existing infrastructure is available to accommodate the renovated use. The Proposed Project is already connected to existing FWC water mains along Jasmine Street and to the City of Fontana sewer system via existing service lines on Jasmine Street. As such, the site would be adequately served by all required utilities and services, and the Project would not result in significant impacts related to stormwater quality, wastewater infrastructure, or water supply, meeting Criterion (e) requirements.

The following analysis considers whether exceptions to the Class 32 Categorical Exemption apply:

Exception (a) A categorical exemption shall not be used for a project under Classes 3, 4, 5, 6, and 11, if the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The City is proposing a categorical exemption under Class 32 and not Classes 3, 4, 5, 6, or 11. Therefore, Exception (a) would not apply to the project.

Exception (b) A categorical exemption shall not be used for a project when the cumulative impact of successive projects of the same type in the same place, over time is significant.

For this Exception, that disallows a categorical exemption to be used for a project when the cumulative impact of successive projects “of the same type in the same place over time” has a narrower definition than the broad definition of cumulative impacts as defined and applied elsewhere in CEQA practice. Further in *Robinson v. City & County of San Francisco* (2012) 208 Cal.App.4th 950, 958, the court held that the phrase “in the same place” should be interpreted to refer to the area where the environmental impact will occur and that the affected area will depend on the nature of the environmental impact.

The Proposed Project consists of the renovation of an existing warehouse building into the Regional Navigation Center located at 11109 Jasmine Street, within the Fontana Gateway Specific Plan in the City of Fontana. The Project Site is located within an Emergency Shelter Overlay District which provides for seamless incorporation of emergency, supportive, and transitional housing opportunities on specific properties Light Industrial (I-L) and/ or General

Industrial (I-G) general plan land use designations to house individuals at risk of homelessness. Based on the analysis herein, the project would not considerably contribute to any significant impacts. As such, project impacts are not cumulatively considerable, and Exception Criterion (b) would not apply to the project.

Exception (c) A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

This exception applies only when both unusual circumstances and a significant impact as a result of those unusual circumstances are shown. (*Berkeley Hillside Preservation v City of Berkeley* “*Berkeley Hillside*” (2015) 60 Cal.4th 1086, 1104) As the Supreme Court explained in *Berkeley Hillside*, the City’s determination whether this exception applies involves two distinct questions: (1) whether the project presents unusual circumstances, and (2) if the project presents unusual circumstances, whether there is a reasonable possibility that a significant environmental impact will result from those unusual circumstances. (60 Cal.4th at 1098.) The City considers the second prong of this two-part test only if it first finds that some circumstance of the project is unusual. If the City finds that the project does not present unusual circumstances, the exception is inapplicable, and the City need not reach the second prong of the two-part test.

Here, the City’s determination whether the proposed project presents unusual circumstances involves a factual inquiry under which the City weighs the relevant evidence to determine if those circumstances are unusual in comparison with other projects in the CEQA Guidelines Section 15332. The Proposed Project would not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances and involves construction activities typical for other similar projects in the City that have been approved pursuant to the CEQA Guidelines section 15332 exemption. An example of a similar project approved by the City pursuant to the CEQA Guidelines Section 15332 exemption is XXXXX which was approved by the City in XXXX. As such, the City does not need to reach the second prong of the two-part test.

Further, the Proposed Project would not introduce any distinguishing features that are inconsistent with the characteristics of surrounding land uses.

The Project Site is situated within an Emergency Shelter Overlay District, which is specifically intended to facilitate the seamless integration of emergency, supportive, and transitional housing opportunities on properties designated Light Industrial (I-L) and/or General Industrial (I-G) under the City’s General Plan. These designations expressly allow for facilities that serve individuals at risk of homelessness, ensuring compatibility with the surrounding industrial context.

The Proposed Project includes interior improvements and exterior renovations to the existing warehouse structure. Exterior modifications would be limited in scope and would not substantially alter the building’s footprint, height, massing, or overall industrial character. As such, the Project would maintain visual and functional compatibility with surrounding industrial uses and would remain consistent with the intent of the Overlay District.

The summer and winter season operational and construction emissions are below SCAQMD thresholds. The Proposed Project would not exceed any SCAQMD thresholds for criteria pollutants. Additionally, the Proposed Project’s localized emissions are not anticipated to exceed

Localized Significance Thresholds because emissions would be temporary, limited in intensity, and would occur over a short duration. Construction and operational activities would comply with applicable air quality regulations and incorporate standard best management practices, which would minimize pollutant concentrations near the Project site. Additionally, the distance to nearby sensitive receptors and prevailing dispersion conditions would reduce the potential for localized air quality impacts. Therefore, localized emissions would remain below significance thresholds.

The Proposed Project involves the renovation of an existing warehouse building on a site that is already developed and highly disturbed. The Project Site does not provide suitable habitat for rare or sensitive species, including federally or state-listed species; therefore, no further biological surveys are required. Located within the developed southwest portion of the City [CT8.1][GN8.2] and surrounded primarily by urban land uses, the site does not contain sensitive natural communities. No endangered, rare, or threatened species, as defined under CEQA Guidelines Section 15380, are expected to occur on-site, and the property is not within any designated critical habitat.

The Proposed Project is forecast to approximately 612 daily trips, including 34 trips during the AM peak hour and 44 trips during the PM peak hour. The Proposed Project satisfies the City-established vehicle miles traveled (VMT) screening criteria for local serving projects. Therefore, preparation of a transportation impact study with VMT analysis is not warranted, and the project may be presumed to result in a less than significant VMT impact transportation-related impacts.

Based on the analysis provided herein, the Project would not result in unusual circumstances and thus Exception Criterion (c) would not apply to the project.

Exception (d) A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a State scenic highway.

Based on the San Bernardino Countywide Map: NR-3 Scenic Routes & Highways, there are no scenic highways near the Project Site or within the City of Fontana.¹ The closest officially designated or eligible State scenic highway is Lytle Creek Canyon Drive located approximately 6.0 miles to the north in Rancho Cucamonga, San Bernadino County. Given the distance of the Project Site to Lytle Creek Canyon Drive and intervening topography, vegetation, and structures, the project would not be visible. The Project Site does not contain any scenic resources, such as significant trees, historic buildings, or rock outcroppings, nor are any located in the immediate vicinity of the Project Site. As such, the Proposed Project would have no impact on scenic resources within a State scenic highway and Exception (d) would not apply.

Exception (e) A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Government Code Section 65962.5 requires the Department of Toxic Substance Control and State Water Resources Control Board to compile and update a regulatory site listing (per the criteria of the Section). The California Department of Health Services is also required to compile

¹ San Bernardino Countywide Map:NR-3 Scenic Routes & Highways. Accessed December 2025.

and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Health and Safety Code Section 116395. Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the CCR, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste.

The Project Site is not currently listed pursuant to Government Code Section 65962.5 (commonly referred to as the Cortese List), which identifies sites with known hazardous materials contamination. Additionally, Magnolia Environmental, LLC prepared a Limited Asbestos and Lead Survey Report dated December 9, 2025 (Appendix D), for the existing building on the Project Site. The survey concluded that no asbestos-containing materials (ACMs) and no lead-based paint were detected within the areas evaluated.

Therefore, based on the available records and site-specific investigation, the Project Site is not identified as a hazardous materials site and would not be expected to result in significant impacts related to asbestos, lead-based paint, or hazardous materials contamination.² As such, Exception (e) would not apply.

Exception (f) A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

A Cultural Resources Search dated November 4, 2025 were prepared for the Proposed Project by BFSA Environmental Services. (Appendix E). The findings are summarized herein.

BFSA conducted the cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search encompassed a half-mile radius surrounding the project. The records search did not identify any cultural resources recorded within a half-mile radius of the subject property. The records search did identify five previous studies conducted within a half mile of the project, none of which included the subject property. In addition to the SCCIC records search, historic aerial photographs (1938 to 2025) of the property were reviewed. Historic aerial photographs demonstrate that the property was primarily utilized for agricultural purposes during the twentieth century. By 1994, the surrounding area began to be developed, but the subject property remained vacant until the early 2000s. Between 2005 and 2006, the existing 11109 Jasmine Street building was constructed in its present location. Currently, the entirety of the property is developed with the 11109 Jasmine Street building, commercial landscaping, hardscape, and associated infrastructure. Based upon the records search results, no recorded resources are documented within the project or within a half-mile radius of the project. Given the existing development within the property and the records search results, the potential for archaeological resources within the property is low. The full SCCIC records search is attached to this letter report (Attachment A). As such, Exception (f) would not apply.

CONCLUSION

As detailed above, construction and operations of the Project meets the five criteria required stipulated in CEQA Guidelines Section 15332 to qualify for a Class 32 CE.

² California Environmental Protection Agency, *Cortese Listing*, <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed July 25, 2025.

REFERENCES

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APPENDICES

- Appendix A Traffic Screening Assessment
- Appendix B Noise Impact Analysis Report
- Appendix C *CalEEMod Detailed Report*
- Appendix D Limited Asbestos and Lead Survey Report
- Appendix E Cultural Records Search Summary Report



TECHNICAL MEMORANDUM

TO: Ms. Cheryl Tubbs | For submittal to the CITY OF FONTANA

FROM: Perrie Ilercil, Senior Engineer | GANDDINI GROUP, INC.

DATE: January 23, 2026

SUBJECT: Regional Navigation Center Project Transportation Screening Assessment
GGI Project No. 19865

Ganddini Group, Inc. is pleased to provide this Transportation Screening Assessment for the Regional Navigation Center project in the City of Fontana. The purpose of this memorandum is to determine if the preparation of a traffic impact analysis with level of service (LOS) analysis or vehicle miles traveled (VMT) analysis is necessary based on the transportation study guidelines and screening criteria established by the City of Fontana. We trust the findings of this analysis will aid the City of Fontana in assessing the project.

PROJECT DESCRIPTION

The 1.65-acre project site (APN: 023811153) is located at 11109 Jasmine Street in the City of Fontana, California in the Fontana Gateway Specific Plan area. The project site is currently developed with a vacant 35,000 square foot warehouse building which will be redeveloped to meet the immediate and long-term needs of unsheltered residents.

The proposed project involves tenant improvements and minor exterior upgrades to provide three complementary services in a single 40,613 square feet building: a navigation center for safe shelter and services coordination, recuperative care for post-acute medical recovery, and a sobering center for safe detoxification. Vehicle access for the project site is proposed via Jasmine Street. The proposed site plan is shown in Attachment A.

The proposed project will operate 24-hours a day / 7-days a week. Based on one-employee per five beds at any given time, the 200 bed facility is anticipated to have 80 employees per day.

TRIP GENERATION

Table 1 shows the proposed project trips based on trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition, 2025) for Land Use Code 620 (Nursing Home).

*Nursing Home Description: A nursing home is a facility whose primary function is to provide care for persons who are unable to care for themselves. Examples include rest homes, chronic care homes, and convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Residents often require treatment from a registered healthcare professional for ongoing medical issues. **Nursing home residents are not capable of operating vehicles. Traffic is entirely generated by employees, visitors, and deliveries.** Assisted living (Land Use 254) and continuing care retirement community (Land Use 255) are related uses..*

Project Trips

As shown in Table 1, the proposed project is forecast to approximately 612 daily trips, including 34 trips during the AM peak hour and 44 trips during the PM peak hour.

CRITERIA FOR THE PREPARATION OF TRAFFIC IMPACT ANALYSES

The project has been assessed to determine if the preparation of a traffic impact analysis with level of service (LOS) analysis and vehicle miles traveled (VMT) analysis is necessary based on the criteria established as specified in the *City of Fontana Transportation Impact Analysis (TIA) Guidelines for Vehicle Miles Traveled (VMT) and Level of Service Assessment (LOS)* (October 2020) ["City TIA Guidelines"].

Level of Service Screening Criteria (General Plan Conformity)

As specified in the City TIA Guidelines, the requirement to prepare a transportation impact study with level of service (LOS) analysis should be based on one or more of the following criteria:

- If a project is forecast to exceed the Congestion Management Program (CMP) threshold of 250 two-way peak hour trips, a traffic impact analysis will be required.
- If a project is forecast to generate between 100 and 249 two-way peak hour trips, a traffic impact analysis will be required, but the extent of the analysis will be lesser.
- If a project generated between 50 and 100 two-way peak hour trips, a focused traffic analysis will be required.
- If a project generates less than 50 peak hour trips, a traffic analysis report shall not be required, and a trip generation memo will be considered sufficient unless the City has specific concerns related to project access and interaction with adjacent intersections.

The project would generate and contribute fewer than 50 peak hour trips to any intersection of two streets designated as Collector or higher on the City's General Plan circulation system. The project does not propose any deviation from the City's TIA Guidelines or design standards. Subject to verification by the City Traffic Engineer, the project does not appear to contribute to unique existing or proposed traffic conditions in the project vicinity to warrant further evaluation. Therefore, the project does not warrant the preparation of a transportation impact study with LOS analysis based on the City-established screening criteria and LOS impacts may be presumed to be negligible.

Vehicle Miles Traveled Screening Criteria (CEQA)

The vehicle miles traveled (VMT) screening assessment has been prepared in accordance with City TIA Guidelines, which were developed based on guidance from the Office of Planning and Research (OPR) *Technical Advisory on Evaluating Transportation Impacts in CEQA* (State of California, December 2018) ["OPR Technical Advisory"]. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. The OPR Technical Advisory provides technical considerations regarding methodologies and thresholds with a focus on office, residential, and retail developments as these projects tend to have the greatest influence on VMT.

The City TIA Guidelines identify screening criteria for certain types of projects that typically reduce VMT and may be presumed to result in a less than significant VMT impact. To qualify for VMT screening, the project need only satisfy one of the following screening criteria:

- Projects located within a Transit Priority Area (TPA)
 - Projects located within one-half mile radius of a major transit stop¹ or high-quality transit corridor²
- Projects located within a low VMT area
 - Site location can be verified with the web-based or map-based VMT Screening Tool³
- Project Type Screening
 - Local-serving retail (less than 50,000 square feet)
 - Projects consisting of land uses which by their nature are local-serving
- Project Net Daily trips less than 500 ADT
 - Projects consisting of land uses which by their nature are local-serving
 - Projects which generate less than net new 500 daily vehicle trips (ADT)

TPA Screening

Projects located within a TPA, defined as within one-half mile of a major transit stop or high-quality transit corridor, may be presumed to result in a less than significant VMT impact absent substantial evidence to the contrary. The City TIA Guidelines note that this screening criteria may not apply if the project has a floor area ratio (FAR) less than 0.75, the project provides more parking than required by the city, the project is inconsistent with applicable Sustainable Communities Strategy (SCS), or the project constructs a smaller number of moderate or high-income residential units than the existing number of affordable residential units.

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

Low VMT Area Screening

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

Based on the VMT Screening Tool results for the project site, located within TAZ 53704201, the baseline year (2026) VMT per service population for the project TAZ is equal to 63.0 VMT per service population, which is not less than the City-established threshold based on 15 percent below the San Bernardino County regional average baseline (39.1 VMT). Therefore, the project does not satisfy the City-established screening criteria for projects located in a low VMT area.

It should be noted that the project is expected to generate an exceptionally low VMT per service population considering that VMT will primarily be generated by employees, visitors, and deliveries but the service population would also include a substantial number of residents that would not generate VMT. Therefore, the

¹ A major transit stop is defined as an existing rail transit station, ferry terminal with bus or rail service, or the intersection of two or more major bus routes with 20-minute or less headways during the peak commute hours (Pub. Resources Code, § 21064.3 and AB2553).

² Fixed route bus service with less than 15-minute headways during the peak commute hours (Pub. Resources Code, § 21155).

³ The SBCTA VMT Screening Tool was developed from the San Bernardino Transportation Analysis Model (SBTAM) travel forecasting model to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs).

total VMT per service population generated would be substantially lower than other nearby residential and employment land uses.

Project Type Screening

The City TIA Guidelines identify the several types of projects that may be presumed to have a less than significant VMT impact as they are local serving and thus can be expected to reduce VMT or they are small enough to have a negligible impact:

- Projects consisting of local serving retail (less than 50,000)
 - Supermarket
 - Restaurant/café/bar
 - Coffee/donut shop
 - Dry cleaners
 - Barbershop
 - Hair/nails salon
 - Walk-in medical clinic
 - Urgent care
 - Auto repair/tire shop
 - Gyms/health club
 - Dance/yoga/fitness/material arts studio
- Projects consisting of land uses which by their nature are local-serving
 - Local-serving K-12 schools
 - Local parks
 - Day care centers
 - Local-serving gas stations
 - Local-serving banks
 - Local-serving hotels (e.g., non-destination hotels)
 - Student housing projects on or adjacent to college campuses
 - Local-serving assembly uses (places of worship, community organizations)
 - Community institutions (public libraries, fires stations, local government)
 - Local-serving community colleges that are consistent with the assumptions noted in the RTP/SCS
 - Affordable or supportive housing
 - Assisted living facilities
 - Senior housing (as defined by HUD)

The project consists of a supportive housing facility; therefore, the City-established screening criteria for local essential service projects is met, and the project may be presumed to result in a less than significant VMT impact.

Projects with net daily trips less than 500 ADT

Based on a review of greenhouse emissions produced by several types of projects, the City determined that 500 trips would not to cause a less than significant impact under CEQA:

Ms. Cheryl Tubbs
Regional Navigation Center
January 23, 2026

- Projects generating with less than 500⁴ daily vehicle trips (ADT)
 - Single family residential – 52 Dwelling Units or fewer
 - Multi-family residential – 68 Dwelling Units or fewer
 - General Office – 51,000 square feet or less
 - Light Industrial – 100,000 square feet or less
 - Warehousing – 287,000 square feet or less
 - High-Cube Fulfillment Center Warehouse – 357,000 square feet or less

The project consists of a supportive housing facility which generates more than 500 daily trips. Therefore, this screening criteria is not satisfied .

CONCLUSION

The proposed project is forecast to generate approximately 612 daily trips, including 34 trips during the AM peak hour and 44 trips during the PM peak hour.

The proposed project satisfies the City-established LOS screening criteria for projects generating fewer than 50 peak hour trips. Therefore, the proposed project does not warrant the preparation of a transportation impact study with LOS analysis based on the City-established LOS screening criteria.

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

It has been a pleasure to assist you with this project. Should you have any questions or comments, please contact Perrie Ilercil at (714) 795-3100 ext. 103 or perrie@ganddini.com.

⁴ This threshold was determined not to exceed 3.000MTCO₂e per year as outlined in Appendix B of the City TIA Guidelines.

Table 1
Project Trip Generation

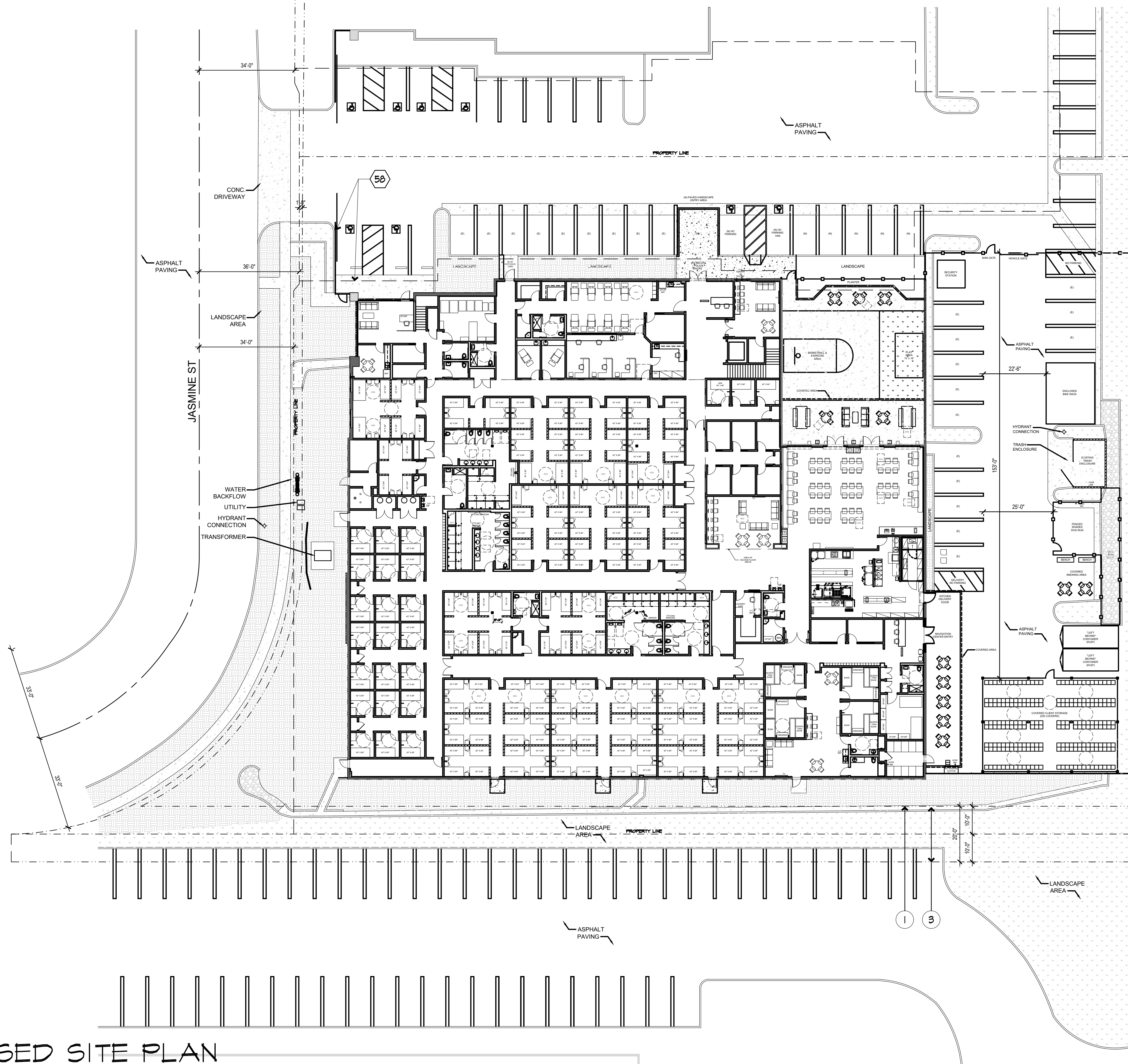
Trip Generation Rates									
Land Use	Source ¹	Land Use Variable ²	AM Peak Hour			PM Peak Hour			Daily Rate
			% In	% Out	Rate	% In	% Out	Rate	
Nursing Home	ITE 620	BED	72%	28%	0.17	33%	67%	0.22	3.06
Project Trip Generation for Analysis ⁵									
Trips Generated									
Land Use	Source	Quantity	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Nursing Home	ITE 620	200 BED	24	10	34	15	29	44	612

Notes:

1. ITE = Institute of Transportation Engineers *Trip Generation Manual* (12th Edition, 2025); ### = Land Use Code.
All rates based on General Urban/Suburban setting.
2. BED = Beds.

ATTACHMENT A

SITE PLAN



PROPOSED SITE PLAN
SCALE: 1"=20'-0" 0 5 10 20

SITE PLAN NOTES

- (1) EXISTING DRIVEWAY APPROACH

(2) EXISTING PARKING STALLS TO REMAIN. RE-STRIP TO EXISTING LAYOUT.

(3) EXISTING LANDSCAPE AREA TO REMAIN.

(4) EXISTING ACCESSIBLE STALL/ACCESS LANE TO MODIFY PER PARKING REQUIREMENTS ON SHEET ACC-1.

(5) EXISTING ACCESSIBLE RAMP WITH DETECTABLE WARNING TO REMAIN.

(6) NEW RE-STRIPED PARKING STALLS.

(7)

(8)

(9)

(10) NEW HORIZONTAL WOOD SIDING/GLAD STEEL MECHANICAL BI-PARTING GATES TO MATCH ADJACENT NEW MOOD FENCE, SEE ELEVATION. PROVIDE KNOX BOX PER FIRE DEPARTMENT DIRECTION FOR LOCATION.

(11) NEW HORIZONTAL WOOD SIDING GLAD FENCING WITH STEEL POSTS, SEE ELEVATIONS.

(12) DEDICATED BBQ AREA, ANCHOR BBQ TO SLAB.

(13) NEW ENTRY LOCATION.

(14) PATH OF TRAVEL STRIPING AT ENTRY.

(15)

(16)

(17) EXISTING ADJACENT OFF-SITE PLANTER STRIP (NIC).

(18) DEDICATED SMOKING AREA.

(19)

(20)
- (21) NEW 4' H. FENCE ENCLOSURE WITH LOCKABLE GATE.

(22) NEW 6' H FENCE ENCLOSURE WITH LOCKABLE GATE.

(23) NEW WEATHERPROOF 18" X 18" X 5'-6" H METAL STORAGE LOCKERS SET SECURED TO 60" X 42" X 4" THICK CONCRETE PAD.

(24) EXISTING TRUCK WELL TO BE INFILL; TOP LAYER DG SURFACING WITH DRAINAGE SEPARATED FROM DOMESTIC STORM DRAINAGE SYSTEM.

(25) EXISTING A/C PAVING AREA; REPAIR AS REQUIRED.

(26) LINE OF ROOF ABOVE, SEE ELEVATIONS.

(27) NEW BENCH, SEATING/TABLE FURNITURE.

(28) EXISTING ACCESSIBLE PATH OF TRAVEL TO RIGHT OF WAY.

(29) EXISTING IRRIGATION WATER METER LOCATION.

(30) EXISTING ELECTRICAL SERVICE, SEE ELECTRICAL ENGINEERING DRAWINGS.

(31) EXISTING FIRE SPRINKLER RISER, SUPPLY, PIV AND SIAMANESE HOSE HOOK UP AND UNDERGROUND VAULT WITH FIRE AND DOMESTIC WATER METER.

(32) EXISTING CONCRETE HARDSCAPE TO REMAIN. REPAIR CRACKS, MISSING OR UNEVEN NON-COMPLAINT PAVEMENT, ETC. AS REQUIRED.

(33) EXISTING PLANTER AREA WITH CONCRETE CURB, SUPPLEMENT WITH NEW MULCH AT PLANTER AREA.

(34)

(35)

(36) 36" W. MINIMUM DETECTABLE WARNING PAVERS AT HAZARDOUS LOCATIONS AS SHOWN.

(37)

(38) DOG WASTE CONTAINER AND PLASTIC BAG DISPENSER.
- (40) HOSE BIBB FOR DOMESTIC WATER.

(41) 4" THICK X 5' X 5' CONCRETE LANDINGS WITH 2% MAX CROSS SLOPE AND NON SLIP FINISH. PROVIDE 1' X 5' PAD AT DOUBLE DOOR LOCATIONS.

(42) DECOMPOSED GRANITE PATHWAY OVER COMPACTED SOIL.

(43)

(44) LOCATION OF NEW BELOW GRADE GREASE INTERCEPTOR. INSTALL TOP OF RIM FLUSH TO PAVING. SEE CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

(45) ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY TO FRONT ENTRY DOORS.

(46) PROVIDE TOW AWAY SIGN, SEE DETAIL 1/ACC-1 FOR SIGN AND PARKING REQUIREMENTS.

(47) ACCESSIBLE DINING LOCATION CLEAR 30"x48" FLOOR SPACE.

(48) ACCESSIBLE ROUTE TO COMMON USE AREA.

(49) PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL AT ENTRANCE.

(50) PAINT 12"H. STALL DESIGNATION AT END OF STALL WITH WHITE STREET PAINT.

(51) KNOX BOX PAD LOCK, PER SEC/FD.

(52) GATE WITH PANIC HARDWARE, SEE DOOR SCHEDULE

(53) ILLUMINATED DIRECTIONAL EXIT SIGNAGE AT UNDERSIDE OF ROOF, SEE ELECT. DWGS.

(54) PROVIDE KNOX KEY SWITCH, PER SEC/FD.

(55) PROVIDE KNOX BOX AT EXISTING ENTRY/EXIT, PER SEC/FD.

(56) PAINT GRADE WOOD SLAT FENCE 1'-0" H X 8' L WITH POSTS AND TOP CAP. PAINT TO MATCH SLIDING WOOD GATES AT ENTRY. SEE DETAILS 22 & 24, SHEET SP-1-4.

(57) RECIPROCAL 'ACCESS' EASEMENT.

(58) EXISTING METAL GATE AND FENCING.

SITE INFORMATION

1. SITE AREA: 1.65 ACRES (71,874 S.F.)
2. EXISTING BUILDING AREA: 1ST FLOOR = 39,932 S.F.
2ND FLOOR = 1,584 S.F.
TOTAL EXISTING AREA: = 35,521 S.F.
- PROPOSED NEW AREA: 1ST FLOOR = 0 S.F.
2ND FLOOR = 5,042 S.F.
- PROPOSED TOTAL AREA: = 40,613 S.F.
3. PROPOSED STORAGE EXTERIOR (COVERED) = 1,688 S.F.

GENERAL NOTES

1. NEW SLURRY COAT OVER ALL EXISTING ASPHALT PARKING/SITE AREAS, SEE CIVIL DRAWINGS FOR LOCATIONS.
2. NEW PARKING STALL STRIPING PER CITY STANDARDS, AT LOCATIONS AS INDICATED ON PLAN.
3. POWER WASH ALL CONCRETE AREAS THAT ARE TO REMAIN.
4. POWER WASH EXTERIOR OF BUILDING AS NEEDED. PATCH/REPAIR BUILDING WALL CRACKS, BLEND NEW TO EXISTING CONSTRUCTION.
5. FIELD VERIFY EXISTING IRRIGATION, ELECTRICAL CONDUITS, ETC. WITHIN AREA OF IMPROVEMENTS, PRIOR TO COMMENCING CONSTRUCTION. RELOCATE AS NEEDED ANY BELOW GRADE SYSTEMS THAT MAY CONFLICT WITH NEW WALKWAY/RAMP LAYOUT AND OTHER IMPROVEMENTS, TYPICAL.
6. PROTECT IN PLACE AS NEEDED, EXISTING ADJACENT LANDSCAPING IRRIGATION AND OTHER ELEMENTS THAT ARE TO REMAIN DURING CONSTRUCTION. SEPARATE IRRIGATION AS REQUIRED TO ACCOMMODATE NEW LANDSCAPING.
7. NEW CONCRETE WALKWAYS SHALL HAVE MAX. SLOPE 1:20 (5%) IN DIRECTION OF TRAVEL AND 1:50 (2%) CROSS SLOPE. PROVIDE MIN. 4'-0" CLR. WIDTH TYP. AND MEDIUM BROOM SLIP RESISTANT FINISH UNLESS NOTED OTHERWISE.
8. CONSTRUCTION IN THE PUBLIC RIGHT OF WAY AND PROJECTION BEYOND THE PROPERTY LINES OR INTO SETBACKS SHALL COMPLY WITH ALL CITY OF FULLERTON CODES AND REQUIREMENTS.
9. PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY CITY OF COSTA MESA CODES AND REQUIREMENTS.
10. REFER TO SHEET A-0-1 FOR SITE DEMOLITION INFORMATION.
11. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE WORK SCOPE AND UTILITY INFORMATION.
12. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL UTILITY INFORMATION NOT SHOWN ON ARCHITECTURAL DRAWINGS.
13. REFER TO SHEET A-0-2 FOR DEMOLITION WORK AT INTERIOR OF BUILDING.
14. REFER TO SHEET A-1-0 DOOR SCHEDULE FOR SITE'S DOOR INFORMATION.

PROPERTY LEGAL DESCRIPTION:

PARCEL MAP NO. 16613 IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A SUBDIVISION OF LOT 7, TRACT NO. 8554, AS PER MAP RECORDED IN BOOK 123 OF MAPS, PAGES 13-17, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES

- 1 AN EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF VARIOUS PUBLIC UTILITY COMPANIES, AS SHOWN ON MAP OF TRACT NO. 8554, M.B. 123 / 13-17.
- 2 AN EASEMENT FOR RAILROAD PURPOSES IN FAVOR OF SOUTHERN PACIFIC TRANSPORTATION COMPANY, AS SHOWN ON MAP OF TACT NO. 8554, M.B. 123 / 13-17.
- 3 AN EASEMENT FOR DRAINAGE PURPOSES IN FAVOR OF THE COUNTY OF SAN BERNARDINO, AS SHOWN ON MAP OF TRACT NO. 8554, M.B. 123 / 13-17.
- 4 AN EASEMENT FOR ROADWAY PURPOSES IN FAVOR OF KAISER STEEL CORPORATION, RECORDED NOVEMBER 14, 1978, IN BOOK 4560, PAGE 284, O.R.

LANDSCAPE PLANTING PALETTE

- REPLACEMENT TREE: LASERSTROEMIA (CREPE MYRTLE)- 15 GAL
- PLANTERS: STRELITZIA REGINAE (BIRD OF PARADISE)
- PLANTERS: FREEWAY DAISY
- ABOVE GRADE PLANTER BOX: SUCCULENTS

ZONING CONFORMANCE MATRIX			
SUBJECT	CODE SECTION	REQUIRED	PROPOSED
PROPERTY ZONE			
FLOOD			
DEVELOPMENT STANDARDS	HEIGHT (MAX)		23'-0" FT. (EXISTING)
SETBACKS	GENERAL PLAN USE	FRONT= 30 FEET SIDE= 5 FEET REAR= 30 FEET	30 FT. 5 FT. MINIMUM xxx FT. MINIMUM
PARKING	OFFICE (B); RESIDENTIAL:	5% RECUP CARE; 15% GENERAL; STAFF:	3 STALLS 14 STALLS 8 STALLS PROPOSED: ACCESSIBLE: 1 VAN ACCESSIBLE STANDARD: 24

BORDERS ARCHITECTS
ARCHITECTURE | PLANNING | COMMERCIAL INTERIORS

1675 SCENIC AVENUE
SUITE 210
COSTA MESA, CA
92626

(949) 851-1317
www.bordersarchitects.com

STAMP

CONSULTANT

PROGRESS SET

NOT FOR CONSTRUCTION OR BID

11/18/2025

PROJECT

REGIONAL NAVIGATION CENTER

11109 JASMINE STREET
FONTANA, CALIFORNIA 92337

FOR



TITLE

SITE PLAN & PROJECT INFORMATION

Revisions	By	Date

Drawn MFM
Date 8/24/25
Project No. 25011
Scale 1/8"=1'-0"

Sheet

SP-1.1

REGIONAL NAVIGATION CENTER NOISE IMPACT ANALYSIS

February 6, 2026

City of Fontana



Traffic Engineering • Transportation Planning • Parking • Noise & Vibration
Air Quality • Global Climate Change • Health Risk Assessment

REGIONAL NAVIGATION CENTER NOISE IMPACT ANALYSIS

February 6, 2026

City of Fontana

prepared by
Roma Stromberg, INCE, MS



GANDDINI GROUP INC.

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Project No. 19865

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EXECUTIVE SUMMARY

Existing Noise Environment

Measured short-term ambient exterior noise levels in the project vicinity ranged between 54.9 and 67.4 dBA L_{eq} and measured long-term noise ambient noise levels ranged between 52.0 and 67.4 dBA L_{eq} . One short-term noise measure taken inside of the on-site building were 44.2 dBA L_{eq} . The dominant noise source in the project vicinity was vehicle traffic associated with Jasmine Street and overhead air traffic. Noise sources at STNM2 included outdoor operational noise associated with the adjacent building including truck movements, truck trailers loading and unloading and various yard equipment.

Sensitive Receptors

The project site is located in an area zoned for light industrial land uses. There are several large buildings in the project vicinity. Heavy equipment storage and truck loading and unloading are two of the land uses in the vicinity contributing to existing noise levels. The closest receptor (a light industrial building) is located approximately 80 feet north of the existing building on the project site. Light industrial land uses are not considered to be noise sensitive. However, because sleeping quarters are proposed as part of the proposed project, the project itself is considered to be a sensitive receptor.

Project Construction Impacts

Project construction will affect existing adjacent light industrial land uses. The closest receptor is the existing light industrial building located approximately 80 feet north of the existing building on the project site. Construction activities may reach up to 82 dBA L_{eq} at the nearest adjacent building. The existing building is expected to provide an interior to exterior noise level reduction of 15-20 dB once the roll-up doors are framed in and siding is on. Indoor construction noise could reach up to 67 dBA L_{eq} at the nearest adjacent building. Project construction would not exceed FTA construction noise standards for industrial land uses of 90 dBA L_{eq} for industrial land uses. This impact would be less than significant.

Operational Noise Impacts - On-Site Project Generated Operational Noise Sources

Project operational noise will 60 dBA L_{eq} at the nearest receptor (light industrial land use to the north). A sound level of 60 dBA L_{eq} is equivalent to a quiet to normal conversation. City of Fontana Municipal does not provide any operational noise standards for impacts to industrial land uses. Passenger vehicles coming and leaving from the project site would generate noise levels of approximately 39 dBA L_{eq} . When combined with stationary operational noise discussed above, sound levels at the nearest off-site structure would be 60 dBA L_{eq} . Project operational noise would be less than significant; no mitigation is required.

Operational Noise Impacts - Offsite Vehicle Trips

Existing measured noise levels in the project vicinity range between 54.9 and 67.4 dBA L_{eq} . Project generated vehicle traffic will result in noise levels of up to 52 dBA L_{eq} adjacent to affected roadways, resulting in an increase of approximately 1.8 dBA L_{eq} at the quietest location. No sensitive receptors would be affected. The project impact is less than significant; no mitigation is required.

Noise Impacts to Proposed Residential Land Uses

Existing noise measurements were taken in the site vicinity in order to identify any existing noise sources and to predict any potential impacts to proposed residential land uses. Existing noise levels ranged between 54.9 and 67.4 dBA L_{eq} and 66.2 dBA CNEL at the north end of the site adjacent to Jasmine Street and will exceed the exterior noise standard of 65 dBA CNEL. However, no outdoor uses are proposed at this location. The STC of concrete tilt up construction is typically provides at least 40. Therefore, exterior noise sources would

be attenuated down to 27.4 dBA CNEL inside the building proposed for renovations. Interior will not exceed the interior noise levels standard of 45 dBA CNEL. This impact would be less than significant.

Air Traffic Impacts

The project site is located approximately 3.4 miles directly east of the Ontario International Airport and just outside the planned 65 CNEL noise contour. The project would not expose people residing or working in the project area to excessive noise levels associated with airports. This impact would be less than significant. No mitigation is required.

Interior Dog Kennel

An indoor dog kennel is proposed in the southeast portion of the building. Indoor kennels are notorious for generating high noise levels (up to 100 dBA) when dogs are disturbed. For example, when an employee enters or a new dog is introduced. Some dogs may also bark the entire time they are within the kennel. Depending on the size of the dog, one could bark as loud as 85 dBA. It is highly recommended that there are no walls that are shared or even near the proposed dog kennel. While wall assemblies can be installed that can provide up to 60 dB of reduction, barking events during sleeping hours may still wake clients.

1. INTRODUCTION

This section describes the purpose of this study and the proposed project.

PURPOSE AND OBJECTIVES

The purpose of this report is to provide an assessment of the noise impacts resulting from development and operation of the proposed project and to identify mitigation measures that may be necessary to reduce potentially significant impacts. The noise issues related to the proposed land use and development have been evaluated in light of applicable federal, state and local policies, including those of the City of Fontana, in the context of the California Environmental Quality Act (CEQA).

Although this is a technical report, effort has been made to write the report clearly and concisely. A list of acronyms and glossary are provided in Appendix A and Appendix B of this report to assist the reader with technical terms related to noise and vibration analysis.

PROJECT LOCATION

The 1.65-acre project site (APN: 023811153) is located at 11109 Jasmine Street in the Fontana Gateway Specific Plan area in the City of Fontana, California. The project site is currently developed with a vacant 35,000 square foot warehouse building which will be redeveloped to meet the immediate and long-term needs of unsheltered residents. The project location is shown in Figure 1.

PROJECT DESCRIPTION

The proposed project involves tenant improvements and minor exterior upgrades to provide three complementary services in a single 40,613 square feet building: a navigation center for safe shelter and services coordination, recuperative care for post-acute medical recovery, and a sobering center for safe detoxification. Vehicle access for the project site is proposed via Jasmine Street. The proposed site plan is shown in Figure 2.



Figure 1
Project Location Map

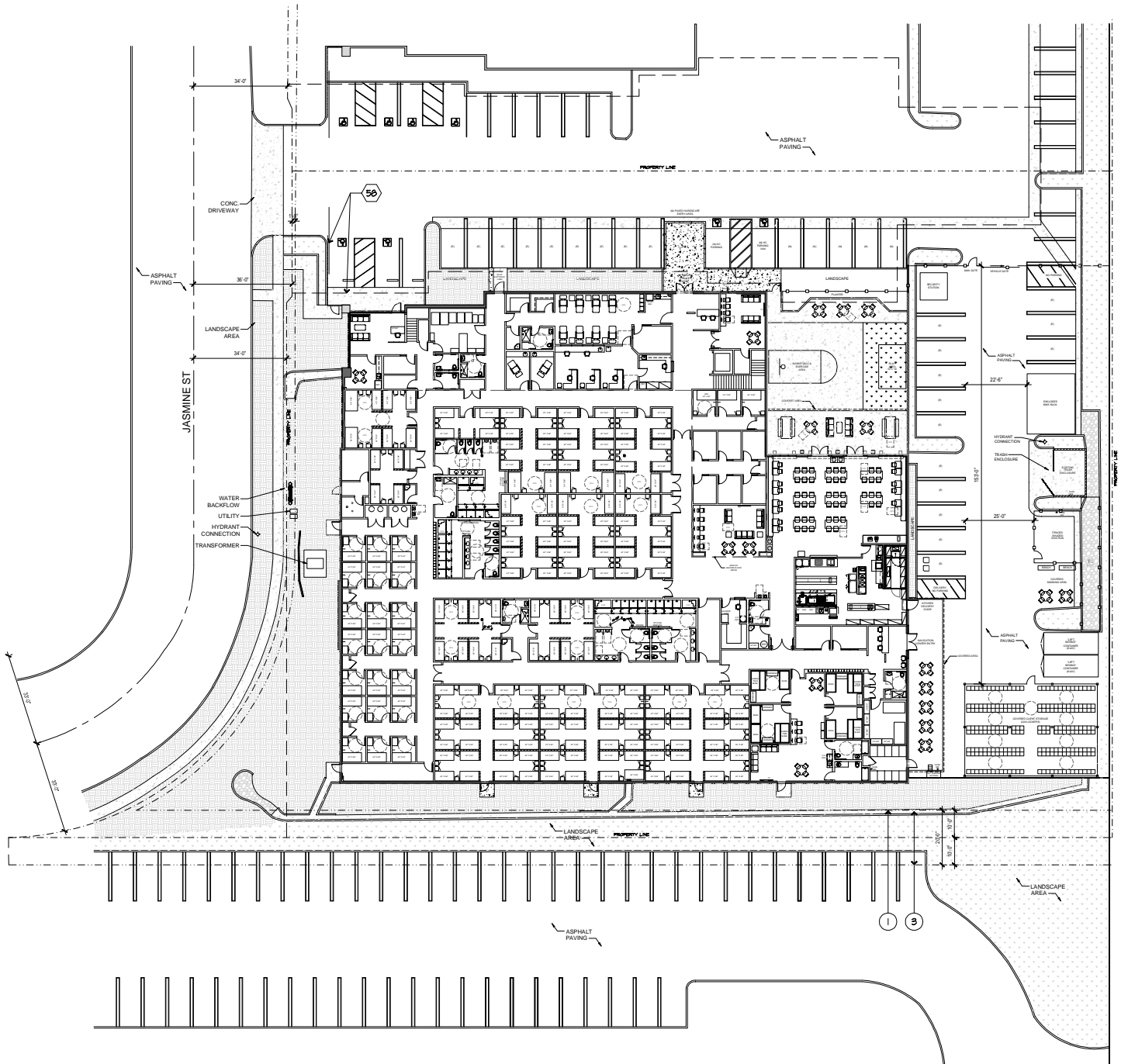


Figure 2
Site Plan

2. NOISE FUNDAMENTALS

This section provides an overview of key noise and vibration concepts.

NOISE FUNDAMENTALS

Sound is a pressure wave created by a moving or vibrating source that travels through an elastic medium such as air. Noise is defined as unwanted or objectionable sound. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance, and in extreme circumstances, hearing impairment.

Commonly used noise terms are presented in Appendix B. The unit of measurement used to describe a noise level is the decibel (dB). The human ear is not equally sensitive to all frequencies within the sound spectrum. Therefore, the “A-weighted” noise scale, which weights the frequencies to which humans are sensitive, is used for measurements. Noise levels using A-weighted measurements are written dB(A) or dBA.

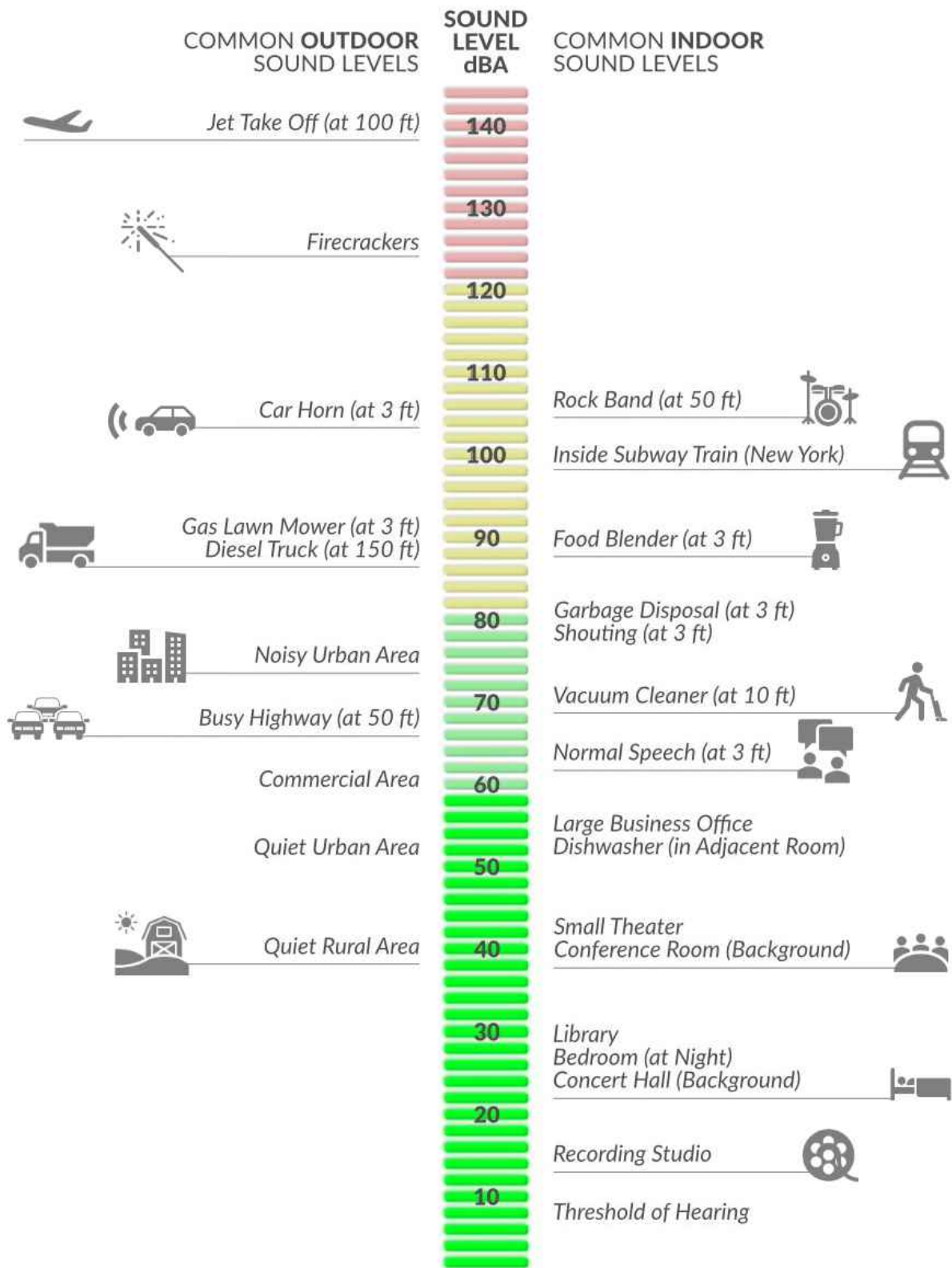
From the noise source to the receiver, noise changes both in level and frequency spectrum. The most obvious is the decrease in noise as the distance from the source increases. The manner in which noise reduces with distance depends on whether the source is a point or line source as well as ground absorption, atmospheric effects and refraction, and shielding by natural and manmade features. Sound from point sources, such as air conditioning condensers, radiates uniformly outward as it travels away from the source in a spherical pattern. The noise drop-off rate associated with this geometric spreading is 6 dBA per each doubling of the distance (dBA/DD). Transportation noise sources such as roadways are typically analyzed as line sources, since at any given moment the receiver may be impacted by noise from multiple vehicles at various locations along the roadway. Because of the geometry of a line source, the noise drop-off rate associated with the geometric spreading of a line source is 3 dBA/DD.

Decibels are measured on a logarithmic scale, which quantifies sound intensity in a manner similar to the Richter scale used for earthquake magnitudes. Thus, a doubling of the energy of a noise source, such as a doubled traffic volume, would increase the noise levels by 3 dBA; halving of the energy would result in a 3 dBA decrease. Figure 3 shows the relationship of various noise levels to commonly experienced noise events.

Average noise levels over a period of minutes or hours are usually expressed as dBA L_{eq} , or the equivalent noise level for that period of time. For example, $L_{eq(3-hr)}$ would represent a 3-hour average. When no period is specified, a one-hour average is assumed.

Noise standards for land use compatibility are stated in terms of the Community Noise Equivalent Level (CNEL) and the Day-Night Average Noise Level (DNL). CNEL is a 24-hour weighted average measure of community noise. CNEL is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours. DNL is a very similar 24-hour average measure that weights only the nighttime hours.

It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by the California Department of Transportation’s Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013).



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Based on Policy & Guidance from Federal Aviation Administration

Figure 3
A-Weighted Comparative Sound Levels

3. EXISTING NOISE ENVIRONMENT

This section describes the existing noise setting in the project vicinity.

EXISTING LAND USES AND SENSITIVE RECEPTORS

Measured short-term ambient exterior noise levels in the project vicinity ranged between 54.9 and 67.4 dBA L_{eq} and measured long-term noise ambient noise levels ranged between 55.9 and 64.7 dBA L_{eq} . One short-term noise measure taken inside of the on-site building were 44.2 dBA L_{eq} . The dominant Outdoor operational noise associated with the adjacent building including truck movements, truck trailers loading and unloading and various yard equipment were also noticeable at STNM1.

AMBIENT NOISE MEASUREMENTS

An American National Standards Institute (ANSI Section SI.4 2014, Class 1) Larson Davis model LxT sound level meter was used to document existing ambient noise levels. In order to document existing ambient noise levels in the project area, four (4) 15-minute daytime noise measurements were taken between 9:08 AM and 11:10 AM on November 21, 2024. In addition, one (1) long-term 24-hour noise measurement was also taken from November 21, 2024 to November 22, 2024. One 15-minute noise measurement was also taken inside the on-site building to be renovated. Figure 4 shows the noise measurement location map. Field worksheets and noise measurement worksheets are provided in Appendix C.

- STNM1: represents the existing noise environment of the adjacent light industrial land use directly north of the project site.
- STNM2: represents the existing noise environment near the eastern property of the project site.
- STNM3 & STNM4: represent the existing noise environment between the project site and the existing light industrial land uses immediately south of the project site.
- Interior NM: represents the existing noise environment inside the on-site building to be renovated.
- LTNM1: represents the existing noise environment at the western property line of the project site which is exposed to a heavy equipment storage company to the west.

Table 1 provides a summary of the short-term ambient noise data. Table 2 provides hourly interval ambient noise data from the long-term noise measurements. Measured short-term ambient noise levels ranged between 44.2 and 67.4 dBA L_{eq} . Long-term hourly noise measurement ambient noise levels ranged from 49.7 to 61.7 dBA L_{eq} . The dominant noise source in the project vicinity was vehicle traffic associated with Foothill Boulevard, Sultana Avenue, and other surrounding roadways.

Table 1
Short-Term Noise Measurement Summary

Daytime Measurements (dBA) ^{1,2}							
Site Location	Time Started	Leq	Lmax	L(2)	L(8)	L(25)	L(50)
STNM1	9:08 AM	67.4	81.8	74.9	71.4	68.8	63.8
STNM2	9:33 AM	54.9	70.8	64.8	58.7	53.1	46.3
STNM3	10:30 AM	58.0	76.3	66.6	59.7	54.7	53.2
STNM4	10:55 AM	57.6	77.3	66.6	60.1	52.1	48.4
Interior NM	9:55 AM	44.2	64.2	52.2	43.4	39.2	37.0

Notes:

- (1) See Figure 5 for noise measurement locations. Each noise measurement was performed over a 15-minute duration.
 (2) Noise measurements performed on November 20, 2025.

Table 2
Long-Term Noise Measurement Summary

24-Hour Ambient Noise (dBA) ^{1,2}							
Hourly Measurements	Time Started	Leq	Lmax	L(2)	L(8)	L(25)	L(50)
Overall Summary	5:00 AM	59.9	92.7	68.5	62.0	58.6	53.5
1	5:00 PM	60.7	87.4	69.3	60.2	54.6	52.4
2	6:00 PM	60.8	86.7	67.5	61.9	60.1	59.1
3	7:00 PM	62.6	87.7	70.0	61.6	60.3	59.8
4	8:00 PM	56.8	74.1	67.8	57.6	52.2	50.8
5	9:00 PM	59.6	80.9	70.2	59.1	50.9	49.6
6	10:00 PM	58.9	76.1	69.8	60.9	54.6	51.5
7	11:00 PM	58.7	78.1	68.1	61.6	55.2	52.8
8	12:00 AM	56.9	75.2	65.8	59.6	55.3	52.7
9	1:00 AM	56.7	73.9	64.0	59.9	56.0	53.7
10	2:00 AM	59.8	74.7	66.8	62.6	59.8	57.4
11	3:00 AM	58.3	71.5	64.7	60.8	58.9	56.4
12	4:00 AM	61.4	77.5	69.8	64.2	60.6	58.6
13	5:00 AM	60.9	73.1	67.5	64.2	60.8	59.2
14	6:00 AM	62.6	84.1	70.1	65.7	61.6	60.0
15	7:00 AM	62.0	77.4	70.7	65.7	60.9	58.7
16	8:00 AM	59.0	79.9	69.0	61.1	55.3	53.1
17	9:00 AM	59.9	87.5	68.2	59.7	54.0	50.4
18	10:00 AM	64.7	92.7	74.0	63.6	56.8	52.5
19	11:00 AM	57.7	74.7	67.8	60.6	55.2	52.3
20	12:00 PM	56.7	74.1	67.7	60.3	51.6	47.6
21	1:00 PM	55.9	75.6	66.8	57.9	51.6	47.9
22	2:00 PM	57.6	74.8	68.4	61.6	52.9	47.8
23	3:00 PM	56.3	77.3	67.0	58.2	51.3	47.0
24	4:00 PM	58.2	75.7	68.9	61.1	53.0	49.4
CNEL	66.2						

Notes:

- (1) See Figure 5 for noise measurement location. Noise measurement was performed over a 24-hour duration.
- (2) Noise measurement performed from November 20, 2024 to November 21, 2024.



Legend


-  Noise Measurement Location
- NM 1**
- ST NM** Short-Term Noise Measurement
- LT NM** Long-Term Noise Measurement

Figure 4
Noise Measurement Location Map

4. REGULATORY SETTING

This section documents the regulatory framework and applicable noise standards.

FEDERAL REGULATION

Federal Noise Control Act of 1972

The U.S. Environmental Protection Agency (EPA) Office of Noise Abatement and Control was originally established to coordinate federal noise control activities. After its inception, EPA's Office of Noise Abatement and Control issued the Federal Noise Control Act of 1972, establishing programs and guidelines to identify and address the effects of noise on public health, welfare, and the environment. In response, the EPA published Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (Levels of Environmental Noise). The Levels of Environmental Noise recommended that the Ldn should not exceed 55 dBA outdoors or 45 dBA indoors to prevent significant activity interference and annoyance in noise-sensitive areas.

In 1981, EPA administrators determined that subjective issues such as noise would be better addressed at lower levels of government. Consequently, in 1982 responsibilities for regulating noise control policies were transferred to State and local governments. However, noise control guidelines and regulations contained in EPA rulings in prior years remain in place by designated Federal agencies, allowing more individualized control for specific issues by designated Federal, State, and local government agencies.

Federal Transit Administration

The City has not established quantitative thresholds for the purpose of evaluating whether or not a project may result in a substantial increase in ambient noise levels during construction activities, and according to the Federal Transit Administration (FTA) (2018), local noise ordinances are typically not very useful in evaluating construction noise. They often define nuisances and hours of allowed activity and sometimes specify limits in terms of maximum levels but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels produced during construction activities, the duration of the construction, and the adjacent land uses. The FTA standard for construction noise impacts to industrial land uses were utilized for purposes of this analysis. FTA construction noise standards are provided in Table 3.

STATE REGULATIONS

State of California General Plan Guidelines 2017

Though not adopted by law, the State of California General Plan Guidelines 2017, published by the California Governor's Office of Planning and Research (OPR) (OPR Guidelines), provides guidance for the compatibility of projects within areas of specific noise exposure. The OPR Guidelines identify the suitability of various types of construction relative to a range of outdoor noise levels and provide each local community some flexibility in setting local noise standards that allow for the variability in community preferences. Findings presented in the Levels of Environmental Noise Document (EPA 1974) influenced the recommendations of the OPR Guidelines, most importantly in the choice of noise exposure metrics (i.e., Ldn or CNEL) and in the upper limits for the normally acceptable outdoor exposure of noise-sensitive uses.

The OPR Guidelines include a Noise and Land Use Compatibility Matrix (Table 4) which identifies acceptable and unacceptable community noise exposure limits for various land use categories. Where the "normally acceptable" range is used, it is defined as the highest noise level that should be considered for the construction of the buildings which do not incorporate any special acoustical treatment or noise mitigation. The

“conditionally acceptable” or “normally unacceptable” ranges include conditions calling for detailed acoustical study prior to the construction or operation of the proposed project.

LOCAL REGULATIONS

City of Fontana General Plan

The City of Fontana General Plan Noise and Safety Element goals, policies, and actions that apply to the proposed project are presented below.

Goal 8 The City of Fontana protects sensitive land uses from excessive noise by diligent planning through 2035.

Policies:

- New sensitive land uses shall be prohibited in incompatible areas.

Actions:

- A. The following uses shall be considered noise-sensitive and discouraged in areas in excess of 65 dBA CNEL (Community Noise Equivalent Level): Residential Uses; Hospitals; Rest Homes; Long Term Care Facilities; and Mental Care Facilities.
- B. The following uses shall be considered noise-sensitive and discouraged in areas in excess of 65 dBA L_{eq} : Schools; Libraries; Places of Worship; and Passive Recreation Uses.
- C. The State of California Office of Planning and Research General Plan Guidelines shall be followed with respect to acoustical study requirements (see Table 4).

Actions:

- A. Development that generates increased traffic and subsequent increases in the ambient noise level adjacent to noise-sensitive land uses shall provide appropriate mitigation measures.

Goal 10 Fontana’s residents are protected from the negative effects of “spillover” noise.

Policies:

- Residential land uses and areas identified as noise-sensitive shall be protected from excessive noise from non-transportation sources including industrial, commercial, and residential activities and equipment.

Actions:

- C. Non-transportation noise shall be considered in land use planning decisions.

City of Fontana Municipal Code

Section 18-63 Scope, enumeration of prohibited noises.

- a. This article shall apply to loud, excessive, impulsive, or intrusive interior and exterior sound or noise that annoys or disturbs persons of ordinary sensibilities emanating from any type of property or source within the city.

- b. The following acts, which create loud, excessive, impulsive, or intrusive sound or noise that annoys or disturbs persons of ordinary sensibilities from a distance of 50 feet or more from the edge of the property, structure or unit in which the source is located, are declared to be in violation of this article, but such enumeration shall not be deemed to be exclusive, namely:
1. Loading, unloading or opening boxes. The creation of a loud, excessive, impulsive, or intrusive and excessive noise in connection with loading or unloading of any vehicle or the opening and destruction of bales, boxes, crates and containers.
 2. Construction or repairing of buildings or structures. The erection (including excavating), demolition, alteration or repair of any building or structure other than between the hours of 7:00 AM and 6:00 PM on weekdays and between the hours of 8:00 a.m. and 5:00 p.m. on Saturdays, except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the building inspector, which permit may be granted for a period not to exceed three days or less while the emergency continues and which permit may be renewed for periods of three days or less while the emergency continues. If the building inspector should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or structure or the excavation of streets and highways within the hours of 6:00 PM and 7:00 AM, and if he shall further determine that loss or inconvenience would result to any party in interest, he may grant permission for such work to be done on weekdays within the hours of 6:00 PM and 7:00 AM, upon application being made at the time the permit for the work is awarded or during the progress of the work.
 3. Noise near schools, courts, places of worship or hospitals. The creation of any loud, excessive, impulsive or intrusive noise on any street adjacent to any school, institution of learning, places of worship or court while the premises are in use, or adjacent to any hospital which unreasonably interferes with the workings of such institution or which disturbs or unduly annoys patients in the hospital; provided conspicuous signs are displayed in such streets indicating that the street is a school, hospital or court street.
 4. Piledrivers, hammers, etc. The operation between the hours of 6:00 PM and 7:00 AM of any piledriver, steam shovel, pneumatic hammer, derrick, steam or electric hoist or other appliance, the use of which is attended by loud, excessive, impulsive or intrusive noise.
 5. Blowers. The operation of any noise-creating blower or power fan or any internal combustion engine other than from the hours of 7:00 AM and 6:00 PM on a weekday and the hours of 8:00 AM and 5:00 PM on a Saturday, the operation of which cause noise due to the explosion of operating gases or fluids, unless the noise from such blower or fan is muffled and such engine is equipped with a muffler device sufficient to deaden such noise.

In addition to the criteria listed above from Section 18-63 of the City's Municipal Code, the City of Fontana regulates noise impacts from one property to another in the City's Zoning and Development Code. Noise standards vary depending upon the zoning of the noise generator and receiving property.

Section 30-543 Noise and vibration.

The following are the noise and vibration-related performance standards for industrial zoning districts within the City.

- b. Noise measurements. Noise shall be measured with a sound level meter that meets the standards of the American National Standards Institute (ANSI) Section S14-1979, Type 1 or Type 2. Noise levels shall be measured using the "A" weighted sound pressure level scale in decibels (reference pressure = 20 micronewtons per meter squared).

Table 3
FTA Construction Noise Criteria

Land Use	L _{eq,(8 hr)} , dBA	
	Day	Night
Residential	80	70
Commercial	85	85
Industrial	90	90

Source: Federal Transit Administration (FTA), 2018.

Table 4
Land Use Compatibility for Community Noise Exposure

Land Use	dBA, CNEL or L _{dn}					
	55	60	65	70	75	80
Residential-Low Density Single Family, Duplexes and Mobile Homes	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential Multi-Family Dwellings	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Transient Lodging: Motels, Hotels	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Schools, Libraries, Churches, Hospitals, Nursing Homes	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Auditoriums, Concert Halls, Amphitheaters	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Sports Arenas, Outdoor Spectator Sports	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Playgrounds, Neighborhood Parks	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Office Buildings, Businesses, Commercial and Professional	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Industrial, Manufacturing, Utilities, Agriculture	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable

Source: California Office of Planning and Research, *General Plan Guidelines*, 2017 Update.



Normally Acceptable: Specified land uses is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation or requirements.



Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.



Normally Unacceptable: New construction and development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.



Clearly Unacceptable: New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

5. ANALYTICAL METHODOLOGY AND MODEL PARAMETERS

This section discusses the analysis methodologies used to assess noise impacts.

CONSTRUCTION NOISE MODELING

Construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work.

Construction noise associated with the proposed project was calculated at the sensitive receptor locations utilizing methodology presented in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters, including: distance to the nearest receiver, and baseline parameters for the project site.

MOBILE SOURCE NOISE MODELING

Noise from vehicular traffic was projected using a computer program that replicates the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA model arrives at the predicted noise level through a series of adjustments to the Reference Energy Mean Emission Level (REMEL). Key model parameters and REMEL adjustments are presented below:

- Roadway classification (e.g., freeway, major arterial, arterial, secondary, collector, etc.)
- Roadway active width (distance between the center of the outer most travel lanes on each side of the roadway)
- Average Daily Traffic (ADT) Volumes, Travel Speeds, Percentages of automobiles, medium trucks and heavy trucks
- Roadway grade and angle of view
- Site conditions (e.g., soft vs. hard)
- Percentage of total ADT which flows each hour throughout a 24-hour period

Traffic noise levels were calculated at the right-of-way based on distance from the centerline of the analyzed roadway. The modeling is theoretical and does not take into account any existing barriers, structures, and/or topographical features that may further reduce noise levels. Therefore, the modeled noise levels are shown for comparative purposes only to show the difference between with and without project conditions.

Per the Vehicle Miles Traveled (VMT) Screening Assessment, prepared for the project (Ganddini 2026), the proposed project is anticipated to generate 612 new daily vehicle trips, 34 AM peak hour trips and 44 PM peak hour trips. A speed of 30 miles per hour (mph) was used for affected road segments and a speed of 10 mph was assumed for on-site vehicle activity. It was assumed that one heavy truck and one medium truck visited the project site during the peak hour. FHWA worksheets are provided in Appendix D.

6. NOISE IMPACTS

This section analyzes the significance of project-related noise impacts relative to standards established by the City of Fontana and other applicable agencies in the context of CEQA. Appendix G of the California Environmental Quality Act Guidelines (Title 14, Division 6, Chapter 3 of the California Code of Regulations) includes an environmental checklist that identifies issues upon which findings of significance should be made.

NOISE IMPACTS

Project Construction

On-Site Equipment

Construction noise is regulated within City of Fontana Municipal Code Section 18-63(b)(7) which prohibits construction activities outside the hours of 7:00 AM to 6:00 PM on weekdays and 8:00 AM and 5:00 PM on Saturdays. However, neither the City of Fontana General Plan or Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA consists as a *substantial temporary or periodic noise increase*. Therefore, a numerical construction noise threshold based on the Federal Transit Administration (FTA) *Transit Noise and Vibration Impact Assessment Manual* is used for analysis of daytime construction impacts, as discussed below.

According to the FTA, local noise ordinances are typically not very useful in evaluating construction noise. They usually relate to nuisance and hours of allowed activity, and sometimes specify limits in terms of maximum levels, but are generally not practical for assessing the impact of a construction project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels during construction activities, the duration of the construction, and the adjacent land use. Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that can be considered reasonable criteria for construction noise assessment. The FTA considers a daytime (7:00 AM to 10:00 PM) exterior construction noise level of 80 dBA L_{eq} for noise sensitive residential land uses and 85 dBA L_{eq} for commercial uses. In addition, the FTA considers a nighttime (10:00 PM to 7:00 AM) exterior construction noise level of 70 dBA L_{eq} for noise sensitive residential land uses and 85 dBA L_{eq} for commercial uses.

Accordingly, the project would result in a significant impact if:

- Project construction occurs outside the hours of 7:00 AM to 6:00 PM on weekdays;
- Project construction occurs outside the hours of 8:00 AM and 5:00 PM on Saturdays;
- Project construction noise exceeds 80 dBA L_{eq} during the daytime (7:00 AM to 10:00 PM) or 70 dBA L_{eq} during the nighttime (10:00 PM to 7:00 AM) at residential uses; or,
- Project construction noise exceeds 90 dBA L_{eq} at adjacent industrial land uses.

Construction activities associated with the proposed project will primarily occur inside of the existing building. With the exception of repurposing of the storage area located adjacent to the east side of the building, for parking, no exterior construction is proposed. Proposed interior improvements will consist of bringing the structure up to California State Code requirements for the proposed use. This analysis assumes that wood frame construction with insulation and drywall will be utilized for all exterior and interior walls and ceilings. It is also assumed that the existing roll-up doors will be removed and framed.

Project construction will affect existing adjacent light industrial land uses. The closest receptor is the existing light industrial building located approximately 80 feet north of the existing building on the project site. Some of the loudest equipment that will be used on the project site will include pneumatic nailing guns (85 dB at 50 feet), impact wrenches (77 dB at 50 feet), and saws (74 dB at 50 feet). The noisiest construction phase will be the during removal and reframing of the existing roll up doors. After that task is complete, most of the

construction noise and activity will occur inside of the building where similar equipment will be utilized. Other noise will inside during construction will include employees communicating and movement of materials. If used simultaneously outside, a pneumatic nail gun, impact wrench, and a circular saw would cumulatively be 86 dBA L_{eq} at 50 feet and 82 dBA L_{eq} at the nearest adjacent building.

The existing building is expected to provide an interior to exterior noise level reduction of 15-20 dB once the roll-up doors are framed in and siding is on. When used simultaneously inside, this equipment combination could reach up to 67 dBA L_{eq} at the nearest adjacent building.

Project construction would not exceed FTA construction noise standards for industrial land uses of 90 dBA L_{eq} for industrial land uses. This impact would be less than significant.

Project Operational Noise

On-Site Project Generated Operational Noise Sources

Project operational noise will consist of new heating and ventilation units¹ (48 dB L_{eq} at 80 feet), a basketball court (41.5 dBA L_{eq} at 80 feet), an outdoor play area (36.5 dBA L_{eq} at 80 feet) and an outdoor dog park (41.5 dBA L_{eq} at 80 feet). The site plan provides a location for proposed remote condensing units (60 dBA L_{eq} at 80 feet) near the eastern side of the existing building and indicates that HVAC equipment (48 dBA L_{eq} at 80 feet) will be located on the rooftop. Assuming all of the outdoor noise sources were combined at a distance of 80 feet, which is the distance to the nearest existing building, the noise level would be 60 dBA L_{eq} . A sound level of 60 dBA L_{eq} is equivalent to a quiet to normal conversation. City of Fontana Municipal does not provide any operational noise standards for impacts to industrial land uses. This impact would not be significant.

Project operational noise will also include passenger vehicles trips (approximately 44 automobile trips during peak hour). For modeling purposes, it was also assumed that delivery trucks would visit the site during peak hour. Per FHWA modeling, this amount of vehicle traffic coming in and out of the site would generate noise levels of approximately 39 dBA L_{eq} . When combined with stationary operational noise discussed above, sound levels at the nearest off-site structure would be 60 dBA L_{eq} . Project operational noise would be less than significant; no mitigation is required.

Offsite Project Generated Operational Noise Sources

The Fontana Forward General Plan 2015-2035 Draft Environmental Impact Report utilizes three main categories to determine if a noise impact is substantial, as detailed below. Only audible changes in noise level are considered potentially significant:

1. Audible – refers to increases in noise levels that are perceptible to humans, generally refers to a change of 3 dBA or more since this level has been found to be barely perceptible in exterior environments; a change of 5 dBA is readily audible to most people in an exterior environment.
2. Potentially audible – refers to a change in noise level between 1 and 3 dBA. This range of noise levels was found to be noticeable to sensitive people in laboratory environments.
3. Inaudible – refers to noise level of less than 1 dBA that are typically "inaudible" to the human ear except under quiet conditions in controlled environments.

Existing measured noise levels in the project vicinity range between 54.9 and 67.4 dBA L_{eq} . Project generated vehicle traffic will result in noise levels of up to 52 dBA L_{eq} adjacent to affected roadways, resulting in an increase of approximately 1.8 dBA L_{eq} . No sensitive receptors would be affected. The project impact is less than significant; no mitigation is required.

¹ Roof plans are not yet available. For this analysis it was assumed that two (2) 50-ton HVAC units and two condensers will be used.

Noise Impacts to the Proposed Residential Land Uses

Exterior Noise Levels

As stated in the City's General Plan Noise Element, State of California Office of Planning and Research General Plan Guidelines are to be followed with respect to acoustical study requirements. Although the project site is zoned for light industrial land uses, it will be accommodating residential land uses. Therefore, this report includes an analysis of potential noise impacts to the proposed project in light of exterior residential noise standards as shown in Table 4 (65 dBA CNEL). The State of California has also established interior noise standards for multiple family residential land uses (45 dBA CNEL).

Existing noise measurements were taken in the site vicinity in order to identify any existing noise sources and to predict any potential impacts to proposed residential land uses. Existing noise levels ranged between 54.9 and 67.4 dBA L_{eq} and 66.2 dBA CNEL at the north end of the site adjacent to Jasmine Street and will exceed the exterior noise standard of 65 dBA CNEL. However, no outdoor uses are proposed at this location. The STC of concrete tilt up construction is typically provides at least 40. Therefore, exterior noise sources would be attenuated down to 27.4 dBA CNEL inside the building proposed for renovations. Interior will not exceed the interior noise levels standard of 45 dBA CNEL. This impact would be less than significant.

Indoor Dog Kennel

An indoor dog kennel is proposed in the southeast portion of the building. Indoor kennels are notorious for generating high noise levels (up to 100 dBA) when dogs are disturbed. For example, when an employee enters or a new dog is introduced. Some dogs may also bark the entire time they are within the kennel. Depending on the size of the dog, one could bark as loud as 85 dBA. It is highly recommended that there are no walls that are shared or even near the proposed dog kennel. While wall assemblies can be installed that can provide up to 60 dB of reduction, barking events during sleeping hours may still wake clients.

AIR TRAFFIC IMPACTS

The project site is located approximately 3.4 miles directly east of the Ontario International Airport and just outside the planned 65 CNEL noise contour (see . The project would not expose people residing or working in the project area to excessive noise levels associated with airports. This impact would be less than significant. No mitigation is required.

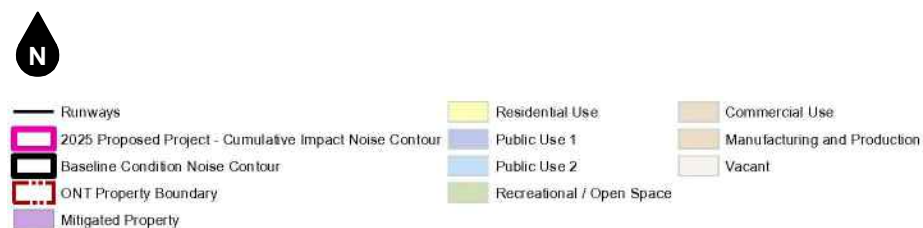
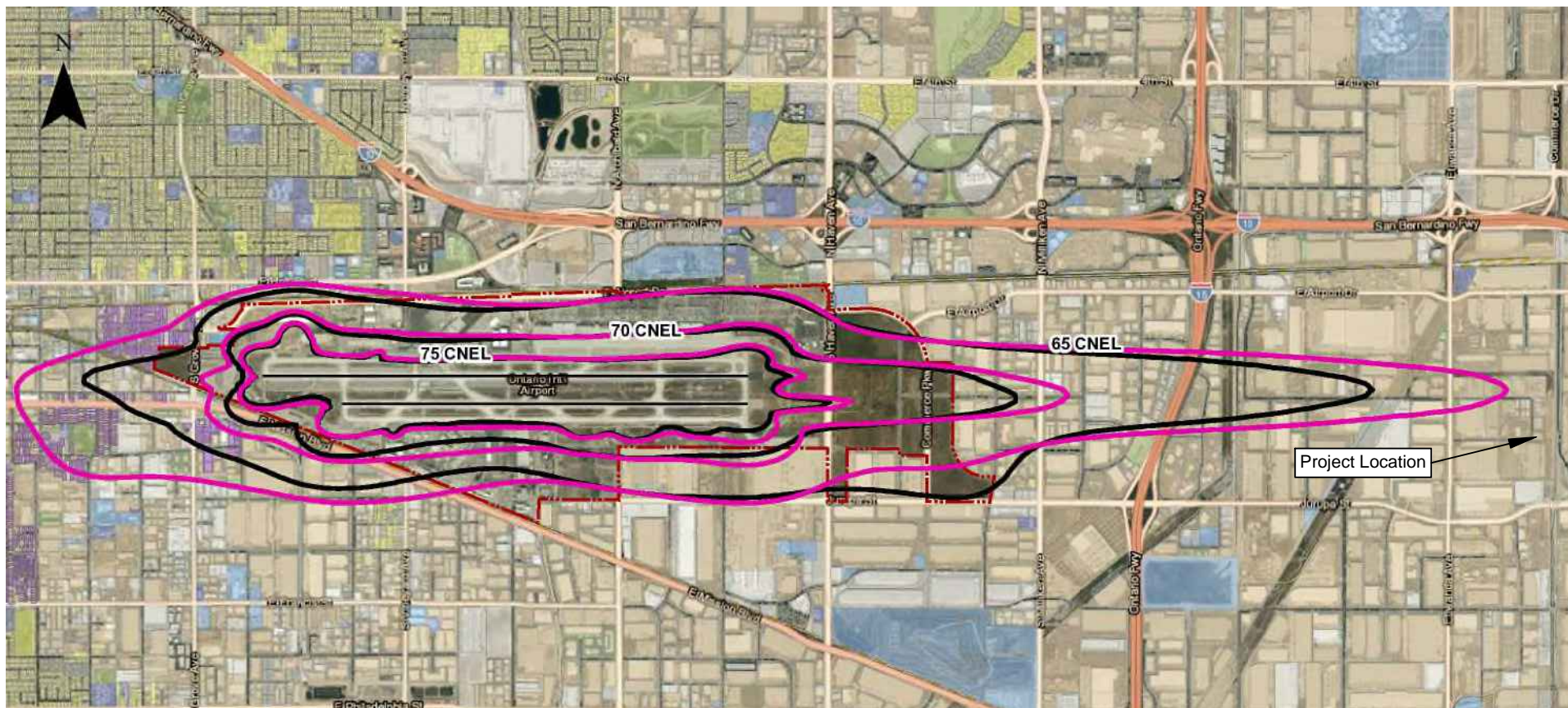


Figure 5
Ontario International Airport Noise Contours

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APPENDICES

Appendix A List of Acronyms

Appendix B Glossary

Appendix C Noise Measurement Field Worksheets

Appendix D FHWA Traffic Noise Model Worksheets

APPENDIX A

LIST OF ACRONYMS

Term	Definition
ADT	Average Daily Traffic
ANSI	American National Standard Institute
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
D/E/N	Day / Evening / Night
dB	Decibel
dB(A) or dB(A)	Decibel "A-Weighted"
dB(A)/DD	Decibel per Double Distance
dB(A) Leq	Average Noise Level over a Period of Time
EPA	Environmental Protection Agency
FHWA	Federal Highway Administration
L ₀₂ , L ₀₈ , L ₅₀ , L ₉₀	A-weighted Noise Levels at 2 percent, 8 percent, 50 percent, and 90 percent, respectively, of the time period
DNL	Day-Night Average Noise Level
Leq(x)	Equivalent Noise Level for "x" period of time
Leq	Equivalent Noise Level
L _{max}	Maximum Level of Noise (measured using a sound level meter)
L _{min}	Minimum Level of Noise (measured using a sound level meter)
Lp	Sound pressure level
LOS C	Level of Service C
Lw	Sound Power Level
OPR	California Governor's Office of Planning and Research
PPV	Peak Particle Velocities
RCNM	Road Construction Noise Model
REMEL	Reference Energy Mean Emission Level
RMS	Root Mean Square

APPENDIX B

GLOSSARY

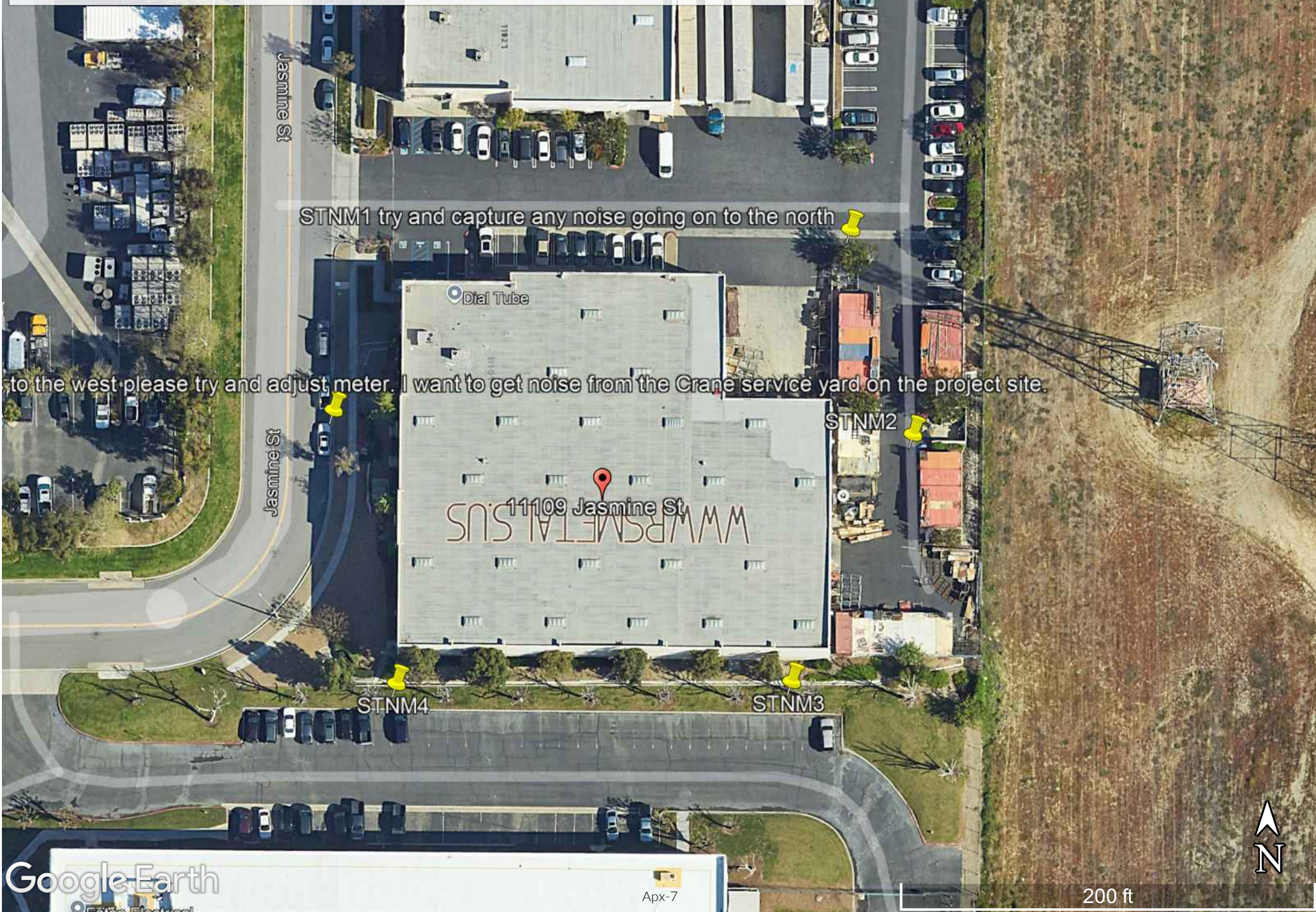
Term	Definition
Ambient Noise Level	The all-encompassing noise environment associated with a given environment, at a specified time, usually a composite of sound from many sources, at many directions, near and far, in which usually no particular sound is dominant.
A-Weighted Sound Level, dBA	The sound level obtained by use of A-weighting. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear.
CNEL	Community Noise Equivalent Level. CNEL is a weighted 24-hour noise level that is obtained by adding five decibels to sound levels in the evening (7:00 PM to 10:00 PM), and by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the evening and nighttime hours.
Decibel, dB	A logarithmic unit of noise level measurement that relates the energy of a noise source to that of a constant reference level; the number of decibels is 10 times the logarithm (to the base 10) of this ratio.
DNL, Ldn	Day Night Level. The DNL, or Ldn is a weighted 24-hour noise level that is obtained by adding ten decibels to sound levels at night (10:00 PM to 7:00 AM). This weighting accounts for the increased human sensitivity to noise during the nighttime hours.
Equivalent Continuous Noise Level, L_{eq}	A level of steady state sound that in a stated time period, and a stated location, has the same A-weighted sound energy as the time-varying sound.
Fast/Slow Meter Response	The fast and slow meter responses are different settings on a sound level meter. The fast response setting takes a measurement every 100 milliseconds, while a slow setting takes one every second.
Frequency, Hertz	In a function periodic in time, the number of times that the quantity repeats itself in one second (i.e., the number of cycles per second).
L_{02} , L_{08} , L_{50} , L_{90}	The A-weighted noise levels that are equaled or exceeded by a fluctuating sound level, 2 percent, 8 percent, 50 percent, and 90 percent of a stated time period, respectively.
L_{max} , L_{min}	L_{max} is the RMS (root mean squared) maximum level of a noise source or environment measured on a sound level meter, during a designated time interval, using fast meter response. L_{min} is the minimum level.
Offensive/Offending/Intrusive Noise	The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of sound depends on its amplitude, duration, frequency, and time of occurrence, and tonal information content as well as the prevailing ambient noise level.
Root Mean Square (RMS)	A measure of the magnitude of a varying noise source quantity. The name derives from the calculation of the square root of the mean of the squares of the values. It can be calculated from either a series of lone values or a continuous varying function.

APPENDIX C

NOISE MEASUREMENT FIELD WORKSHEETS

Ganddini 19865 Regional Navigation Center, Fontana

Noise measurement locations STNM1 thru STNM4 & LTNM1



**Noise Measurement
Field Data**

Project Name:	<u>Regional Navigation Center, City of Fontana</u>	Date: <u>November 20, 2025</u>
Project #:	<u>19865</u>	
Noise Measurement #:	<u>STNM1 Run Time 15 minutes</u>	Technician: <u>Ian Edward Gallagher</u>
Nearest Address or Cross Street:	<u>11109 Jasmine Street, Fontana, CA 92337, NE corner of building.</u>	
Site Description (Type of Existing Land Use and any other notable features):	<u>Project Site: NE corner of building 11109 Jasmine Street, just E of empty loading</u> <u>bay area. Adjacent: Asphalt parking areas behind & between buildings 11109 & 11027 Jasmine Street. Jasmine St running N-S, 240' W of STNM1.</u>	
Weather:	<u>40% cloud, filtered sunshine. Sunset: 4:43 PM</u>	Settings: SLOW FAST
Temperature:	<u>55 deg F</u>	Wind: <u>3 mph</u> Humidity: <u>72%</u> Terrain: <u>Flat</u>
Start Time:	<u>9:08 AM</u>	End Time: <u>9:23 AM</u> Run Time: _____
Leq:	<u>67.4</u> dB	Primary Noise Source: <u>Trailer loading & unloading activity SE corner of bldg 11027 Jasmine St, forklift</u>
Lmax	<u>81.8</u> dB	<u>truck in operation, truck engines running, various machinery being operated.</u>
L2	<u>74.9</u> dB	Secondary Noise Sources: <u>Traffic ambiance from Jasmine St, overhead airtraffic, commercial air traffic</u>
L8	<u>71.4</u> dB	<u>landing at Ontario airport 3.7 miles W of site area. Employees conversing.</u>
L25	<u>68.8</u> dB	
L50	<u>63.8</u> dB	
NOISE METER:	<u>SoundTrack LXT Class 1</u>	CALIBRATOR: <u>Larson Davis CAL 250</u>
MAKE:	<u>Larson Davis</u>	MAKE: <u>Larson Davis</u>
MODEL:	<u>LXT1</u>	MODEL: <u>CAL 250</u>
SERIAL NUMBER:	<u>3099</u>	SERIAL NUMBER: <u>2723</u>
FACTORY CALIBRATION DATE:	<u>7/31/2024</u>	FACTORY CALIBRATION DATE: <u>7/10/2024</u>
FIELD CALIBRATION DATE:	<u>11/20/2025</u>	

Noise Measurement
Field Data

PHOTOS:



STNM1 looking w along access road and parking lot between buildings 11109 & 11027 Jasmine Street, Fontana



STNM1 looking SE across parking lot behind building 11109 Jasmine Street, Fontana.

Measurement Report

Report Summary

Meter's File Name	LxT_Data.660.s	Computer's File Name	LxT_0003099-20251120 090810-LxT_Data.660.ldbin
Meter	LxT1	0003099	
Firmware	2.404		
User	Ian Edward Gallagher	Location	STNM1 34° 3'10.95"N 117°30'59.17"W
Job Description	15 minute noise measurement		
Note	Ganddini Project # 19865 Regional Navigation Center, City of Fontana		
Start Time	2025-11-20 09:08:10	Duration	0:15:00.0
End Time	2025-11-20 09:23:10	Run Time	0:15:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA _{eq}	67.4 dB		
LAE	97.0 dB	SEA	--- dB
EA	550.6 µPa²h	LAFTM5	74.2 dB
EA8	17.6 mPa²h		
EA40	88.1 mPa²h		
LA _{peak}	101.9 dB	2025-11-20 09:19:01	
LAS _{max}	81.8 dB	2025-11-20 09:12:47	
LAS _{min}	44.0 dB	2025-11-20 09:15:11	
LA _{eq}	67.4 dB		
LC _{eq}	72.5 dB	LC _{eq} - LA _{eq}	5.1 dB
LAI _{eq}	72.4 dB	LAI _{eq} - LA _{eq}	5.0 dB

Exceedances

Count Duration

LAS > 65.0 dB	29	0:08:17.9
LAS > 85.0 dB	0	0:00:00.0
LA _{peak} > 135.0 dB	0	0:00:00.0
LA _{peak} > 137.0 dB	0	0:00:00.0
LA _{peak} > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight	
--- dB	--- dB	0.0 dB	
LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	Level	A Time Stamp	C Time Stamp	Level	Z Time Stamp
L _{eq}	67.4 dB			72.5 dB	---
LS _(max)	81.8 dB	2025-11-20 09:12:47		---	---
LS _(min)	44.0 dB	2025-11-20 09:15:11		---	---
L _{Peak(max)}	101.9 dB	2025-11-20 09:19:01		---	---

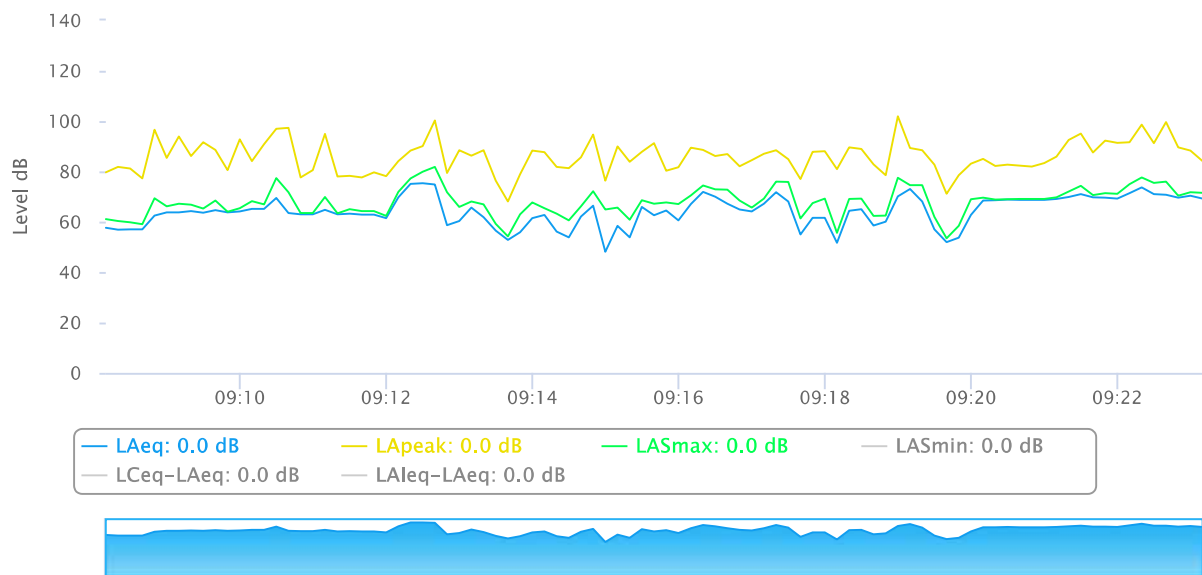
Overloads

Count	Duration	OBA Count	OBA Duration
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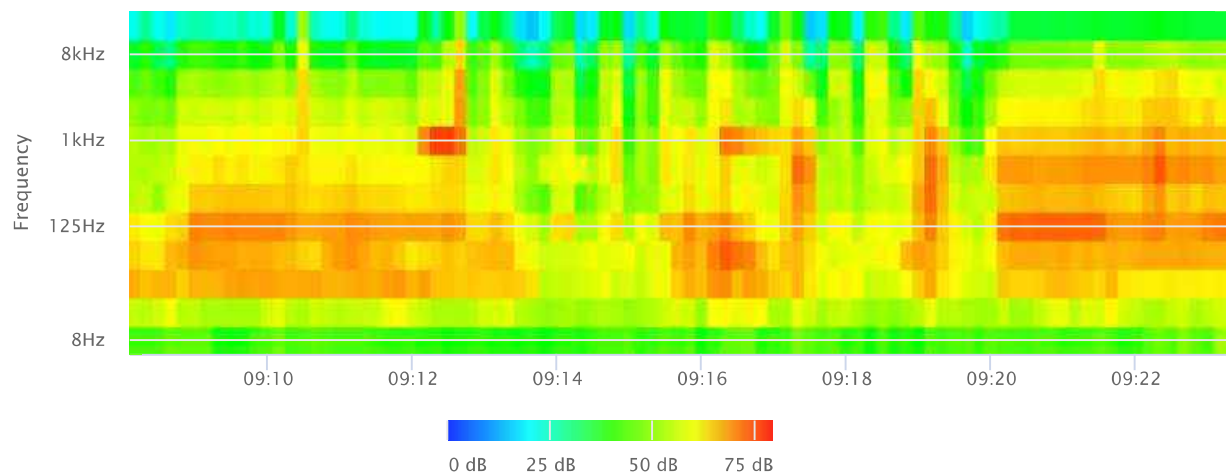
Statistics

LAS 2.0	74.9 dB
LAS 8.0	71.4 dB
LAS 25.0	68.8 dB
LAS 50.0	63.8 dB
LAS 66.6	61.7 dB
LAS 90.0	52.9 dB

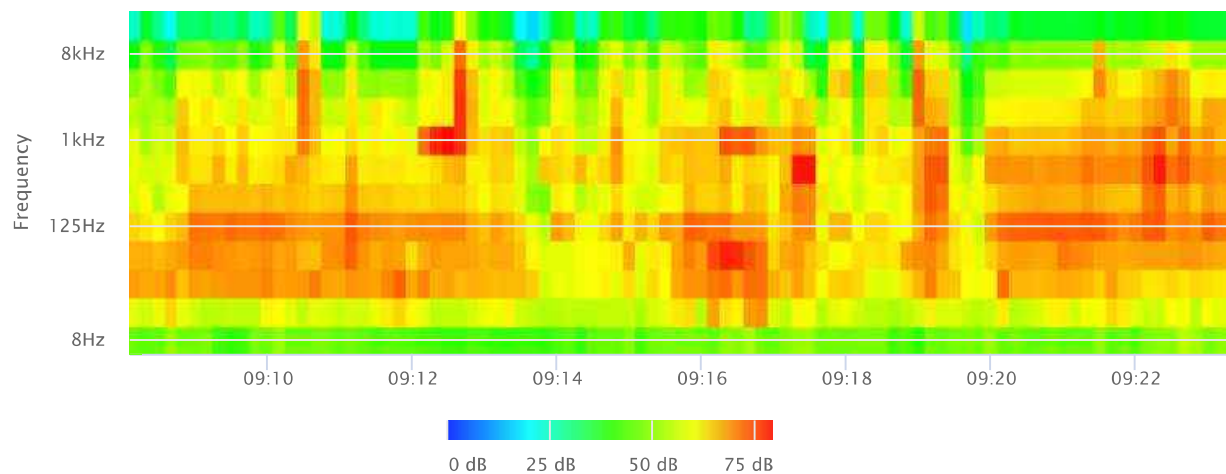
Time History



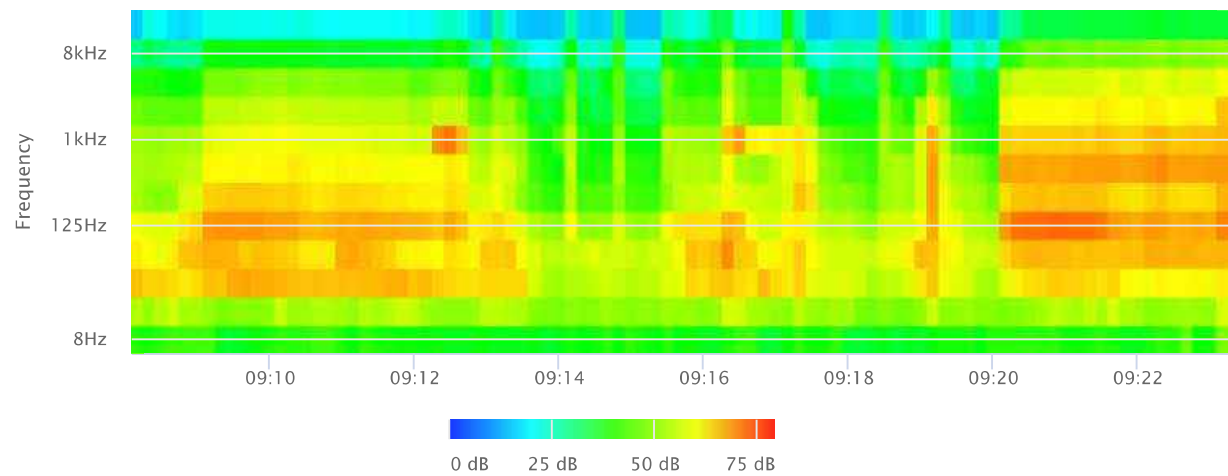
OBA 1/1 Leq



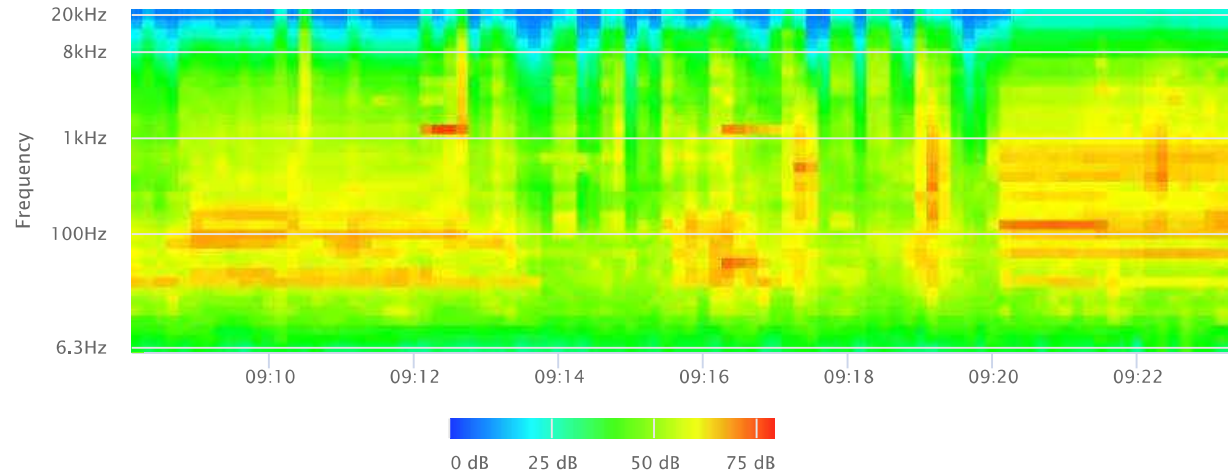
OBA 1/1 Lmax



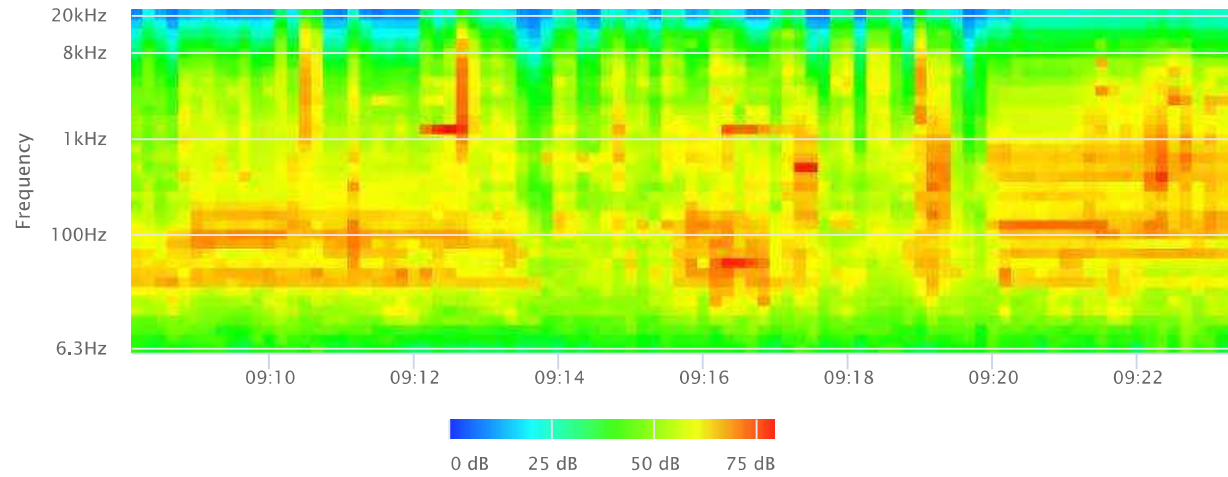
OBA 1/1 Lmin



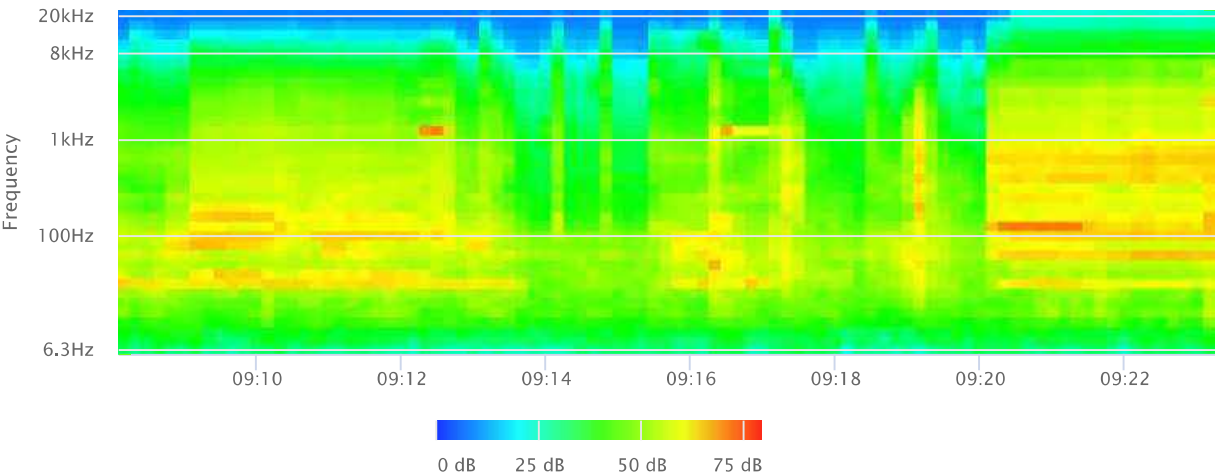
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1/3 Lmin



**Noise Measurement
Field Data**

Project Name: Regional Navigation Center, City of Fontana **Date:** November 20, 2025

Project #: 19865

Noise Measurement #: STNM2 Run Time 15 minutes **Technician:** Ian Edward Gallagher

Nearest Address or Cross Street: 11109 Jasmine street, Fontana, CA 92337, east side of building.

Site Description (Type of Existing Land Use and any other notable features): Project Site: About middle of Eastern edge of bldg 11109 Jasmine St in asphalt

parking area. Adjacent: Jasmine St running N-S, 280' W of STNM2. Large clearance for HT electric powerlines E of STNM2.

Weather: 40% cloud, filtered sunshine.. Sunset: 4:43 PM **Settings:** SLOW FAST

Temperature: 55 deg F **Wind:** 3 mph **Humidity:** 72% **Terrain:** Flat

Start Time: 9:33 AM **End Time:** 9:48 AM **Run Time:** _____

Leq: 54.9 dB **Primary Noise Source:** Loading/Unloading of materials at Loading/Unloading bays at bldg 11027

Lmax 70.8 dB Jasmine St 180'NW of STNM2 & at bldg 13201 Dahlia St 250' S of STNM2.

L2 64.8 dB **Secondary Noise Sources:** Traffic ambiance from Jasmine St, overhead airtraffic, commercial air traffic

L8 58.7 dB landing at Ontario airport 3.7 miles W of site area. Distant train horn.

L25 53.1 dB

L50 46.3 dB

NOISE METER: SoundTrack LXT Class 1 **CALIBRATOR:** Larson Davis CAL 250

MAKE: Larson Davis **MAKE:** Larson Davis

MODEL: LXT1 **MODEL:** CAL 250

SERIAL NUMBER: 3099 **SERIAL NUMBER:** 2723

FACTORY CALIBRATION DATE: 7/31/2024 **FACTORY CALIBRATION DATE:** 7/10/2024

FIELD CALIBRATION DATE: 11/20/2025

Noise Measurement
Field Data

PHOTOS:



STNM2 looking W across parking lot towards eastern wall of building 11109 Jasmine Street, Fontana.



STNM2 looking S across parking lot behind building 11109 Jasmine Street, Fontana.

Measurement Report

Report Summary

Meter's File Name	LxT_Data.661.s	Computer's File Name	LxT_0003099-20251120 093340-LxT_Data.661.ldbin
Meter	LxT1	0003099	
Firmware	2.404		
User	Ian Edward Gallagher	Location	STNM2 34° 3'10.03"N 117°30'58.84"W
Job Description	15 minute noise measurement		
Note	Ganddini Project # 19865 Regional Navigation Center, City of Fontana		
Start Time	2025-11-20 09:33:40	Duration	0:15:00.0
End Time	2025-11-20 09:48:40	Run Time	0:15:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA _{eq}	54.9 dB		
LAE	84.4 dB	SEA	--- dB
EA	30.6 µPa²h	LAFTM5	60.6 dB
EA8	979.4 µPa²h		
EA40	4.9 mPa²h		
LA _{peak}	92.0 dB	2025-11-20 09:48:10	
LAS _{max}	70.8 dB	2025-11-20 09:48:11	
LAS _{min}	45.1 dB	2025-11-20 09:34:53	
LA _{eq}	54.9 dB		
LC _{eq}	66.3 dB	LC _{eq} - LA _{eq}	11.4 dB
LAI _{eq}	58.8 dB	LAI _{eq} - LA _{eq}	3.9 dB

Exceedances

	Count	Duration
LAS > 65.0 dB	3	0:00:23.0
LAS > 85.0 dB	0	0:00:00.0
LA _{peak} > 135.0 dB	0	0:00:00.0
LA _{peak} > 137.0 dB	0	0:00:00.0
LA _{peak} > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight	
--- dB	--- dB	0.0 dB	
LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

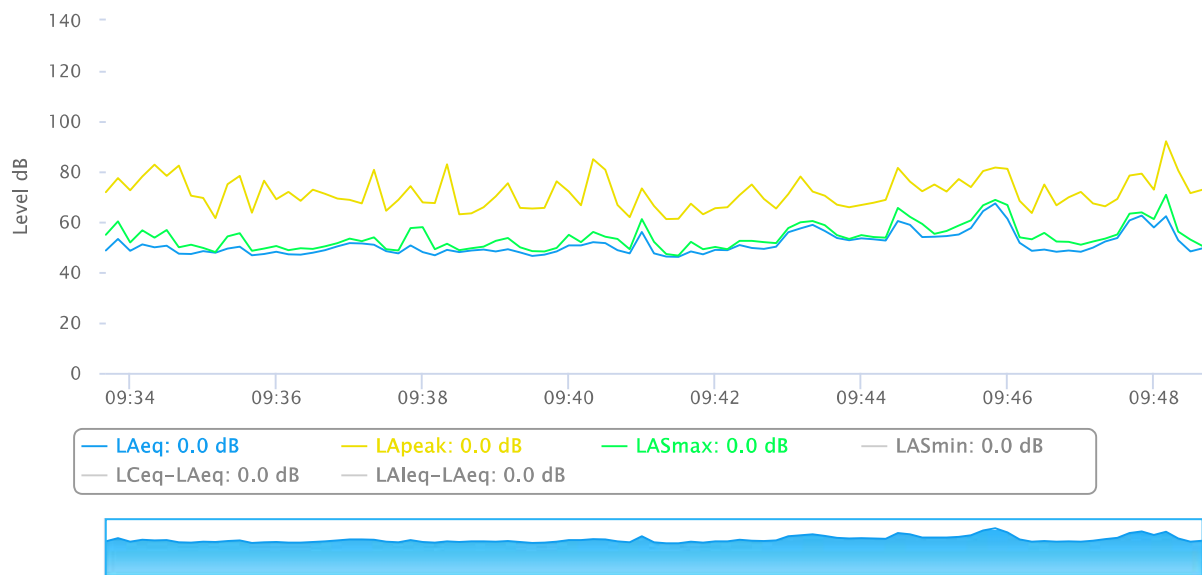
	Level	A Time Stamp	Level	C Time Stamp	Level	Z Time Stamp
L _{eq}	54.9 dB		66.3 dB		--- dB	
LS _(max)	70.8 dB	2025-11-20 09:48:11	--- dB		--- dB	
LS _(min)	45.1 dB	2025-11-20 09:34:53	--- dB		--- dB	
L _{Peak(max)}	92.0 dB	2025-11-20 09:48:10	--- dB		--- dB	

Overloads	Count	Duration	OBA Count	OBA Duration
	0	0:00:00.0	0	0:00:00.0

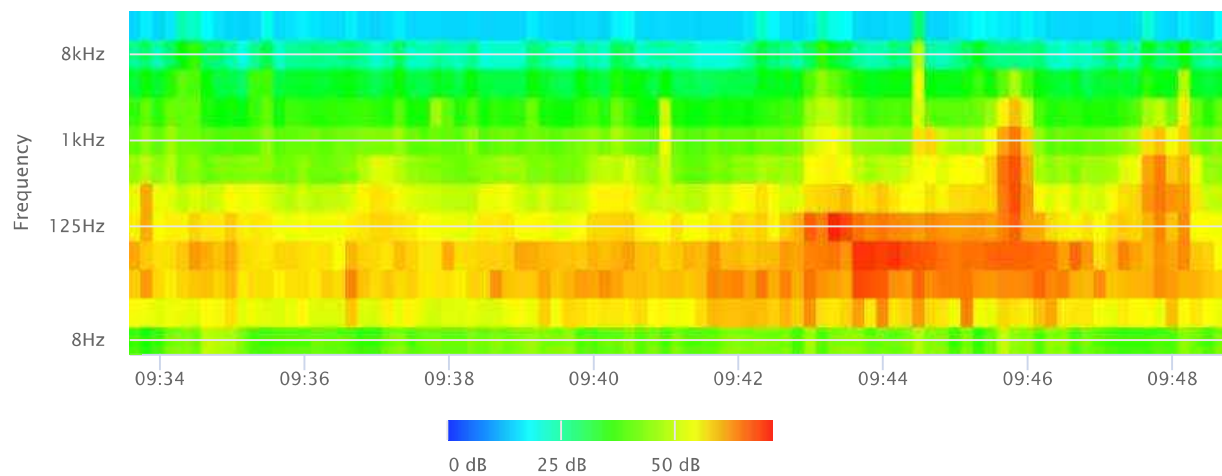
Statistics

LAS 2.0	64.8 dB
LAS 8.0	58.7 dB
LAS 25.0	53.1 dB
LAS 50.0	49.3 dB
LAS 66.6	48.2 dB
LAS 90.0	46.5 dB

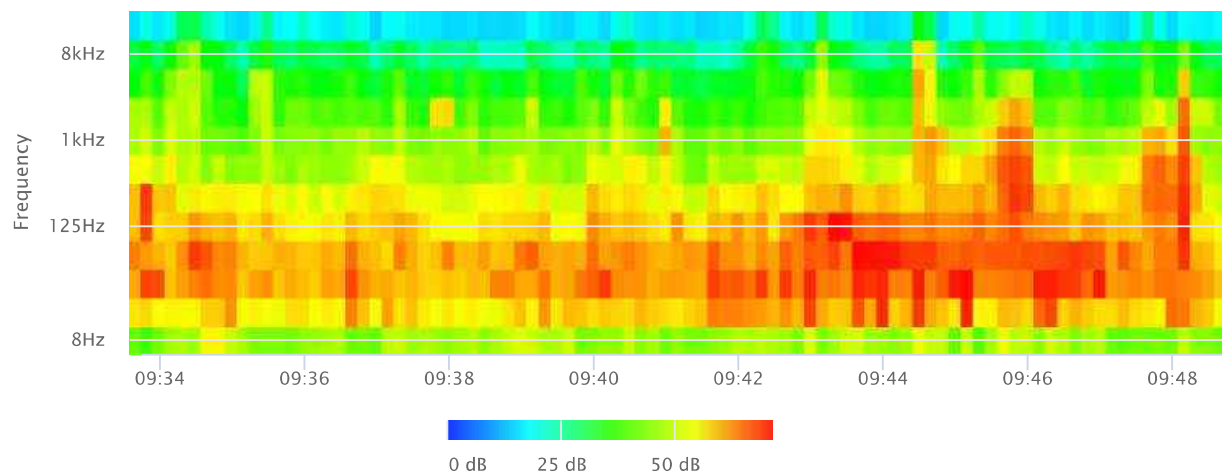
Time History



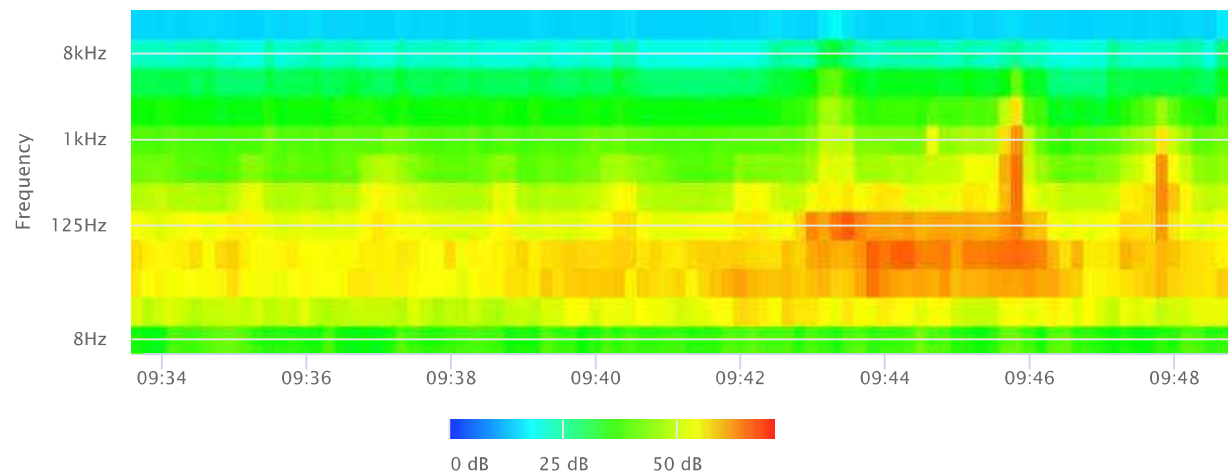
OBA 1/1 Leq



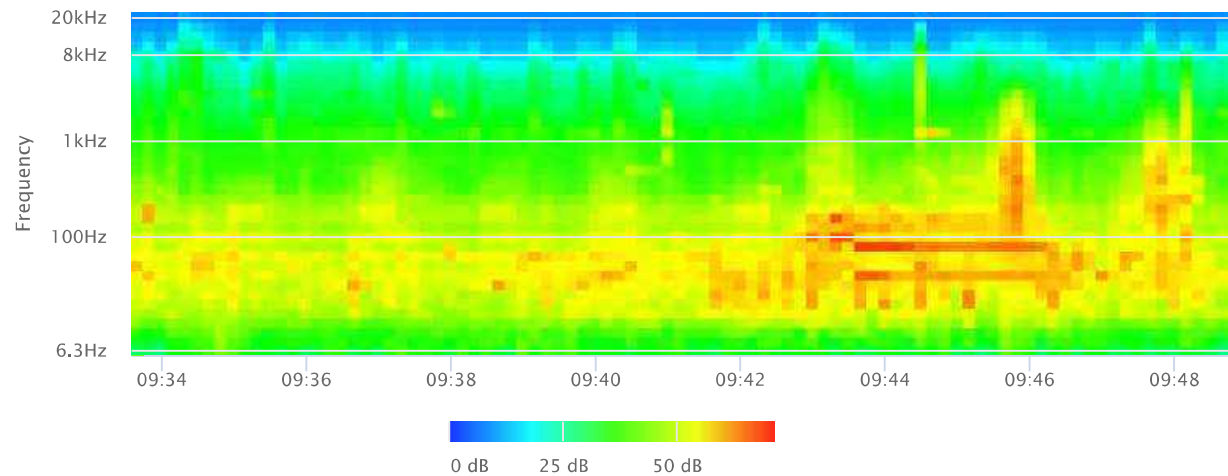
OBA 1/1 Lmax



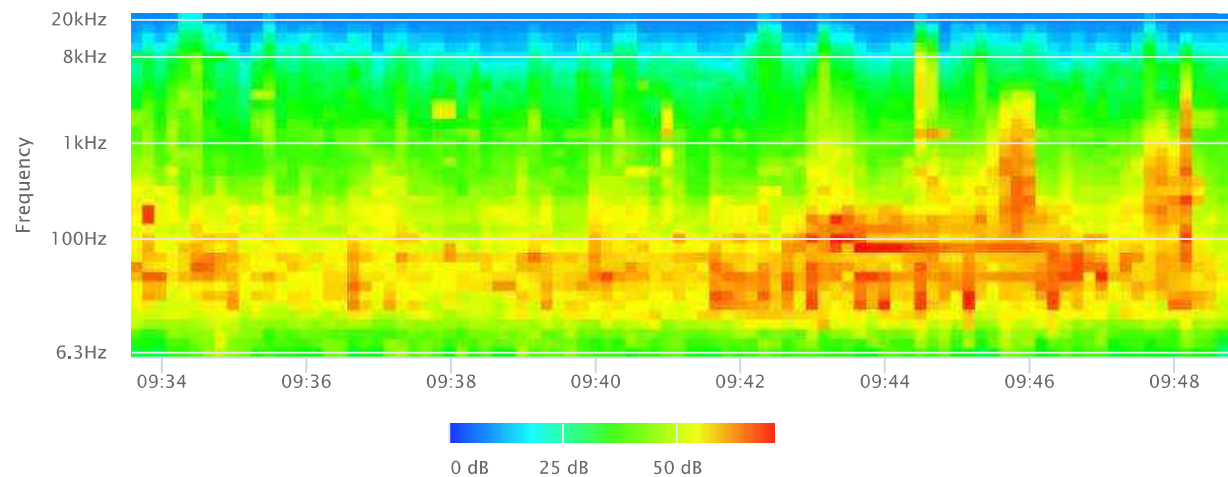
OBA 1/1 Lmin



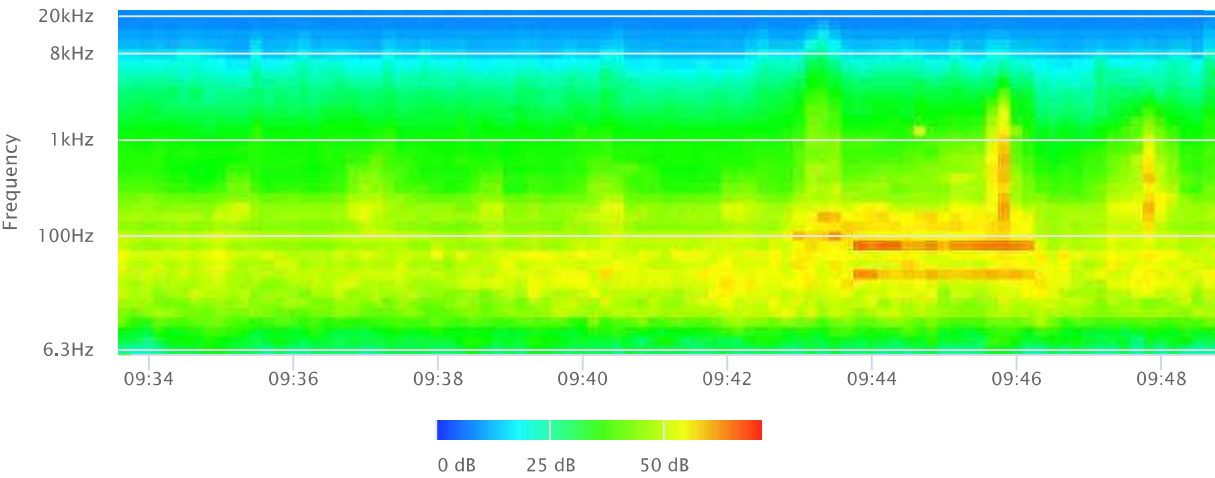
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1/3 Lmin



**Noise Measurement
Field Data**

Project Name:	<u>Regional Navigation Center, City of Fontana</u>	Date: <u>November 20, 2025</u>
Project #:	<u>19865</u>	
Noise Measurement #:	<u>STNM3 Run Time 15 minutes</u>	Technician: <u>Ian Edward Gallagher</u>
Nearest Address or Cross Street:	<u>11109 Jasmine Street, Fontana, CA 92337, SE corner of building.</u>	
Site Description (Type of Existing Land Use and any other notable features):	<u>Project Site: Outside SE corner of building 11109 Jasmine St, in asphalt parking</u>	
<u>area bldg 13201 Dahlia St. Adjacent: Intersection Jasmine St running N-S & Dahlia St running E-W, 240' W of STNM3. 13201 Dahlia St (un)Loading area to the S.</u>		
Weather:	<u>40% cloud, filtered sunshine. Sunset: 4:43 PM</u>	Settings: SLOW FAST
Temperature:	<u>55 deg F</u>	Wind: <u>3 mph</u> Humidity: <u>72%</u> Terrain: <u>Flat</u>
Start Time:	<u>10:30 AM</u>	End Time: <u>10:45 AM</u> Run Time: _____
Leq:	<u>58</u> dB	Primary Noise Source: <u>Warehouse bldg 13201 Dahlia St Loading/Unloading area & airconditioning</u>
Lmax	<u>76.3</u> dB	<u>units blaring away about 120' S of STNM3.</u>
L2	<u>66.6</u> dB	Secondary Noise Sources: <u>Traffic ambiance from Jasmine St & Dahlia St, overhead airtraffic, commercial</u>
L8	<u>59.7</u> dB	<u>air traffic landing at Ontario airport 3.7 miles W of site area. Distant train horn.</u>
L25	<u>54.7</u> dB	
L50	<u>53.2</u> dB	
NOISE METER:	<u>SoundTrack LXT Class 1</u>	CALIBRATOR: <u>Larson Davis CAL 250</u>
MAKE:	<u>Larson Davis</u>	MAKE: <u>Larson Davis</u>
MODEL:	<u>LXT1</u>	MODEL: <u>CAL 250</u>
SERIAL NUMBER:	<u>3099</u>	SERIAL NUMBER: <u>2723</u>
FACTORY CALIBRATION DATE:	<u>7/31/2024</u>	FACTORY CALIBRATION DATE: <u>7/10/2024</u>
FIELD CALIBRATION DATE:	<u>11/20/2025</u>	

Noise Measurement
Field Data

PHOTOS:



STNM3 looking W across parking lot between buildings 11109 Jasmine Street (right) & 13201 Dahlia Street (left), Fontana.



STNM3 looking NE at SE corner of building 11109 Jasmine Street, Fontana.

Measurement Report

Report Summary

Meter's File Name	LxT_Data.663.s	Computer's File Name	LxT_0003099-20251120 103030-LxT_Data.663.ldbin
Meter	LxT1	0003099	
Firmware	2.404		
User	Ian Edward Gallagher	Location	STNM3 34° 3'8.86"N 117°30'59.61"W
Job Description	15 minute noise measurement		
Note	Ganddini Project # 19865 Regional Navigation Center, City of Fontana		
Start Time	2025-11-20 10:30:30	Duration	0:15:00.0
End Time	2025-11-20 10:45:30	Run Time	0:15:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA _{eq}	58.0 dB		
LAE	87.6 dB	SEA	--- dB
EA	63.4 µPa²h	LAFTM5	62.9 dB
EA8	2.0 mPa²h		
EA40	10.1 mPa²h		
LA _{peak}	90.1 dB	2025-11-20 10:32:03	
LAS _{max}	76.3 dB	2025-11-20 10:32:03	
LAS _{min}	44.4 dB	2025-11-20 10:43:19	
LA _{eq}	58.0 dB		
LC _{eq}	69.1 dB	LC _{eq} - LA _{eq}	11.1 dB
LAI _{eq}	60.7 dB	LAI _{eq} - LA _{eq}	2.7 dB

Exceedances

	Count	Duration
LAS > 65.0 dB	3	0:00:30.4
LAS > 85.0 dB	0	0:00:00.0
LA _{peak} > 135.0 dB	0	0:00:00.0
LA _{peak} > 137.0 dB	0	0:00:00.0
LA _{peak} > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight	
--- dB	--- dB	0.0 dB	
LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	Level	A Time Stamp	Level	C Time Stamp	Level	Z Time Stamp
L _{eq}	58.0 dB		69.1 dB		--- dB	
LS _(max)	76.3 dB	2025-11-20 10:32:03	--- dB		--- dB	
LS _(min)	44.4 dB	2025-11-20 10:43:19	--- dB		--- dB	
L _{Peak(max)}	90.1 dB	2025-11-20 10:32:03	--- dB		--- dB	

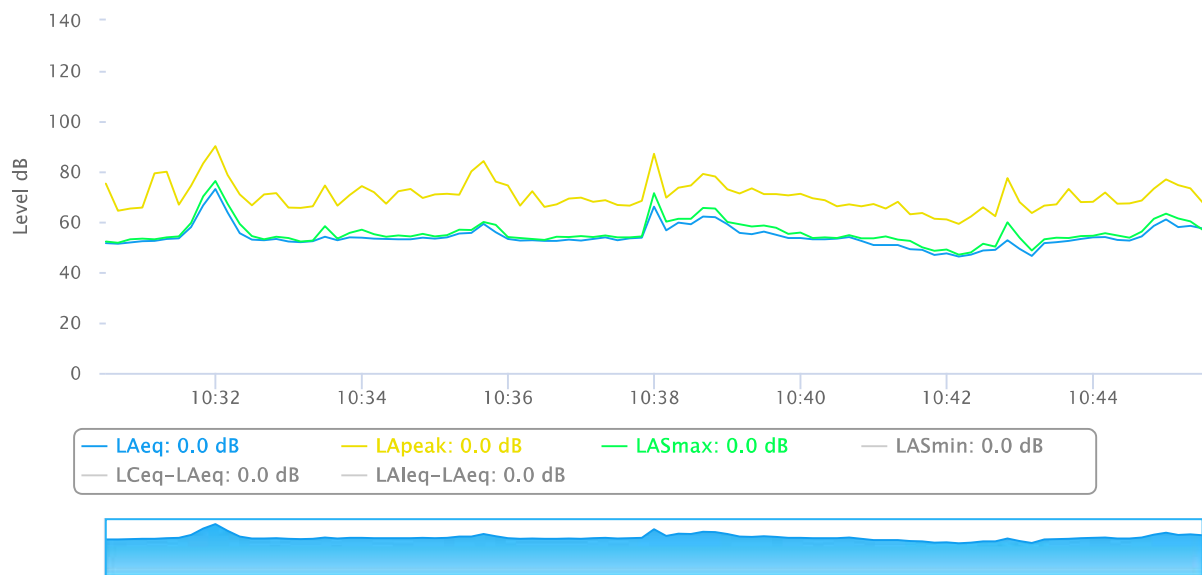
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

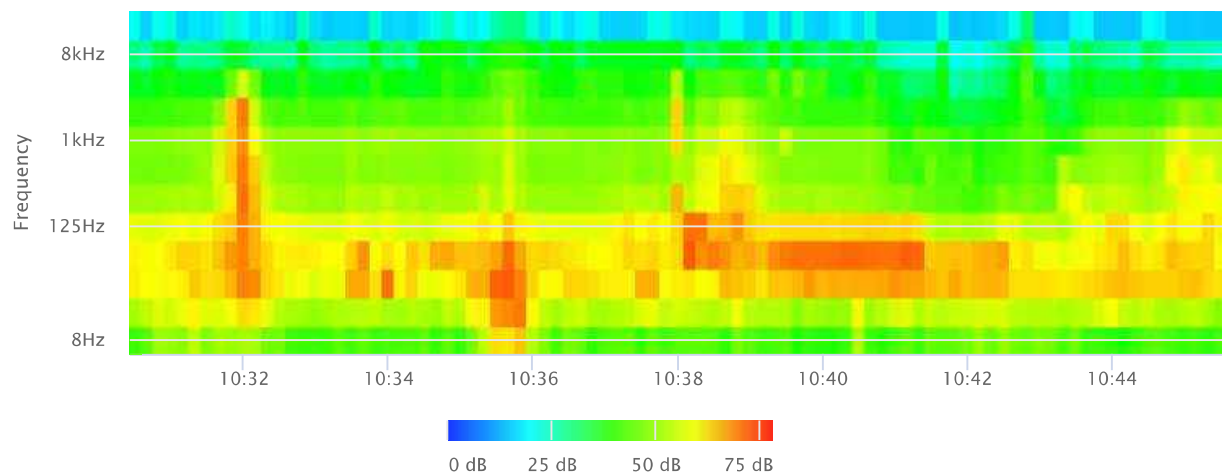
Statistics

LAS 2.0	66.6 dB
LAS 8.0	59.7 dB
LAS 25.0	54.7 dB
LAS 50.0	53.2 dB
LAS 66.6	52.6 dB
LAS 90.0	49.4 dB

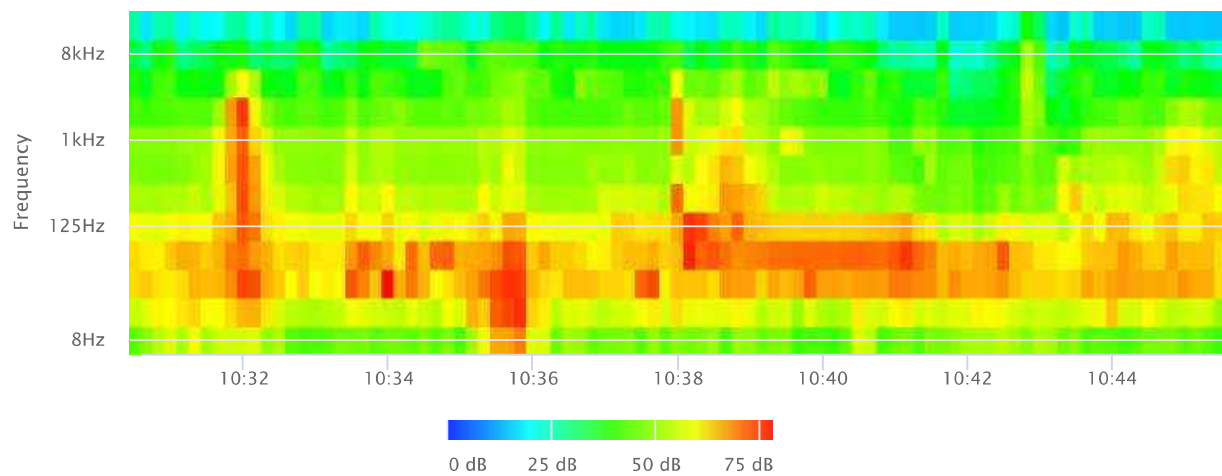
Time History



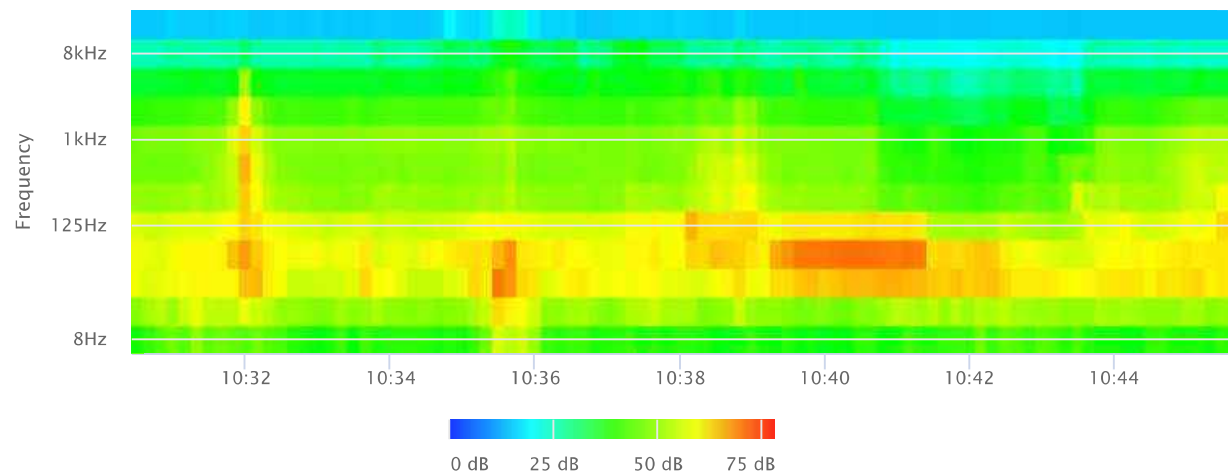
OBA 1/1 Leq



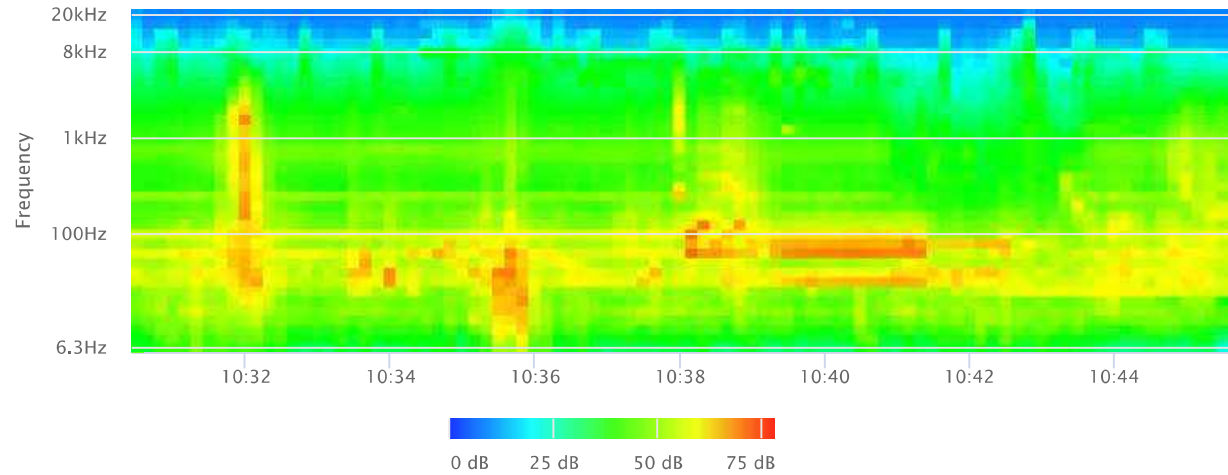
OBA 1/1 Lmax



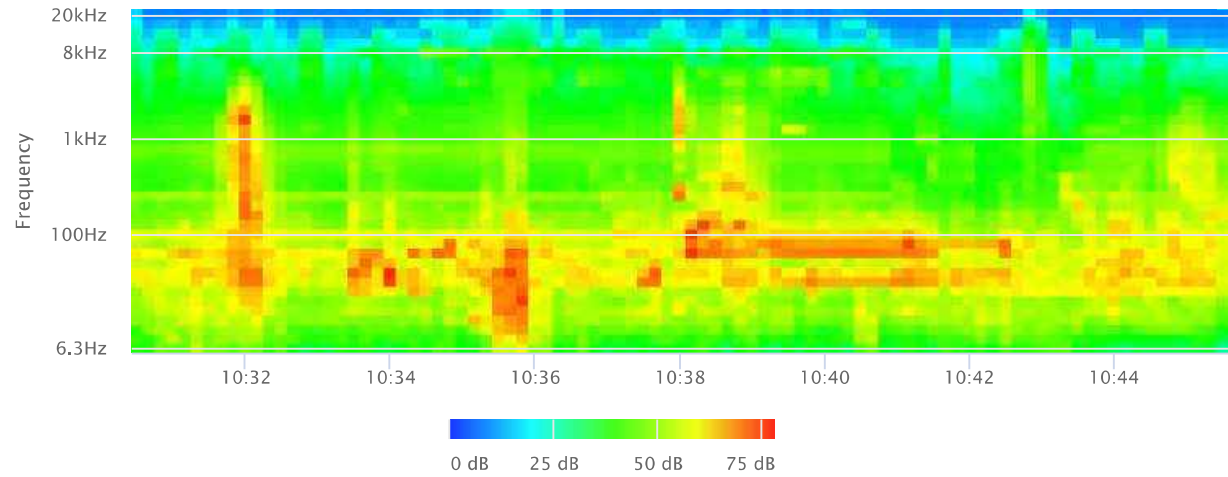
OBA 1/1 Lmin



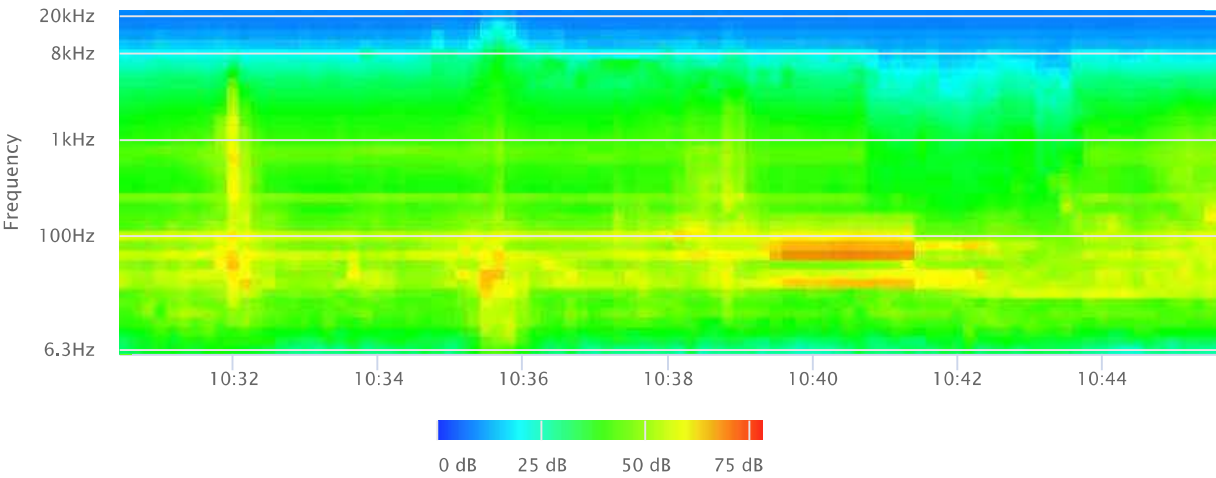
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1/3 Lmin



**Noise Measurement
Field Data**

Project Name: Regional Navigation Center, City of Fontana **Date:** November 20, 2025

Project #: 19865

Noise Measurement #: STNM4 Run Time 15 minutes **Technician:** Ian Edward Gallagher

Nearest Address or Cross Street: 11109 Jasmine Street, Fontana, CA 92337, SW corner of building.

Site Description (Type of Existing Land Use and any other notable features): Project Site: Outside SW corner of building 11109 Jasmine St, in asphalt parking

area bldg 13201 Dahlia St. Adjacent: Intersection Jasmine St running N-S & Dahlia St running E-W, 60' NW of STNM4.

Weather: 40% cloud, filtered sunshine. Sunset: 4:43 PM **Settings:** SLOW FAST

Temperature: 55 deg F **Wind:** 3 mph **Humidity:** 72% **Terrain:** Flat

Start Time: 10:55 AM **End Time:** 11:10 AM **Run Time:** _____

Leq: 57.6 dB **Primary Noise Source:** Traffic noise from truck-trailors travelling through Jasmine St & Dahlia St inter-

Lmax 77.3 dB section. Truck trailer loading/unloading zones E & W of bldg 13201 Dahlia St.

L2 66.6 dB **Secondary Noise Sources:** Traffic ambiance from Jasmine St & Dahlia St, overhead airtraffic, commercial

L8 60.1 dB air traffic landing at Ontario airport 3.7 miles W of site area. Distant train horn.

L25 52.1 dB

L50 48.4 dB

NOISE METER: SoundTrack LXT Class 1 **CALIBRATOR:** Larson Davis CAL 250

MAKE: Larson Davis **MAKE:** Larson Davis

MODEL: LXT1 **MODEL:** CAL 250

SERIAL NUMBER: 3099 **SERIAL NUMBER:** 2723

FACTORY CALIBRATION DATE: 7/31/2024 **FACTORY CALIBRATION DATE:** 7/10/2024

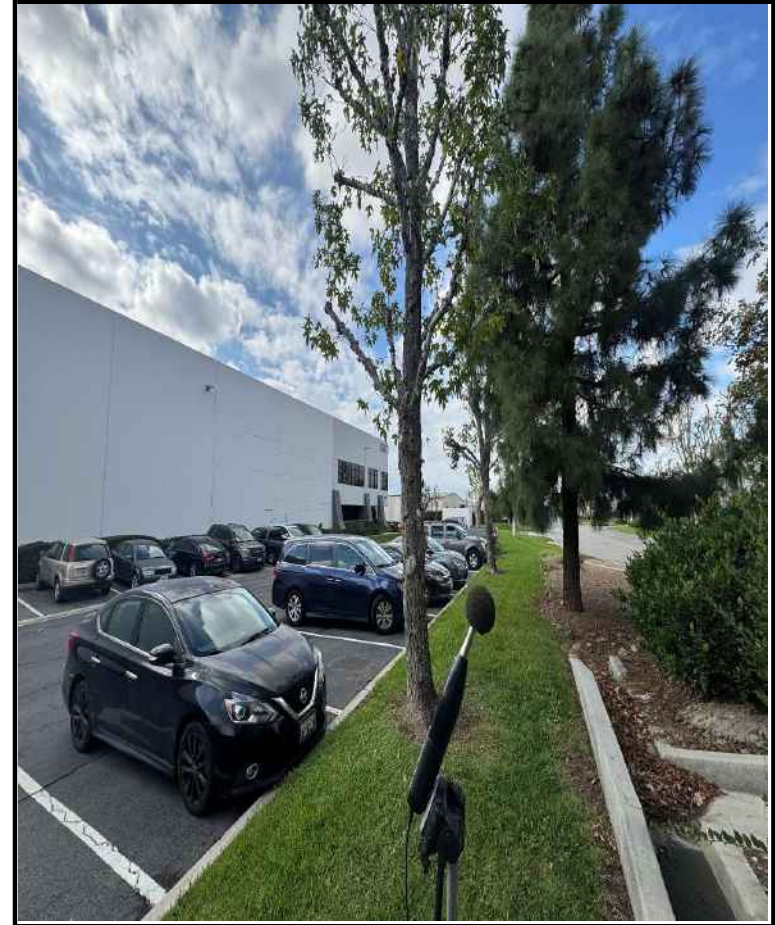
FIELD CALIBRATION DATE: 11/20/2025

Noise Measurement
Field Data

PHOTOS:



STNM4 looking E along parking lot, building 11109 Jasmine Street (left) & building 13201 Dahlia Street (right), Fontana.



STNM4 looking W across parking lot towards Jasmine St & Dahlia Street intersection (right) & building 13201 Dahlia Street (left), Fontana.

Measurement Report

Report Summary

Meter's File Name	LxT_Data.664.s	Computer's File Name	LxT_0003099-20251120 105502-LxT_Data.664.ldbin
Meter	LxT1	0003099	
Firmware	2.404		
User	Ian Edward Gallagher	Location	STNM4 34° 3'8.86"N 117°31'1.76"W
Job Description	15 minute noise measurement		
Note	Ganddini Project # 19865 Regional Navigation Center, City of Fontana		
Start Time	2025-11-20 10:55:02	Duration	0:15:00.0
End Time	2025-11-20 11:10:02	Run Time	0:15:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA _{eq}	57.6 dB		
LAE	87.2 dB	SEA	--- dB
EA	57.7 µPa²h	LAFTM5	61.9 dB
EA8	1.8 mPa²h		
EA40	9.2 mPa²h		
LA _{peak}	90.5 dB	2025-11-20 10:57:13	
LAS _{max}	77.3 dB	2025-11-20 10:57:14	
LAS _{min}	43.2 dB	2025-11-20 10:55:54	
LA _{eq}	57.6 dB		
LC _{eq}	66.4 dB	LC _{eq} - LA _{eq}	8.8 dB
LAI _{eq}	59.4 dB	LAI _{eq} - LA _{eq}	1.8 dB

Exceedances

Count Duration

LAS > 65.0 dB	5	0:00:44.3
LAS > 85.0 dB	0	0:00:00.0
LA _{peak} > 135.0 dB	0	0:00:00.0
LA _{peak} > 137.0 dB	0	0:00:00.0
LA _{peak} > 140.0 dB	0	0:00:00.0

Community Noise

LDN	LDay	LNight	
--- dB	--- dB	0.0 dB	
LDEN	LDay	LEve	LNight
--- dB	--- dB	--- dB	--- dB

Any Data

	Level	A Time Stamp	Level	C Time Stamp	Level	Z Time Stamp
L _{eq}	57.6 dB		66.4 dB		--- dB	
LS _(max)	77.3 dB	2025-11-20 10:57:14	--- dB		--- dB	
LS _(min)	43.2 dB	2025-11-20 10:55:54	--- dB		--- dB	
L _{Peak(max)}	90.5 dB	2025-11-20 10:57:13	--- dB		--- dB	

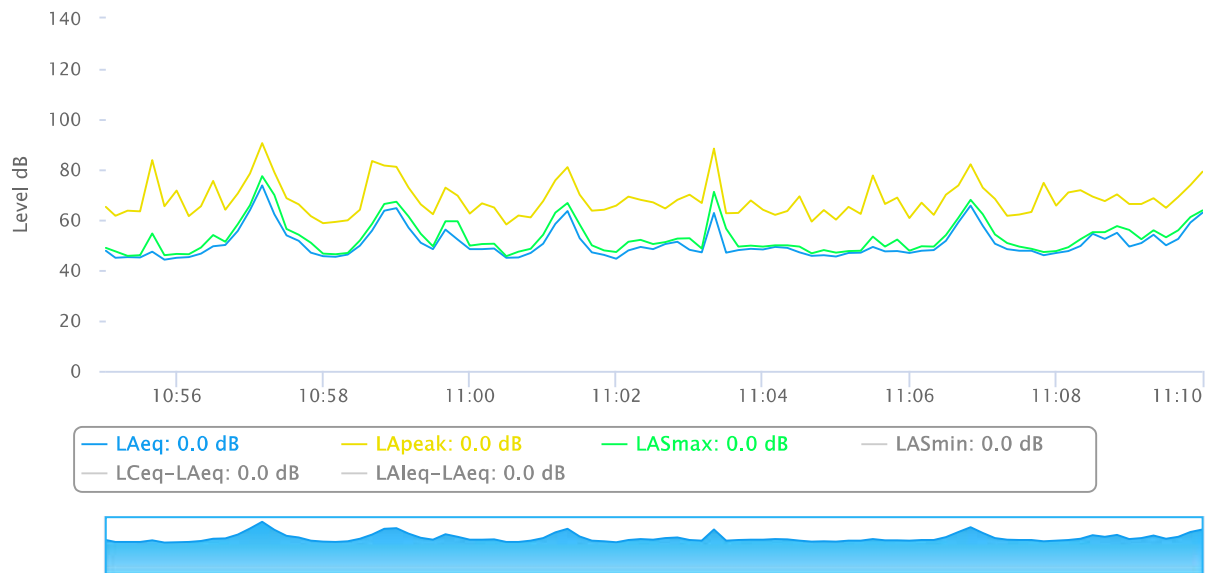
Overloads

Count	Duration	OBA Count	OBA Duration
0	0:00:00.0	0	0:00:00.0

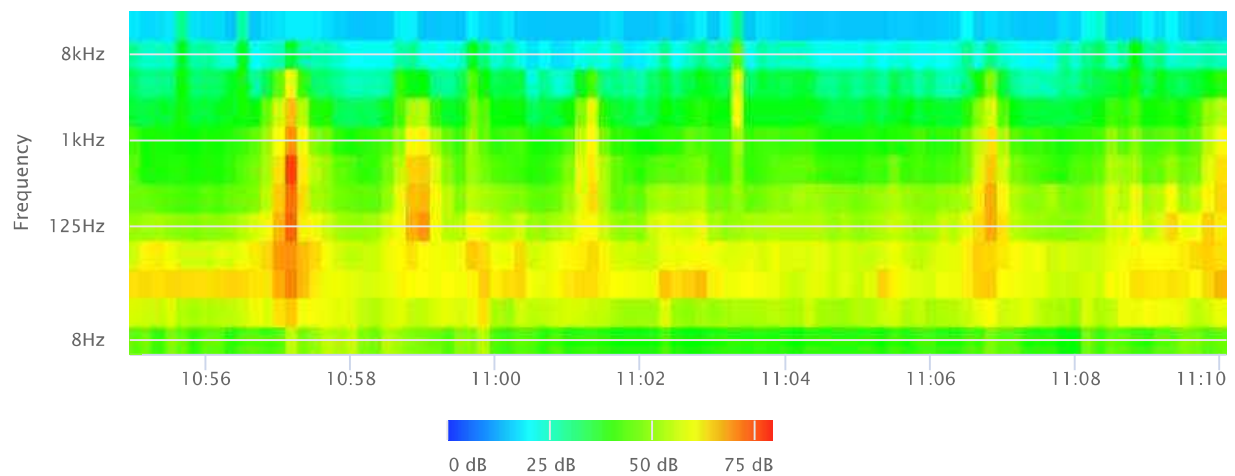
Statistics

LAS 2.0	66.6 dB
LAS 8.0	60.1 dB
LAS 25.0	52.1 dB
LAS 50.0	48.4 dB
LAS 66.6	47.2 dB
LAS 90.0	45.2 dB

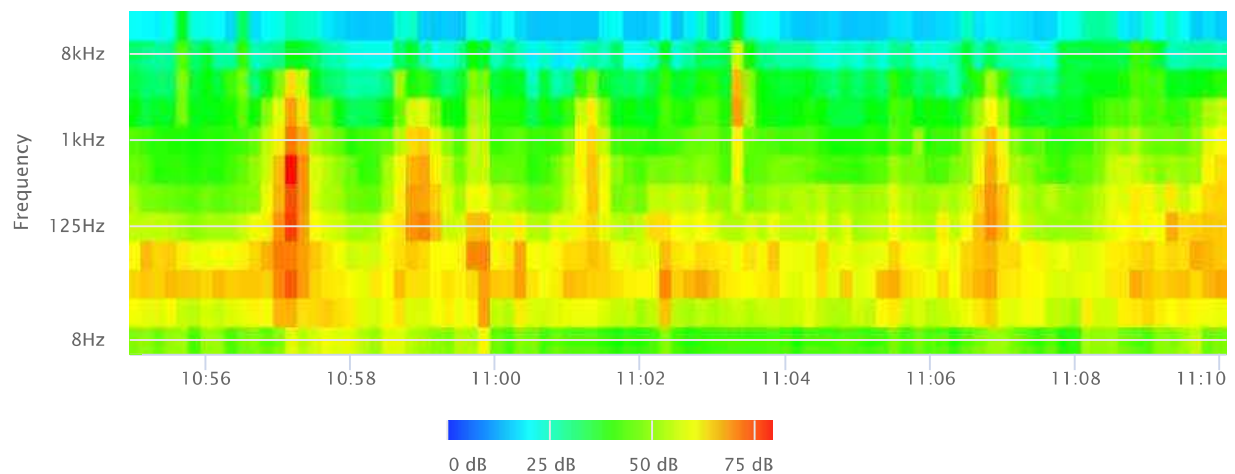
Time History



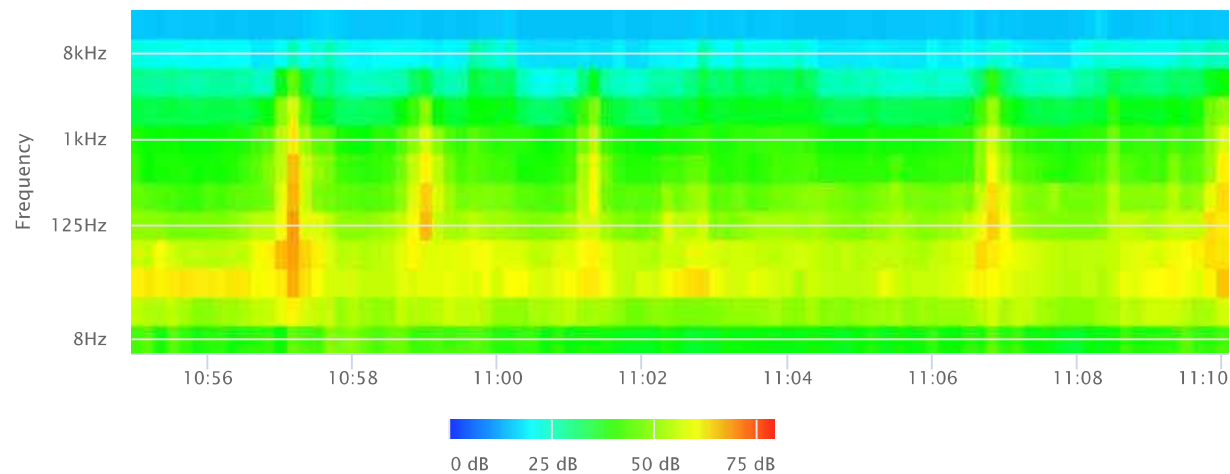
OBA 1/1 Leq



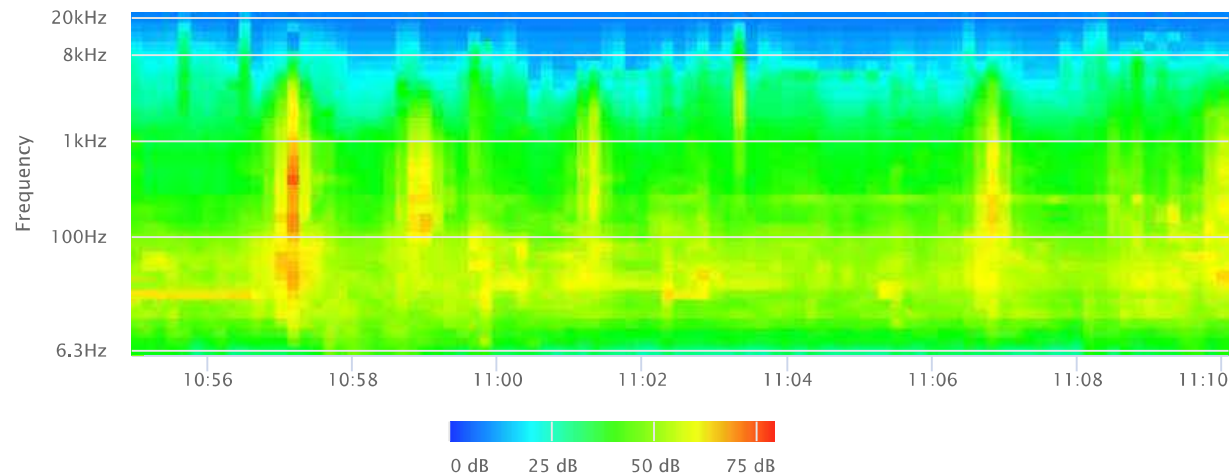
OBA 1/1 Lmax



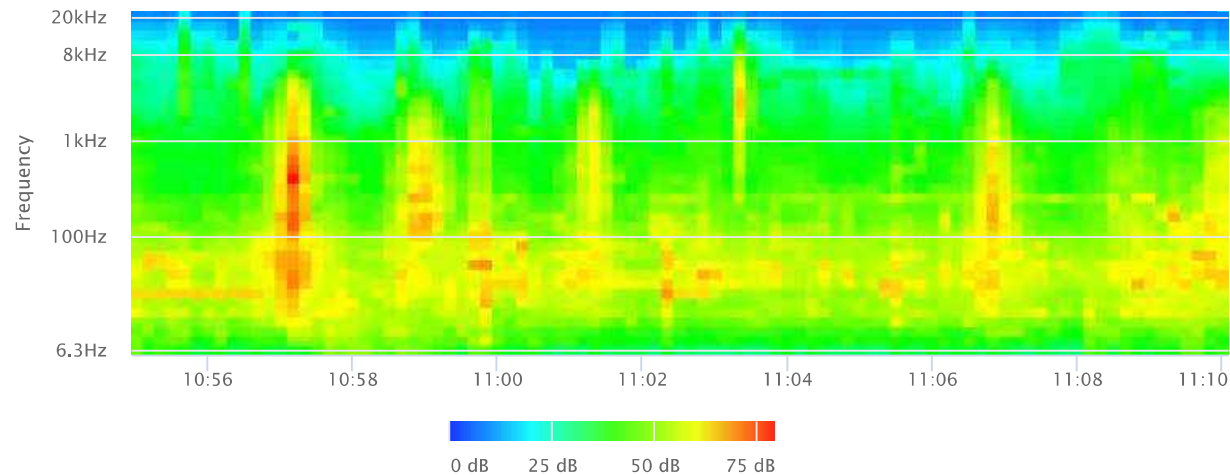
OBA 1/1 Lmin



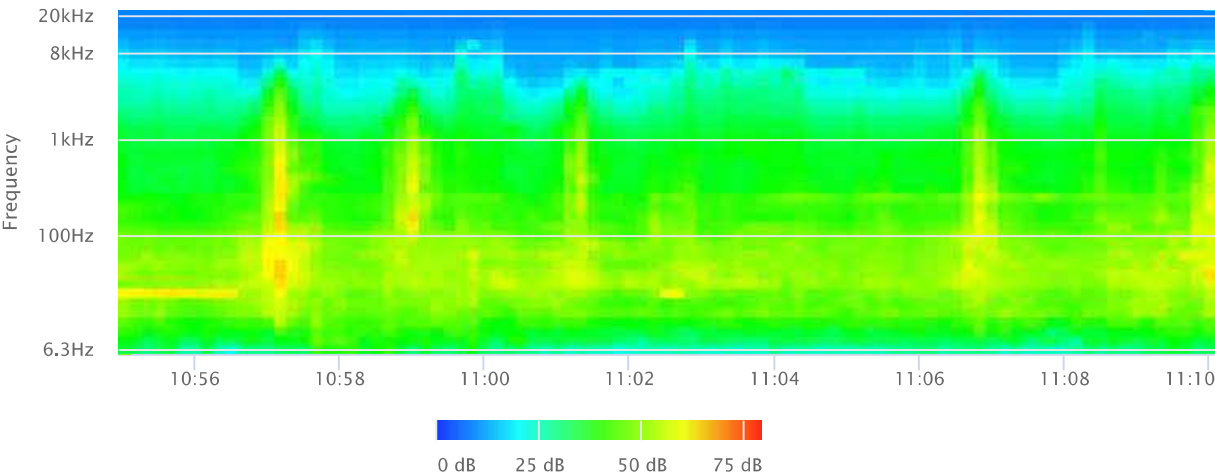
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1/3 Lmin



**Noise Measurement
Field Data**

Project Name: Regional Navigation Center, City of Fontana **Date:** November 20, 2025

Project #: 19865

Noise Measurement #: STNM Interior Run Time 15 minutes **Technician:** Ian Edward Gallagher

Nearest Address or Cross Street: 11109 Jasmine Street, Fontana, CA 92337 (inside this building).

Site Description (Type of Existing Land Use and any other notable features): Project Site: On concrete floor, inside and about central to bldg 11109 Jasmine

St. Adjacent: Industrial activity from building N of 11109, 11027 Jasmine Street. Jasmine St just W of bldg 11109 & Dahlia St just S.

Weather: About 40% cloud. Sunset: 4:43 PM. Measurement inside. **Settings:** SLOW FAST

Temperature: 55 deg F **Wind:** 3 mph **Humidity:** 72% **Terrain:** Flat

Start Time: 9:55 AM **End Time:** 10:10 AM **Run Time:** _____

Leq: 44.2 dB **Primary Noise Source:** Warehouse dead quiet other than an electric mechanical bell that went off for

Lmax 64.2 dB a few seconds twice during STNM interior measurement.

L2 52.2 dB **Secondary Noise Sources:** Inside of warehouse very acoustically reflective, like the inside of a church, an

L8 43.4 dB empty indoor train station or cave. Picking up & echoing noises from outside.

L25 39.2 dB

L50 37.0 dB

NOISE METER: SoundTrack LXT Class 1 **CALIBRATOR:** Larson Davis CAL 250

MAKE: Larson Davis **MAKE:** Larson Davis

MODEL: LXT1 **MODEL:** CAL 250

SERIAL NUMBER: 3099 **SERIAL NUMBER:** 2723

FACTORY CALIBRATION DATE: 7/31/2024 **FACTORY CALIBRATION DATE:** 7/10/2024

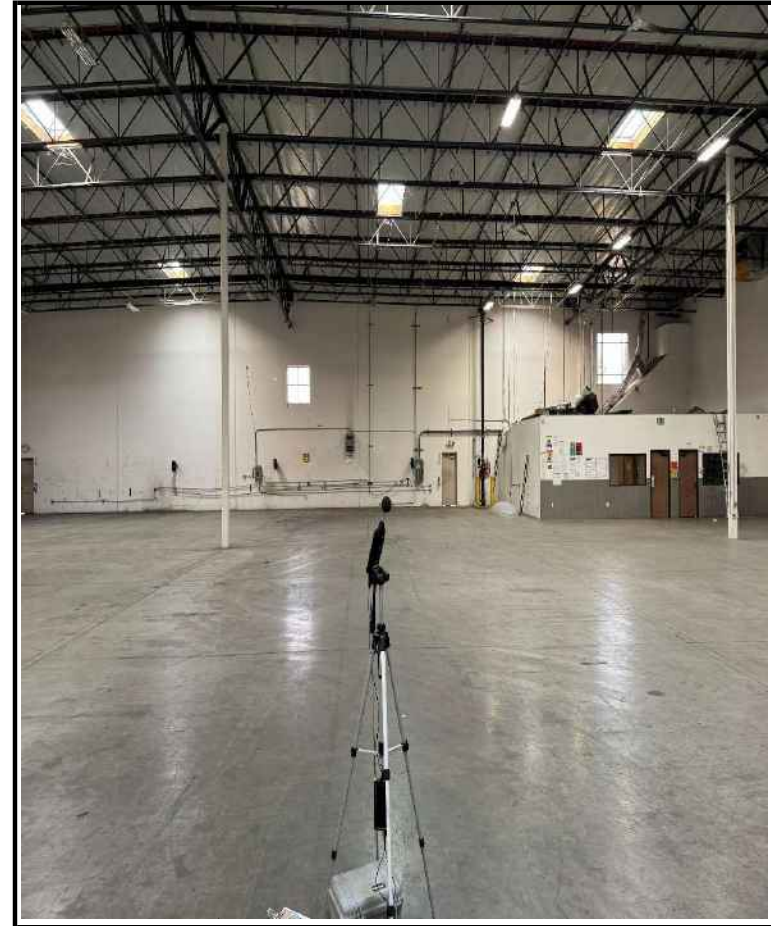
FIELD CALIBRATION DATE: 11/20/2025

Noise Measurement
Field Data

PHOTOS:



STNM Interior looking E towards eastern wall of warehouse, parking lot on other side of wall.



STNM Interior looking W towards western wall of warehouse, warehouse offices located in NW corner of warehouse,

Measurement Report

Report Summary

Meter's File Name	LxT_Data.662.s	Computer's File Name	LxT_0003099-20251120 095553-LxT_Data.662.ldbin
Meter	LxT1	0003099	
Firmware	2,404		
User	Ian Edward Gallagher		Location STNM Interior Bldg 11109 Jasmine St, Fontana 34° 3'9.79"N 117°3
Job Description	15 minute noise measurement		
Note	Ganddini Project # 19865 Regional Navigation Center, City of Fontana		
Start Time	2025-11-20 09:55:53	Duration	0:15:00.0
End Time	2025-11-20 10:10:53	Run Time	0:15:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA _{eq}	44.2 dB		
LAE	73.8 dB	SEA	--- dB
EA	2.6 µPa²h	LAFTM5	50.7 dB
EA8	84.6 µPa²h		
EA40	422.9 µPa²h		
LA _{peak}	81.8 dB	2025-11-20 10:00:17	
LA _{smax}	64.2 dB	2025-11-20 10:10:44	
LA _{smin}	31.2 dB	2025-11-20 10:09:06	
LA _{eq}	44.2 dB		
LC _{eq}	56.9 dB	LC _{eq} - LA _{eq}	12.7 dB
LAI _{eq}	47.2 dB	LAI _{eq} - LA _{eq}	3.0 dB

Exceedances

Count

Duration

LAS > 65.0 dB	0	0:00:00.0
LAS > 85.0 dB	0	0:00:00.0
LApeak > 135.0 dB	0	0:00:00.0
LApeak > 137.0 dB	0	0:00:00.0
LApeak > 140.0 dB	0	0:00:00.0

Community Noise

LDN

LDay

LNight

--- dB

--- dB

0.0 dB

LDEN

LDay

LEve

LNight

--- dB

--- dB

--- dB

--- dB

Any Data

A

C

Z

	Level	Time Stamp	Level	Time Stamp	Level	Time Stamp
L _{eq}	44.2 dB		56.9 dB		--- dB	
LS _(max)	64.2 dB	2025-11-20 10:10:44	--- dB		--- dB	
LS _(min)	31.2 dB	2025-11-20 10:09:06	--- dB		--- dB	
L _{Peak(max)}	81.8 dB	2025-11-20 10:00:17	--- dB		--- dB	

Overloads

Count

Duration

OBA Count

OBA Duration

0

0:00:00.0

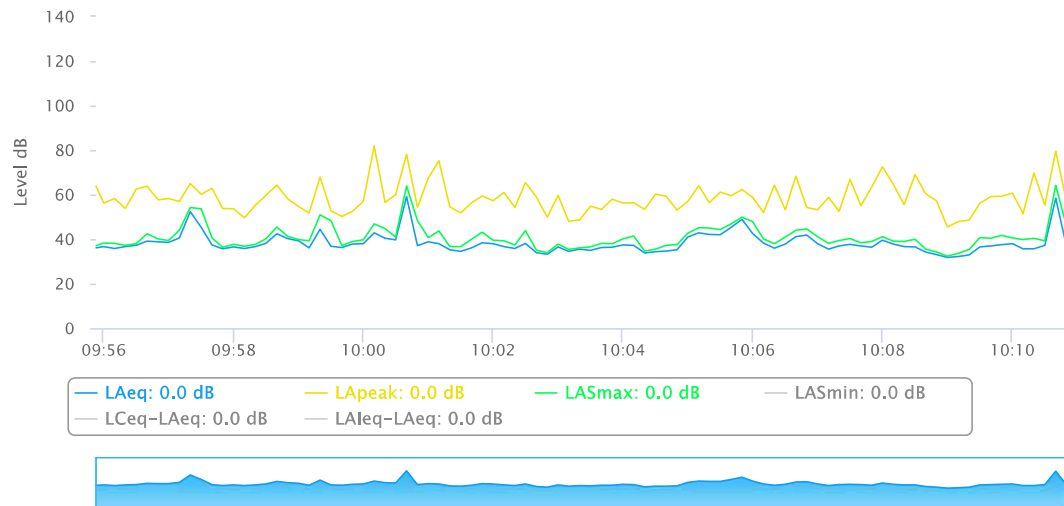
0

0:00:00.0

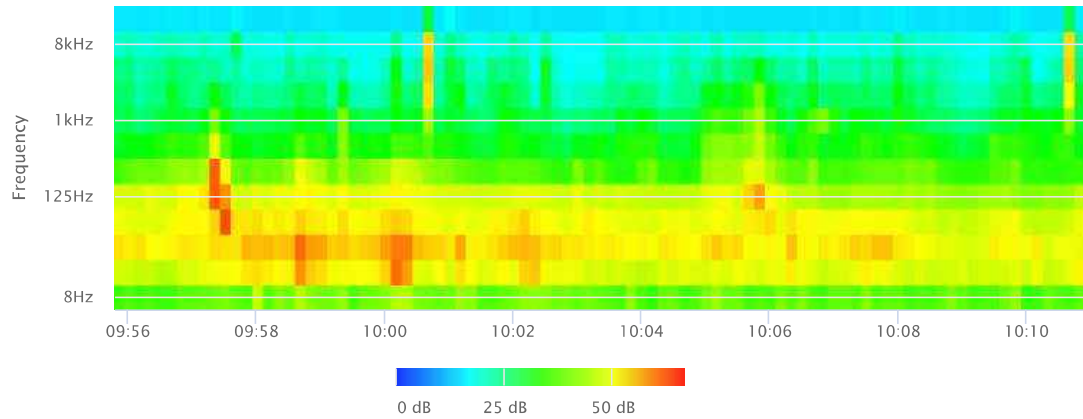
Statistics

LAS 2.0	52.2 dB
LAS 8.0	43.4 dB
LAS 25.0	39.2 dB
LAS 50.0	37.0 dB
LAS 66.6	35.9 dB
LAS 90.0	33.9 dB

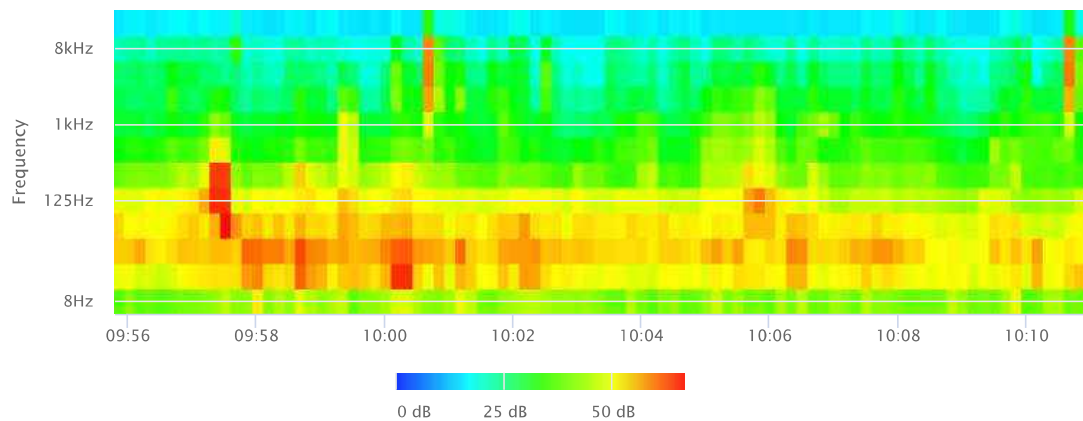
Time History



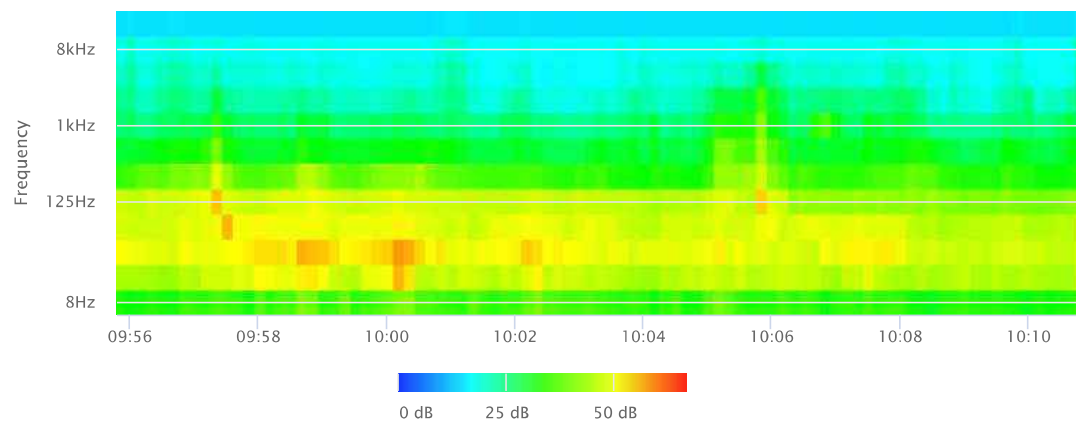
OBA 1/1 Leq



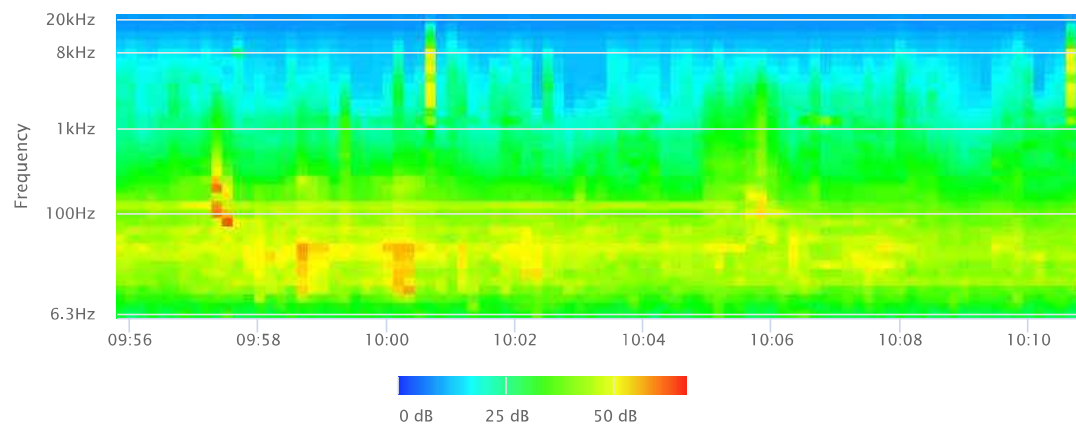
OBA 1/1 Lmax



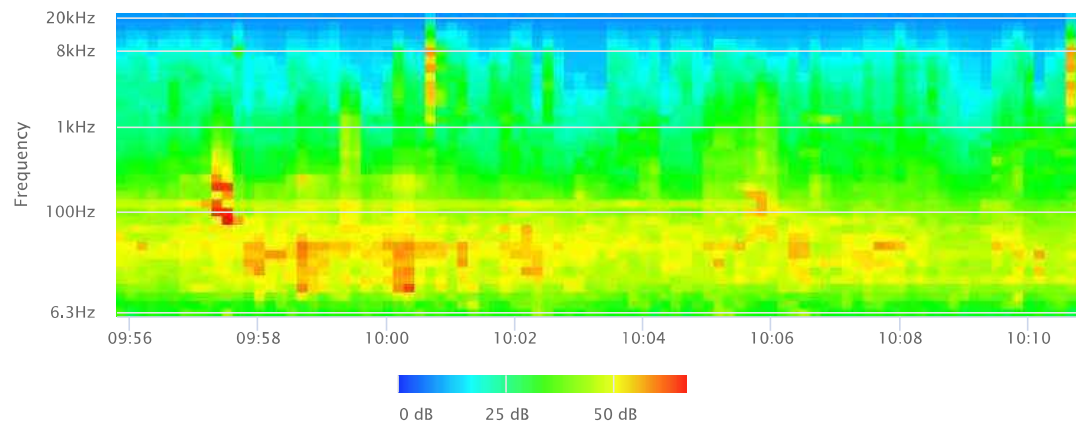
OBA 1/1 Lmin



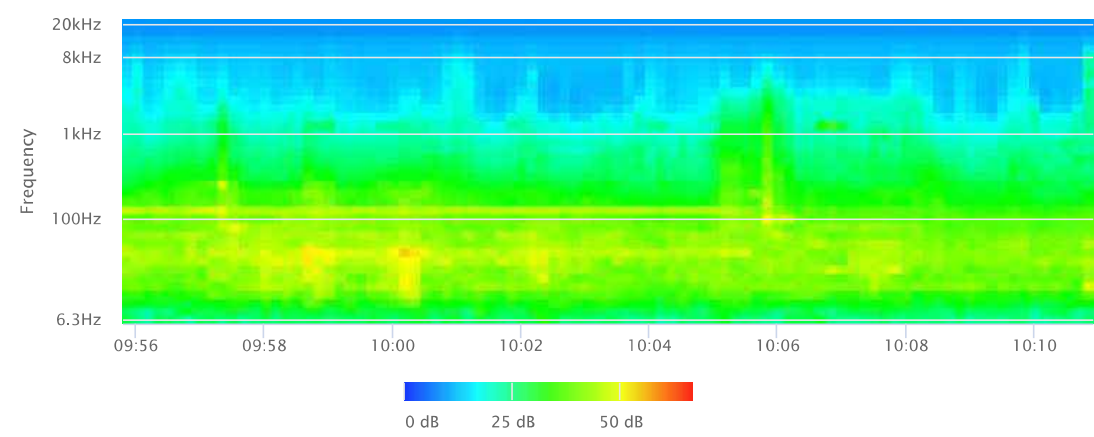
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1 /3 Lmin



**Noise Measurement
Field Data**

Project Name: Regional Navigation Center, City of Fontana **Date:** November 24-25,2025

Project #: 19865

Noise Measurement #: LTNM1 Run Time 24 hours (24 x 1 hours) **Technician:** Ian Edward Gallagher

Nearest Address or Cross Street: 11109 Jasmine Street, Fontana, CA 92337

Site Description (Type of Existing Land Use and any other notable features): Project Site: In a tree between Jasmine St sidewalk & middle of W wall of bldg

11109 Jasmine St. Adjacent: Jasmine St running N-S. 20' W of LTNM1, intersecting with Dahlia St running E-W, 80' S of LTNM1. Crane yard 100' W of LTNM1.

Weather: Clear Skies. Sunset:4:42 PM/6:32AM **Settings:** SLOW FAST

Temperature: 51-75 deg F **Wind:** 4-9 mph **Humidity:** 30-75% **Terrain:** Flat

Start Time: 5:00 PM **End Time:** 5:00 PM **Run Time:** _____

Leq: 59.9 dB **Primary Noise Source:** Traffic travelling on Jasmine St & Dahlia Street, mainly trailer trucks & regular

Lmax 92.7 dB cars.

L2 68.5 dB **Secondary Noise Sources:** Traffic ambiance from vehivles on other roads. Air traffic approach to Ontario

L8 62.0 dB _____

L25 58.6 dB _____

L50 53.5 dB _____

NOISE METER: SoundTrack LXT Class 1 **CALIBRATOR:** Larson Davis CAL 250

MAKE: Larson Davis **MAKE:** Larson Davis

MODEL: LXT1 **MODEL:** CAL 250

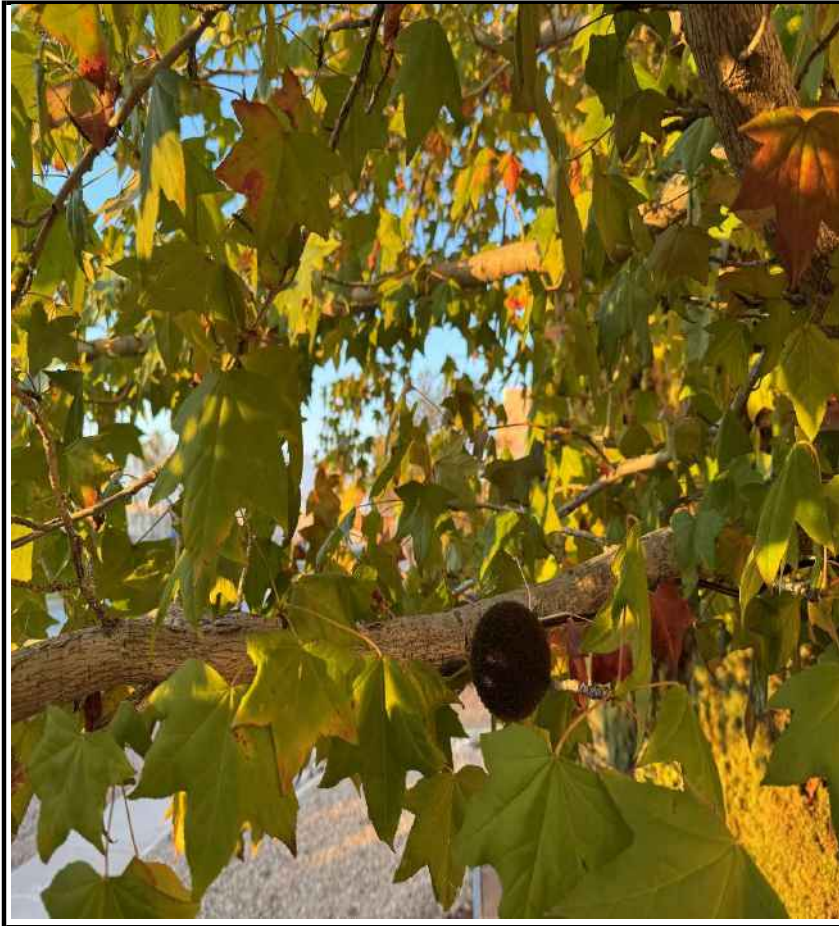
SERIAL NUMBER: 3099 **SERIAL NUMBER:** 2723

FACTORY CALIBRATION DATE: 7/31/2024 **FACTORY CALIBRATION DATE:** 7/10/2024

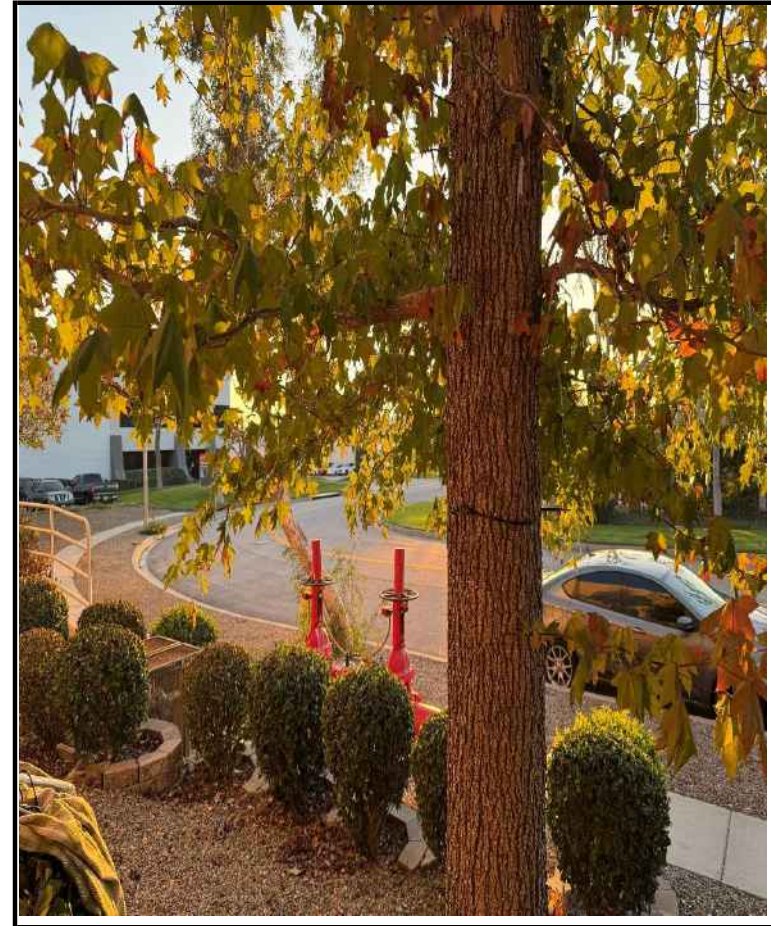
FIELD CALIBRATION DATE: 11/24/2025

Noise Measurement
Field Data

PHOTOS:



LTNM1 looking N directly at microphone in tree, W side of building 11109 Jasmine Street immediately right of microphone, Jasmine Street left of microphone.



LTNM1 looking SSW from tree containing microphone towards Jamine Street & Dahlia Street intersection. Crane rental agency on other side of intersection to the right.

Measurement Report

Report Summary

Meter's File Name	LxT_Data.669.s	Computer's File Name	LxT_0003099-20251124 170000-LxT_Data.669.ldbin
Meter	LxT1 0003099		
Firmware	2.404		
User	Ian Edward Gallagher	Location	LTNM1 34° 3'10.23"N 117°31'2.12"W
Job Description	24 hour noise measurement (24 x 1 hours)		
Note	Ganddini Project # 19865 Regional Navigation Center, City of Fontana		
Start Time	2025-11-24 17:00:00	Duration	24:00:00.0
End Time	2025-11-25 17:00:00	Run Time	24:00:00.0
		Pause Time	0:00:00.0

Results

Overall Metrics

LA _{eq}	59.9 dB		
LAE	109.3 dB	SEA	--- dB
EA	9.4 mPa²h	LAFTM5	64.4 dB
EA8	3.1 mPa²h		
EA40	15.7 mPa²h		
LA _{peak}	110.7 dB	2025-11-25 10:42:36	
LAS _{max}	92.7 dB	2025-11-25 10:42:36	
LAS _{min}	40.7 dB	2025-11-25 15:08:14	
LA _{eq}	59.9 dB		
LC _{eq}	69.1 dB	LC _{eq} - LA _{eq}	9.2 dB
LAI _{eq}	62.3 dB	LAI _{eq} - LA _{eq}	2.4 dB

Exceedances

	Count	Duration
LAS > 65.0 dB	427	1:19:49.5
LAS > 85.0 dB	6	0:00:15.7
LA _{peak} > 135.0 dB	0	0:00:00.0
LA _{peak} > 137.0 dB	0	0:00:00.0
LA _{peak} > 140.0 dB	0	0:00:00.0

Community Noise	LDN	LDay	LNight	
	--- dB	--- dB	0.0 dB	
	LDEN	LDay	LEve	LNight
	--- dB	--- dB	--- dB	--- dB

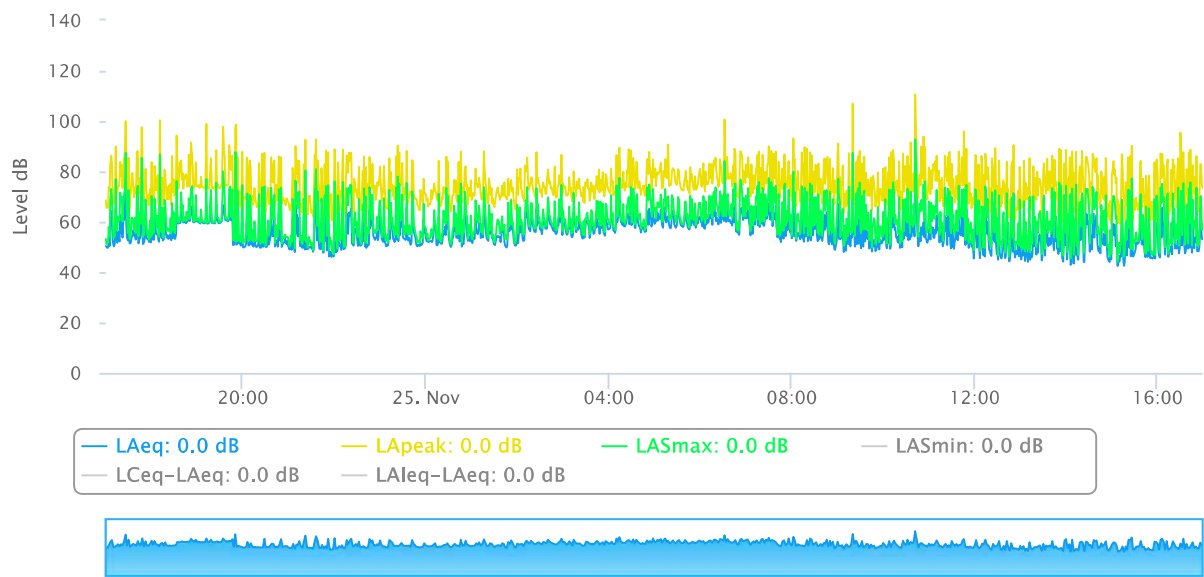
Any Data	Level	A Time Stamp	Level	C Time Stamp	Level	Z Time Stamp
L _{eq}	59.9 dB		69.1 dB		--- dB	
LS _(max)	92.7 dB	2025-11-25 10:42:36	--- dB		--- dB	
LS _(min)	40.7 dB	2025-11-25 15:08:14	--- dB		--- dB	
L _{Peak(max)}	110.7 dB	2025-11-25 10:42:36	--- dB		--- dB	

Overloads	Count	Duration	OBA Count	OBA Duration
	0	0:00:00.0	0	0:00:00.0

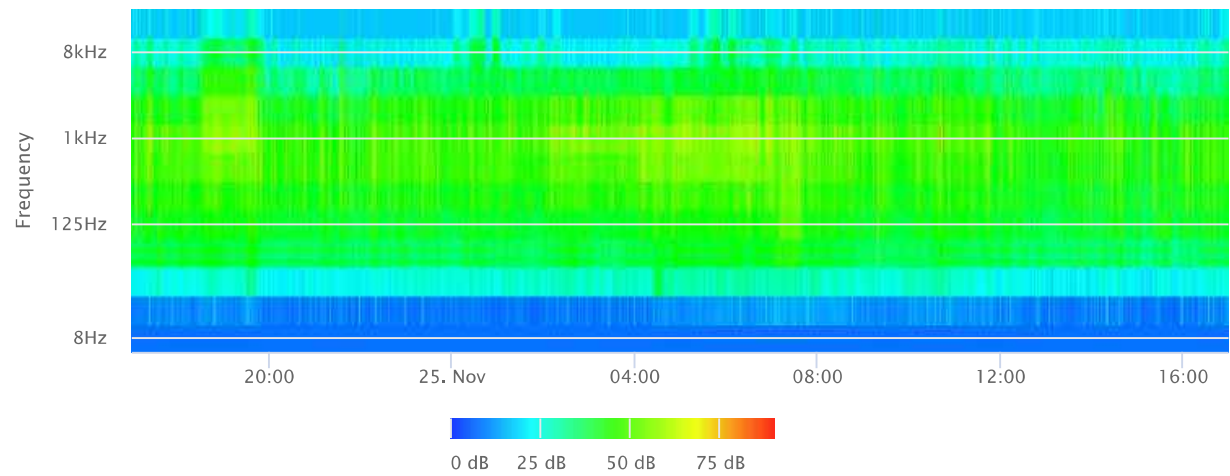
Statistics

LAS 2.0	68.5 dB
LAS 8.0	62.0 dB
LAS 25.0	58.6 dB
LAS 50.0	53.5 dB
LAS 90.0	47.4 dB
LAS 99.0	43.5 dB

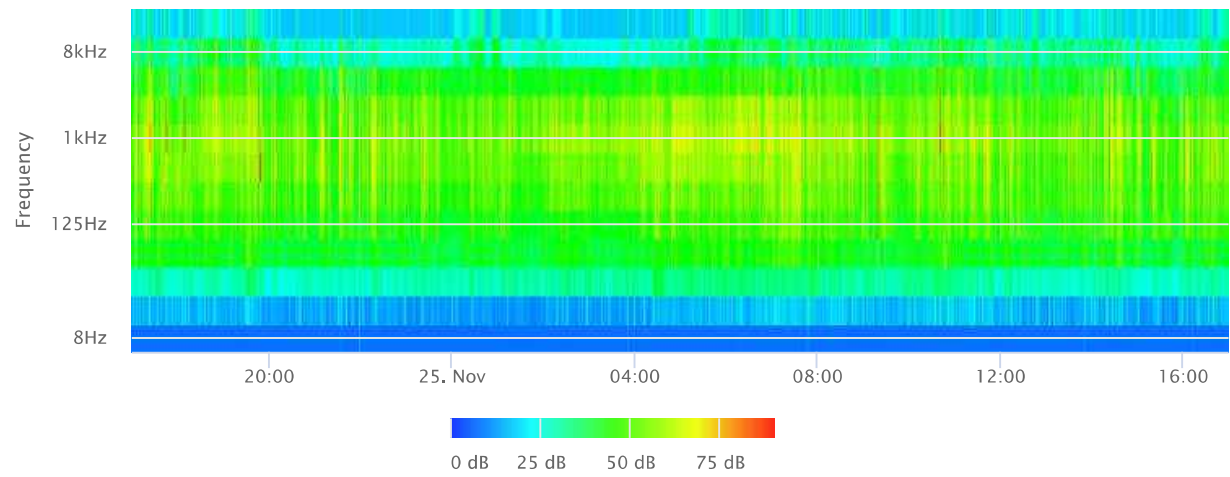
Time History



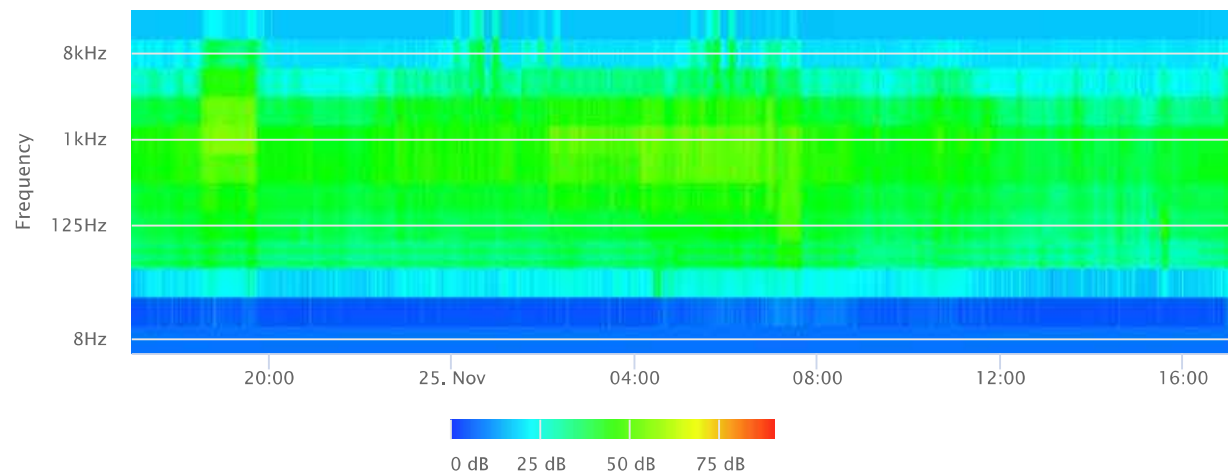
OBA 1/1 Leq



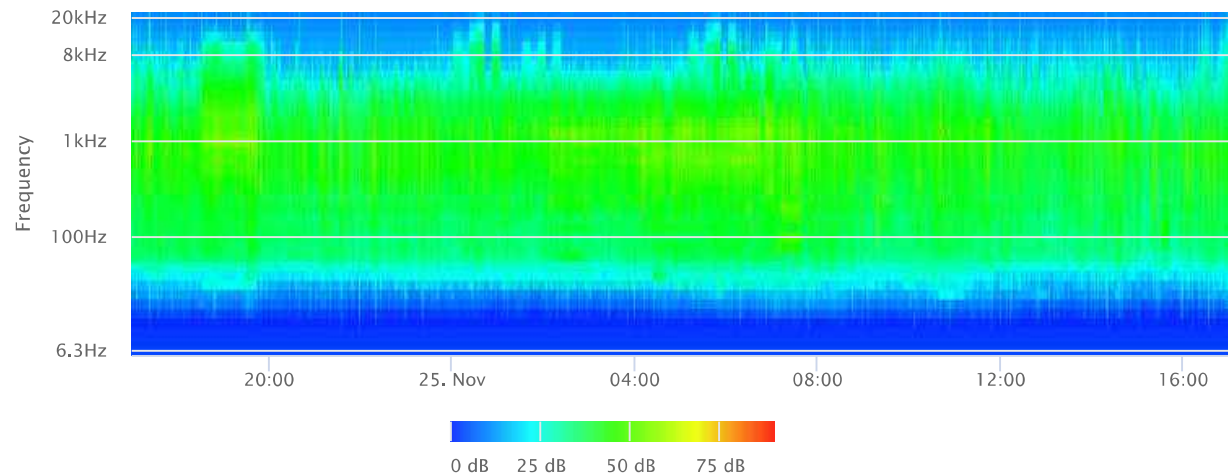
OBA 1/1 Lmax



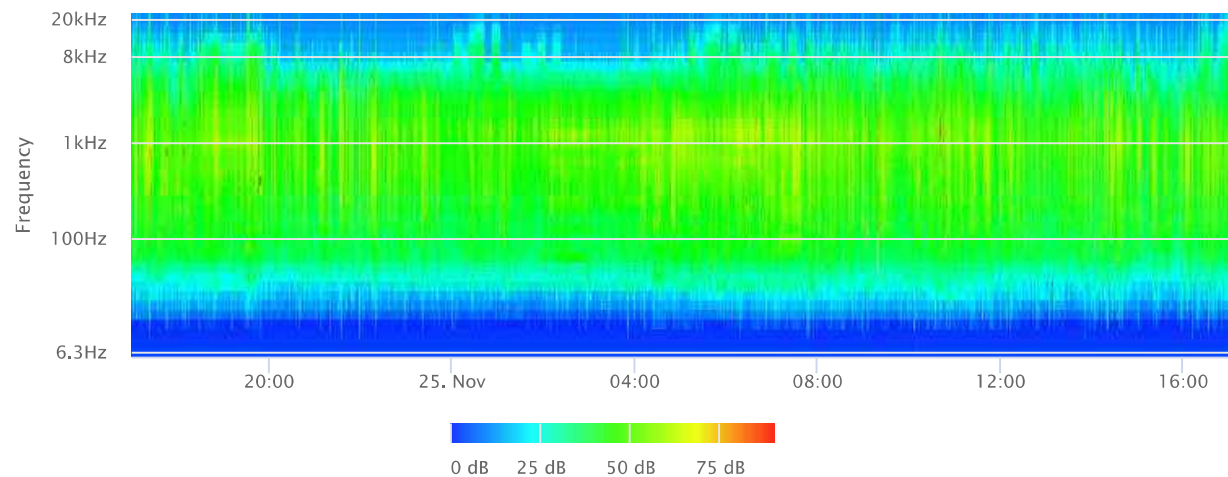
OBA 1/1 Lmin



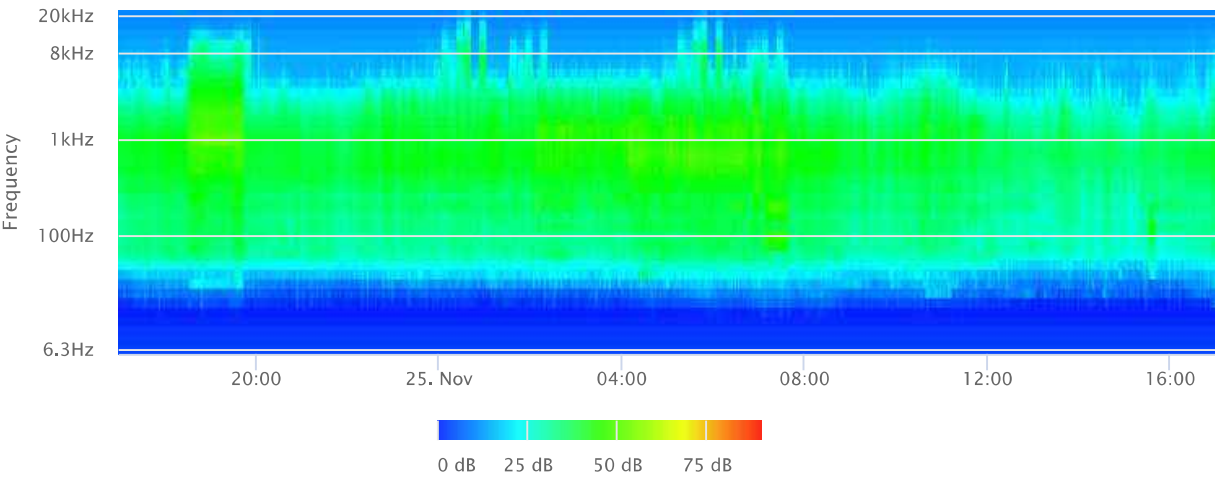
OBA 1/3 Leq



OBA 1/3 Lmax



OBA 1/3 Lmin



Summary		LxT_Data.669.s	
File Name on Meter	File Name on PC		
Serial Number	LxT_000309-20251124 170000-LxT_Data.669.sbin		
Model	000309		
Firmware Version	SoundTrack LxT*		
User	2.024		
Location	Ian Edward Gallagher		
Job Description	LTMW 3rd 21st 22nd 11775121.27W		
Note	24 hour noise measurement (24 x 1 hours)		
	Gardens Project W 2005 Regional Navigation Center, City of Fortuna		
Measurement			
Description	2025-11-24 17:00:00		
Start	2025-11-20 17:00:00		
Stop	2025-11-20 17:00:00		
Duration	24:00:00.0		
Run Time	24:00:00.0		
Pause	00:00:00.0		
Pre-Calibration	2025-11-24 15:47:11		
Post-Calibration	None		
Calibration Deviation	None		
Data Settings			
ENV Weight	A Weighting		
Peak Weight	A Weighting		
Detector	Slow		
Preamplifier	PRMLxTL		
Microphone Connection	GR		
Integration Method	Linear		
OSL Range	Normal		
OSL Bandwidth	1/1 and 2/3		
OSL Frequency Weighting	A Weighting		
OSL Max Spectrum	Bin Min		
Overload	127.5 dB		
	A	C	Z
Under Range Peak	75.8	75.8	80.8 dB
Under Range Unit	26.2	26.2	31.2 dB
Noise Floor	55.0	16.0	22.1 dB
	dB		
Results			
Lxns	59.9		
LxM	599.3		
EA	9.400 mPa/h		
EM	3.133 mPa/h		
Lxns (Leq)	53.666 mPa/h		
Lxns (Leq)	2025-11-25 10:42:36	110.7 dB	
Lxns	2025-11-25 10:42:36	92.7 dB	
Lxns	2025-11-25 15:08:14	40.7 dB	
SEA	dB		
LEqMS	64.4		
Lxns > 65.0 dB (Exceedance Count) / Duration	427 / 4780.5		
Lxns > 85.0 dB (Exceedance Count) / Duration	6 / 12.7 s		
Lxns > 105.0 dB (Exceedance Count) / Duration	0 / 0.0 s		
Lxns > 127.0 dB (Exceedance Count) / Duration	0 / 0.0 s		
Lxns > 140.0 dB (Exceedance Count) / Duration	0 / 0.0 s		
Lxns	69.1 dB		
Lxns	59.9 dB		
Lxns - Lxns	8.2 dB		
Lxns	62.1 dB		
Lxns	59.9 dB		
Lxns - Lxns	2.2 dB		
	A	C	Z
dB	Time Stamp	dB	Time Stamp
Lxns	59.9	69.1	
Lxns	92.7	2025/11/25 10:42:36	
Lxns	40.7	2025/11/25 15:08:14	
Lxns	110.7	2025/11/25 10:42:36	
Overload Count	0		
Overload Duration	0 s		
OSL Overload Count	0		
OSL Overload Duration	0 s		
Data Settings			
Dose Name	OSHA-1		
Exchange Rate	5		
Threshold	90		
Criterion Level	90		
Criterion Duration	8		
Stats			
Dose	0.00		
Projected Dose	0.00		
TWA (Projected)	16.5		
TWA (I)	16.5		
Lxns (I)	64.7		
Limits			
Lxns	69.1		
Lxns	62.0		
Lxns	59.9		
Lxns	47.4		
Lxns	45.5		

Calculation History				
Param	Date	dB re 20/Pa	6.3	8.0
Direct	2023-04-18 15:01:04	-28.95	6.3	6.15
Direct	2023-04-18 15:01:06	-28.95	6.077	5.111
Direct	2023-02-08 12:39:49	-28.82	88.57	88.76
Direct	2023-02-08 12:39:54	-28.83	79.71	79.62
Direct	2023-02-08 12:39:58	-28.83	61.35	64.38
Direct	2023-11-24 15:12:10	-28.82	54.58	59.81
PRM1L1T1	2023-11-24 15:47:30	-28.50	53.79	65.01
PRM1L1T1	2023-11-24 15:47:35	-28.50	53.83	70.70
PRM1L1T1	2023-11-24 15:47:39	-28.50	51.11	59.04
PRM1L1T1	2023-11-24 15:47:43	-28.50	78.96	81.62
PRM1L1T1	2023-11-24 15:47:47	-28.50	88.57	83.72
PRM1L1T1	2023-11-24 15:47:51	-28.50	65.82	71.63
PRM1L1T1	2023-11-24 15:48:46	-28.36	91.29	90.46
PRM1L1T1	2023-11-24 15:48:50	-28.36	89.19	87.47
PRM1L1T1	2023-11-24 15:49:50	-28.36	78.19	84.54
PRM1L1T1	2023-11-24 15:49:54	-28.36	78.19	72.24
PRM1L1T1	2023-11-24 15:50:50	-28.36	68.71	75.56
Unknown	2024-11-21 16:27:20	-28.46	51.25	71.23
Unknown	2024-11-21 16:27:25	-28.46	68.11	59.40
Unknown	2024-11-21 16:26:30	-28.46	78.91	78.06
PRM1L1T1	2023-11-24 16:30:31	-28.48	78.91	80.80
PRM1L1T1	2023-11-24 16:30:33	-28.48	44.23	42.26
PRM1L1T1	2023-11-24 16:30:35	-28.48	48.72	49.67
PRM1L1T1	2023-11-24 16:30:37	-28.48	85.72	78.28
PRM1L1T1	2023-11-24 16:31:15	-28.73	78.07	78.17
PRM1L1T1	2023-04-20 17:25:53	-28.56	53.66	62.98
PRM1L1T1	2023-04-20 17:26:53	-28.58	71.52	74.98

APPENDIX D

FHWA TRAFFIC NOISE MODEL WORKSHEETS

FHWA Traffic Noise Prediction Model FHWA-RD-77-108

On-Site Vehicle Noise

	DAYTIME			EVENING			NIGHTTIME			ADT	612.00
	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	SPEED	10.00
										DISTANCE	60.00
INPUT PARAMETERS											
Vehicles per hour	37.76	0.25	0.24	27.91	0.04	0.11	6.99	0.33	0.32	% A	98.00
Speed in MPH	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	% MT	1.00
Left angle	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	% HT	1.00
Right angle	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	LEFT	-90.00
										RIGHT	90.00
NOISE CALCULATIONS											
Reference levels	44.00	60.90	69.60	44.00	60.90	69.60	44.00	60.90	69.60	CNEL	45.76
ADJUSTMENTS											
Flow	15.47	-6.37	-6.48	14.15	-13.84	-9.88	8.14	-5.17	-5.23	DAY LEQ	39.21
Distance	-0.86	-0.86	-0.86	-0.86	-0.86	-0.86	-0.86	-0.86	-0.86	Day hour	0.00
Finite Roadway	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Barrier	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Absorbtive?	no
Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Constant	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	Use hour?	no
LEQ	33.60	28.66	37.26	32.29	21.19	33.86	26.28	29.87	38.51	GRADE dB	0.00
DAY LEQ		39.21		EVENING LEQ	36.29		NIGHT LEQ	39.29			
CNEL		45.76									

FHWA Traffic Noise Prediction Model FHWA-RD-77-108

Off-Site Vehicle Noise

	DAYTIME			EVENING			NIGHTTIME			ADT	612.00
	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	AUTOS	M.TRUCKS	H.TRUCKS	SPEED	30.00
										DISTANCE	25.00
INPUT PARAMETERS											
Vehicles per hour	37.76	0.25	0.24	27.91	0.04	0.11	6.99	0.33	0.32	% A	98.00
Speed in MPH	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	% MT	1.00
Left angle	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	-90.00	% HT	1.00
Right angle	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	90.00	LEFT	-90.00
										RIGHT	90.00
NOISE CALCULATIONS											
Reference levels	62.51	73.11	78.76	62.51	73.11	78.76	62.51	73.11	78.76	CNEL	56.50
ADJUSTMENTS											
Flow	10.69	-11.14	-11.25	9.38	-18.62	-14.65	3.37	-9.94	-10.00	DAY LEQ	52.43
Distance	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	Day hour	0.00
Finite Roadway	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Barrier	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Absorbitive?	no
Grade	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Constant	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	-25.00	Use hour?	no
LEQ	51.15	39.91	45.45	49.83	32.44	42.05	43.82	41.12	46.70	GRADE dB	0.00
DAY LEQ		52.43		EVENING LEQ	50.57		NIGHT LEQ	49.23			
CNEL		56.50									



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Regional Navigational Center Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Regional Navigational Center
Construction Start Date	9/30/2026
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.80000
Precipitation (days)	20.8000
Location	34.05291096453506, -117.51704819269702
County	San Bernardino-South Coast
City	Fontana
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	5287
EDFZ	10
Electric Utility	Southern California Edison
Gas Utility	Southern California Gas
App Version	2022.1.1.37

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Medical Office Building	40.6500	1000sqft	1.65000	40.6130	8.00000	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.71931	1.44541	12.9907	15.5167	0.02393	0.50831	0.16339	0.67169	0.46764	0.03830	0.50594	—	2,666.48	2,666.48	0.10847	0.02616	0.59052	2,677.58
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.71600	1.44183	12.9963	15.2961	0.02393	0.50831	6.36158	6.86845	0.46764	3.02678	3.49310	—	2,652.17	2,652.17	0.10365	0.02643	0.01531	2,662.66
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.53739	0.44746	3.79237	4.60875	0.00890	0.12072	0.04371	0.12523	0.11106	0.01866	0.11212	—	831.782	831.782	0.03363	0.00689	0.01487	834.682
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.09807	0.08166	0.69211	0.84110	0.00162	0.02203	0.00798	0.02286	0.02027	0.00341	0.02046	—	137.711	137.711	0.00557	0.00114	0.00246	138.191

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.71931	1.44541	12.9907	15.5167	0.02393	0.50831	0.16339	0.67169	0.46764	0.03830	0.50594	—	2,666.48	2,666.48	0.10847	0.02616	0.59052	2,677.58

2027	1.16715	0.97111	8.25363	9.90814	0.01942	0.26132	0.16339	0.33204	0.24041	0.03830	0.24047	—	1,801.29	1,801.29	0.07307	0.01465	0.53147	1,807.48
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	1.71600	1.44183	12.9963	15.2961	0.02393	0.50831	6.36158	6.86845	0.46764	3.02678	3.49310	—	2,652.17	2,652.17	0.10365	0.02643	0.01531	2,662.66
2027	1.16715	0.97110	8.25365	9.90792	0.01942	0.26132	0.00023	0.26155	0.24041	0.00006	0.24047	—	1,801.27	1,801.27	0.07307	0.01465	0.00003	1,807.46
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.23356	0.19516	1.69539	1.97833	0.00351	0.06214	0.04371	0.10584	0.05717	0.01866	0.07582	—	351.169	351.169	0.01401	0.00314	0.01487	352.469
2027	0.53739	0.44746	3.79237	4.60875	0.00890	0.12072	0.00452	0.12523	0.11106	0.00106	0.11212	—	831.782	831.782	0.03363	0.00689	0.00649	834.682
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.04262	0.03562	0.30941	0.36105	0.00064	0.01134	0.00798	0.01932	0.01043	0.00341	0.01384	—	58.1401	58.1401	0.00232	0.00052	0.00246	58.3553
2027	0.09807	0.08166	0.69211	0.84110	0.00162	0.02203	0.00082	0.02286	0.02027	0.00019	0.02046	—	137.711	137.711	0.00557	0.00114	0.00107	138.191

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.89204	2.53815	3.03025	30.5331	0.08244	0.05315	7.39046	7.44361	0.04985	1.87681	1.92666	246.379	8,515.35	8,761.73	24.9765	0.38010	26.4510	9,525.86
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.73641	2.38340	3.25928	24.8550	0.07718	0.05317	7.39046	7.44364	0.04987	1.87681	1.92668	246.379	7,982.94	8,229.32	24.9833	0.39152	0.68686	8,971.26
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.72200	2.36816	3.32016	25.8638	0.07800	0.05316	7.29214	7.34530	0.04986	1.85223	1.90209	246.379	8,065.69	8,312.07	24.9836	0.39455	11.4219	9,065.65
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.49677	0.43219	0.60593	4.72015	0.01423	0.00970	1.33082	1.34052	0.00910	0.33803	0.34713	40.7909	1,335.37	1,376.16	4.13632	0.06532	1.89103	1,500.92

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.89072	2.53687	3.02994	30.5311	0.08244	0.05312	7.39046	7.44359	0.04982	1.87681	1.92663	—	8,463.34	8,463.34	0.32318	0.35590	26.4499	8,603.93
Area	0.00129	0.00126	0.00001	0.00177	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.00726	0.00726	< 0.000005	< 0.000005	—	0.00729
Energy	0.00003	0.00002	0.00030	0.00025	< 0.000005	0.00002	—	0.00002	0.00002	—	0.00002	—	1.39018	1.39018	0.00010	0.00001	—	1.39509
Water	—	—	—	—	—	—	—	—	—	—	—	9.77430	50.6089	60.3832	1.00538	0.02419	—	92.7274
Waste	—	—	—	—	—	—	—	—	—	—	—	236.605	0.00000	236.605	23.6478	0.00000	—	827.800
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00104	0.00104
Total	2.89204	2.53815	3.03025	30.5331	0.08244	0.05315	7.39046	7.44361	0.04985	1.87681	1.92666	246.379	8,515.35	8,761.73	24.9765	0.38010	26.4510	9,525.86
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.73540	2.38241	3.25898	24.8547	0.07718	0.05315	7.39046	7.44362	0.04985	1.87681	1.92666	—	7,930.94	7,930.94	0.33003	0.36732	0.68582	8,049.34
Area	0.00097	0.00097	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00003	0.00002	0.00030	0.00025	< 0.000005	0.00002	—	0.00002	0.00002	—	0.00002	—	1.39018	1.39018	0.00010	0.00001	—	1.39509
Water	—	—	—	—	—	—	—	—	—	—	—	9.77430	50.6089	60.3832	1.00538	0.02419	—	92.7274
Waste	—	—	—	—	—	—	—	—	—	—	—	236.605	0.00000	236.605	23.6478	0.00000	—	827.800
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00104	0.00104
Total	2.73641	2.38340	3.25928	24.8550	0.07718	0.05317	7.39046	7.44364	0.04987	1.87681	1.92668	246.379	7,982.94	8,229.32	24.9833	0.39152	0.68686	8,971.26
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.72078	2.36697	3.31985	25.8624	0.07800	0.05314	7.29214	7.34528	0.04983	1.85223	1.90206	—	8,013.68	8,013.68	0.33028	0.37035	11.4209	8,143.73
Area	0.00119	0.00117	0.00001	0.00121	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.00497	0.00497	< 0.000005	< 0.000005	—	0.00499

Energy	0.00003	0.00002	0.00030	0.00025	< 0.000005	0.00002	—	0.00002	0.00002	—	0.00002	—	1.39018	1.39018	0.00010	0.00001	—	1.39509
Water	—	—	—	—	—	—	—	—	—	—	—	9.77430	50.6089	60.3832	1.00538	0.02419	—	92.7274
Waste	—	—	—	—	—	—	—	—	—	—	—	236.605	0.00000	236.605	23.6478	0.00000	—	827.800
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00104	0.00104
Total	2.72200	2.36816	3.32016	25.8638	0.07800	0.05316	7.29214	7.34530	0.04986	1.85223	1.90209	246.379	8,065.69	8,312.07	24.9836	0.39455	11.4219	9,065.65
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.49654	0.43197	0.60587	4.71988	0.01423	0.00970	1.33082	1.34051	0.00909	0.33803	0.34713	—	1,326.76	1,326.76	0.05468	0.06132	1.89086	1,348.29
Area	0.00022	0.00021	< 0.000005	0.00022	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.00082	0.00082	< 0.000005	< 0.000005	—	0.00083
Energy	0.00001	< 0.000005	0.00005	0.00005	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.23016	0.23016	0.00002	< 0.000005	—	0.23097
Water	—	—	—	—	—	—	—	—	—	—	—	1.61825	8.37888	9.99713	0.16645	0.00401	—	15.3521
Waste	—	—	—	—	—	—	—	—	—	—	—	39.1726	0.00000	39.1726	3.91517	0.00000	—	137.052
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00017	0.00017
Total	0.49677	0.43219	0.60593	4.72015	0.01423	0.00970	1.33082	1.34052	0.00910	0.33803	0.34713	40.7909	1,335.37	1,376.16	4.13632	0.06532	1.89103	1,500.92

3. Construction Emissions Details

3.1. Demolition (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.65937	1.39140	12.9413	14.6164	0.02393	0.50831	—	0.50831	0.46764	—	0.46764	—	2,493.95	2,493.95	0.10117	0.02023	—	2,502.51

Demolition	—	—	—	—	—	—	0.00000	0.00000	—	0.00000	0.00000	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.65937	1.39140	12.9413	14.6164	0.02393	0.50831	—	0.50831	0.46764	—	0.46764	—	2,493.95	2,493.95	0.10117	0.02023	—	2,502.51
Demolition	—	—	—	—	—	—	0.00000	0.00000	—	0.00000	0.00000	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09092	0.07624	0.70911	0.80090	0.00131	0.02785	—	0.02785	0.02562	—	0.02562	—	136.655	136.655	0.00554	0.00111	—	137.124
Demolition	—	—	—	—	—	—	0.00000	0.00000	—	0.00000	0.00000	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01659	0.01391	0.12941	0.14616	0.00024	0.00508	—	0.00508	0.00468	—	0.00468	—	22.6247	22.6247	0.00092	0.00018	—	22.7024
Demolition	—	—	—	—	—	—	0.00000	0.00000	—	0.00000	0.00000	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05994	0.05401	0.04933	0.90031	0.00000	0.00000	0.16339	0.16339	0.00000	0.03830	0.03830	—	172.532	172.532	0.00730	0.00592	0.59052	175.071
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05663	0.05043	0.05498	0.67971	0.00000	0.00000	0.16339	0.16339	0.00000	0.03830	0.03830	—	158.227	158.227	0.00248	0.00620	0.01531	160.152
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00310	0.00276	0.00329	0.03918	0.00000	0.00000	0.00883	0.00883	0.00000	0.00207	0.00207	—	8.79173	8.79173	0.00014	0.00034	0.01398	8.91036
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00057	0.00050	0.00060	0.00715	0.00000	0.00000	0.00161	0.00161	0.00000	0.00038	0.00038	—	1.45557	1.45557	0.00002	0.00006	0.00231	1.47521
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.46980	1.23504	11.0389	11.7202	0.01906	0.50687	—	0.50687	0.46633	—	0.46633	—	2,064.92	2,064.92	0.08376	0.01675	—	2,072.01
Dust From Material Movement	—	—	—	—	—	—	6.26354	6.26354	—	3.00380	3.00380	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00805	0.00677	0.06049	0.06422	0.00010	0.00278	—	0.00278	0.00256	—	0.00256	—	11.3146	11.3146	0.00046	0.00009	—	11.3535
Dust From Material Movement	—	—	—	—	—	—	0.03432	0.03432	—	0.01646	0.01646	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00147	0.00124	0.01104	0.01172	0.00002	0.00051	—	0.00051	0.00047	—	0.00047	—	1.87327	1.87327	0.00008	0.00002	—	1.87970
Dust From Material Movement	—	—	—	—	—	—	0.00626	0.00626	—	0.00300	0.00300	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03398	0.03026	0.03299	0.40783	0.00000	0.00000	0.09803	0.09803	0.00000	0.02298	0.02298	—	94.9361	94.9361	0.00149	0.00372	0.00919	96.0912
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00019	0.00017	0.00020	0.00235	0.00000	0.00000	0.00053	0.00053	0.00000	0.00012	0.00012	—	0.52750	0.52750	0.00001	0.00002	0.00084	0.53462
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00003	0.00003	0.00004	0.00043	0.00000	0.00000	0.00010	0.00010	0.00000	0.00002	0.00002	—	0.08733	0.08733	< 0.000005	< 0.000005	0.00014	0.08851
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipm	1.21973	1.01475	8.56875	9.95599	0.01942	0.29272	—	0.29272	0.26930	—	0.26930	—	1,800.96	1,800.96	0.07305	0.01461	—	1,807.14
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13128	0.10922	0.92227	1.07158	0.00209	0.03151	—	0.03151	0.02899	—	0.02899	—	193.841	193.841	0.00786	0.00157	—	194.506
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02396	0.01993	0.16831	0.19556	0.00038	0.00575	—	0.00575	0.00529	—	0.00529	—	32.0926	32.0926	0.00130	0.00026	—	32.2027
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00006	0.00005	0.00006	0.00071	0.00000	0.00000	0.00017	0.00017	0.00000	0.00004	0.00004	—	0.16451	0.16451	< 0.000005	0.00001	0.00002	0.16651
Vendor	0.00002	< 0.000005	0.00023	0.00012	< 0.000005	< 0.000005	0.00006	0.00006	< 0.000005	0.00002	0.00002	—	0.20202	0.20202	0.00001	0.00003	0.00001	0.21167
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00001	0.00001	0.00001	0.00008	0.00000	0.00000	0.00002	0.00002	0.00000	< 0.000005	< 0.000005	—	0.01795	0.01795	< 0.000005	< 0.000005	0.00003	0.01820

Vendor	< 0.000005	< 0.000005	0.00002	0.00001	< 0.000005	< 0.000005	0.00001	0.00001	< 0.000005	< 0.000005	< 0.000005	—	0.02174	0.02174	< 0.000005	< 0.000005	0.00002	0.02280
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.000005	< 0.000005	< 0.000005	0.00001	0.00000	0.00000	< 0.000005	< 0.000005	0.00000	< 0.000005	< 0.000005	—	0.00297	0.00297	< 0.000005	< 0.000005	< 0.000005	0.00301
Vendor	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	0.00360	0.00360	< 0.000005	< 0.000005	< 0.000005	0.00377
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.16707	0.97105	8.25338	9.90715	0.01942	0.26132	—	0.26132	0.24041	—	0.24041	—	1,800.91	1,800.91	0.07305	0.01461	—	1,807.09
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.16707	0.97105	8.25338	9.90715	0.01942	0.26132	—	0.26132	0.24041	—	0.24041	—	1,800.91	1,800.91	0.07305	0.01461	—	1,807.09
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.51616	0.42947	3.65022	4.38164	0.00859	0.11557	—	0.11557	0.10633	—	0.10633	—	796.490	796.490	0.03231	0.00646	—	799.223
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09420	0.07838	0.66617	0.79965	0.00157	0.02109	—	0.02109	0.01940	—	0.01940	—	131.868	131.868	0.00535	0.00107	—	132.320
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00006	0.00005	0.00005	0.00087	0.00000	0.00000	0.00017	0.00017	0.00000	0.00004	0.00004	—	0.17578	0.17578	< 0.000005	0.00001	0.00055	0.17822
Vendor	0.00002	< 0.000005	0.00021	0.00011	< 0.000005	< 0.000005	0.00006	0.00006	< 0.000005	0.00002	0.00002	—	0.19814	0.19814	0.00001	0.00003	0.00048	0.20779
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00006	0.00005	0.00005	0.00066	0.00000	0.00000	0.00017	0.00017	0.00000	0.00004	0.00004	—	0.16124	0.16124	< 0.000005	0.00001	0.00001	0.16314
Vendor	0.00002	< 0.000005	0.00022	0.00012	< 0.000005	< 0.000005	0.00006	0.00006	< 0.000005	0.00002	0.00002	—	0.19825	0.19825	0.00001	0.00003	0.00001	0.20745
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00003	0.00002	0.00003	0.00030	0.00000	0.00000	0.00007	0.00007	0.00000	0.00002	0.00002	—	0.07231	0.07231	< 0.000005	< 0.000005	0.00011	0.07325
Vendor	0.00001	< 0.000005	0.00010	0.00005	< 0.000005	< 0.000005	0.00002	0.00003	< 0.000005	0.00001	0.00001	—	0.08765	0.08765	0.00001	0.00001	0.00009	0.09180
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.000005	< 0.000005	< 0.000005	0.00006	0.00000	0.00000	0.00001	0.00001	0.00000	< 0.000005	< 0.000005	—	0.01197	0.01197	< 0.000005	< 0.000005	0.00002	0.01213
Vendor	< 0.000005	< 0.000005	0.00002	0.00001	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	0.01451	0.01451	< 0.000005	< 0.000005	0.00001	0.01520
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.9. Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.54404	0.45646	4.29849	6.48965	0.00940	0.16865	—	0.16865	0.15516	—	0.15516	—	991.534	991.534	0.04022	0.00804	—	994.937
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01491	0.01251	0.11777	0.17780	0.00026	0.00462	—	0.00462	0.00425	—	0.00425	—	27.1653	27.1653	0.00110	0.00022	—	27.2585
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.00272	0.00228	0.02149	0.03245	0.00005	0.00084	—	0.00084	0.00078	—	0.00078	—	4.49753	4.49753	0.00018	0.00004	—	4.51296
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05746	0.05153	0.04368	0.83789	0.00000	0.00000	0.16339	0.16339	0.00000	0.03830	0.03830	—	169.068	169.068	0.00193	0.00592	0.53147	171.414
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00150	0.00133	0.00149	0.01812	0.00000	0.00000	0.00442	0.00442	0.00000	0.00103	0.00103	—	4.30844	4.30844	0.00006	0.00016	0.00629	4.36461
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00027	0.00024	0.00027	0.00331	0.00000	0.00000	0.00081	0.00081	0.00000	0.00019	0.00019	—	0.71331	0.71331	0.00001	0.00003	0.00104	0.72261
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.11. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13715	0.11335	0.83116	1.12539	0.00173	0.01905	—	0.01905	0.01752	—	0.01752	—	133.513	133.513	0.00542	0.00108	—	133.971
Architectural Coatings	0.03766	0.03766	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00376	0.00311	0.02277	0.03083	0.00005	0.00052	—	0.00052	0.00048	—	0.00048	—	3.65788	3.65788	0.00015	0.00003	—	3.67044
Architectural Coatings	0.00103	0.00103	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00069	0.00057	0.00416	0.00563	0.00001	0.00010	—	0.00010	0.00009	—	0.00009	—	0.60560	0.60560	0.00002	< 0.000005	—	0.60768
Architectural Coatings	0.00019	0.00019	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00001	0.00001	0.00001	0.00017	0.00000	0.00000	0.00003	0.00003	0.00000	0.00001	0.00001	—	0.03516	0.03516	< 0.000005	< 0.000005	0.00011	0.03564
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.000005	< 0.000005	< 0.000005	< 0.000005	0.00000	0.00000	< 0.000005	< 0.000005	0.00000	< 0.000005	< 0.000005	—	0.00090	0.00090	< 0.000005	< 0.000005	< 0.000005	0.00091
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.000005	< 0.000005	< 0.000005	< 0.000005	0.00000	0.00000	< 0.000005	< 0.000005	0.00000	< 0.000005	< 0.000005	—	0.00015	0.00015	< 0.000005	< 0.000005	< 0.000005	0.00015
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	2.89072	2.53687	3.02994	30.5311	0.08244	0.05312	7.39046	7.44359	0.04982	1.87681	1.92663	—	8,463.34	8,463.34	0.32318	0.35590	26.4499	8,603.93
Total	2.89072	2.53687	3.02994	30.5311	0.08244	0.05312	7.39046	7.44359	0.04982	1.87681	1.92663	—	8,463.34	8,463.34	0.32318	0.35590	26.4499	8,603.93
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	2.73540	2.38241	3.25898	24.8547	0.07718	0.05315	7.39046	7.44362	0.04985	1.87681	1.92666	—	7,930.94	7,930.94	0.33003	0.36732	0.68582	8,049.34
Total	2.73540	2.38241	3.25898	24.8547	0.07718	0.05315	7.39046	7.44362	0.04985	1.87681	1.92666	—	7,930.94	7,930.94	0.33003	0.36732	0.68582	8,049.34
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.49654	0.43197	0.60587	4.71988	0.01423	0.00970	1.33082	1.34051	0.00909	0.33803	0.34713	—	1,326.76	1,326.76	0.05468	0.06132	1.89086	1,348.29
Total	0.49654	0.43197	0.60587	4.71988	0.01423	0.00970	1.33082	1.34051	0.00909	0.33803	0.34713	—	1,326.76	1,326.76	0.05468	0.06132	1.89086	1,348.29

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	1.03303	1.03303	0.00006	0.00001	—	1.03695

Total	—	—	—	—	—	—	—	—	—	—	—	—	1.03303	1.03303	0.00006	0.00001	—	1.03695
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	1.03303	1.03303	0.00006	0.00001	—	1.03695
Total	—	—	—	—	—	—	—	—	—	—	—	—	1.03303	1.03303	0.00006	0.00001	—	1.03695
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	0.17103	0.17103	0.00001	< 0.000005	—	0.17168
Total	—	—	—	—	—	—	—	—	—	—	—	—	0.17103	0.17103	0.00001	< 0.000005	—	0.17168

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.00003	0.00002	0.00030	0.00025	< 0.000005	0.00002	—	0.00002	0.00002	—	0.00002	—	0.35716	0.35716	0.00003	< 0.000005	—	0.35815
Total	0.00003	0.00002	0.00030	0.00025	< 0.000005	0.00002	—	0.00002	0.00002	—	0.00002	—	0.35716	0.35716	0.00003	< 0.000005	—	0.35815
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.00003	0.00002	0.00030	0.00025	< 0.000005	0.00002	—	0.00002	0.00002	—	0.00002	—	0.35716	0.35716	0.00003	< 0.000005	—	0.35815
Total	0.00003	0.00002	0.00030	0.00025	< 0.000005	0.00002	—	0.00002	0.00002	—	0.00002	—	0.35716	0.35716	0.00003	< 0.000005	—	0.35815

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	0.00001	< 0.000005	0.00005	0.00005	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.05913	0.05913	0.00001	< 0.000005	—	0.05930
Total	0.00001	< 0.000005	0.00005	0.00005	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.05913	0.05913	0.00001	< 0.000005	—	0.05930

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.00087	0.00087	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00010	0.00010	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.00031	0.00029	0.00001	0.00177	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.00726	0.00726	< 0.000005	< 0.000005	—	0.00729
Total	0.00129	0.00126	0.00001	0.00177	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.00726	0.00726	< 0.000005	< 0.000005	—	0.00729
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.00087	0.00087	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	0.00010	0.00010	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.00097	0.00097	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.00016	0.00016	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00002	0.00002	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.00004	0.00004	< 0.000005	0.00022	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.00082	0.00082	< 0.000005	< 0.000005	—	0.00083
Total	0.00022	0.00021	< 0.000005	0.00022	< 0.000005	< 0.000005	—	< 0.000005	< 0.000005	—	< 0.000005	—	0.00082	0.00082	< 0.000005	< 0.000005	—	0.00083

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	9.77430	50.6089	60.3832	1.00538	0.02419	—	92.7274
Total	—	—	—	—	—	—	—	—	—	—	—	9.77430	50.6089	60.3832	1.00538	0.02419	—	92.7274
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	9.77430	50.6089	60.3832	1.00538	0.02419	—	92.7274
Total	—	—	—	—	—	—	—	—	—	—	—	9.77430	50.6089	60.3832	1.00538	0.02419	—	92.7274
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	1.61825	8.37888	9.99713	0.16645	0.00401	—	15.3521
Total	—	—	—	—	—	—	—	—	—	—	—	1.61825	8.37888	9.99713	0.16645	0.00401	—	15.3521

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	236.605	0.00000	236.605	23.6478	0.00000	—	827.800
Total	—	—	—	—	—	—	—	—	—	—	—	236.605	0.00000	236.605	23.6478	0.00000	—	827.800
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	236.605	0.00000	236.605	23.6478	0.00000	—	827.800
Total	—	—	—	—	—	—	—	—	—	—	—	236.605	0.00000	236.605	23.6478	0.00000	—	827.800
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	39.1726	0.00000	39.1726	3.91517	0.00000	—	137.052

Total	—	—	—	—	—	—	—	—	—	—	—	39.1726	0.00000	39.1726	3.91517	0.00000	—	137.052
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4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00104	0.00104
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00104	0.00104
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00104	0.00104
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00104	0.00104
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Medical Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00017	0.00017
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00017	0.00017

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm ent	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm ent Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	9/30/2026	10/28/2026	5.00000	20.0000	—
Site Preparation	Site Preparation	10/29/2026	10/31/2026	5.00000	2.00000	—
Building Construction	Building Construction	11/7/2026	8/14/2027	5.00000	200.000	—

Paving	Paving	8/15/2027	8/29/2027	5.00000	10.00000	—
Architectural Coating	Architectural Coating	8/30/2027	9/13/2027	5.00000	10.00000	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.000000	8.00000	33.0000	0.73000
Demolition	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Demolition	Tractors/Loaders/Back hoes	Diesel	Average	3.00000	8.00000	84.0000	0.37000
Site Preparation	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.000000	7.00000	367.000	0.40000
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	6.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	1.000000	6.00000	82.0000	0.20000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Tractors/Loaders/Back hoes	Diesel	Average	1.000000	6.00000	84.0000	0.37000
Building Construction	Welders	Diesel	Average	3.00000	8.00000	46.0000	0.45000
Paving	Cement and Mortar Mixers	Diesel	Average	1.000000	6.00000	10.00000	0.56000
Paving	Pavers	Diesel	Average	1.000000	6.00000	81.0000	0.42000
Paving	Paving Equipment	Diesel	Average	1.000000	8.00000	89.0000	0.36000
Paving	Rollers	Diesel	Average	1.000000	7.00000	36.0000	0.38000
Paving	Tractors/Loaders/Back hoes	Diesel	Average	1.000000	8.00000	84.0000	0.37000
Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	12.5000	18.5000	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2000	HHDT,MHDT
Demolition	Hauling	0.00000	20.0000	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	7.50000	18.5000	LDA,LDT1,LDT2
Site Preparation	Vendor	—	10.2000	HHDT,MHDT
Site Preparation	Hauling	0.00000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Building Construction	Worker	0.01300	18.5000	LDA,LDT1,LDT2
Building Construction	Vendor	0.00666	10.2000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	12.5000	18.5000	LDA,LDT1,LDT2
Paving	Vendor	—	10.2000	HHDT,MHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	0.00260	18.5000	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2000	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00000	0.00000	60.9195	20.3065	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Demolition	0.00000	0.00000	0.00000	—	0.00000
Site Preparation	—	—	1.87500	0.00000	0.00000
Paving	0.00000	0.00000	0.00000	0.00000	0.00000

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Medical Office Building	0.00000	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00000	531.983	0.03300	0.00400
2027	0.00000	531.983	0.03300	0.00400

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Medical Office Building	612.555	612.555	612.555	223,583	10,418.0	10,418.0	10,418.0	3,802,561

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Medical Office Building	Wood Fireplaces	0	0
Medical Office Building	Gas Fireplaces	0	0
Medical Office Building	Propane Fireplaces	0	0
Medical Office Building	Electric Fireplaces	0	0
Medical Office Building	No Fireplaces	0	0
Medical Office Building	Conventional Wood Stoves	0	0
Medical Office Building	Catalytic Wood Stoves	0	0
Medical Office Building	Non-Catalytic Wood Stoves	0	0
Medical Office Building	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0.00000	0.00000	60.9195	20.3065	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000

Summer Days	day/yr	250.000
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5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Medical Office Building	708.774	531.983	0.0330	0.0040	1,114.42

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Medical Office Building	5,100,784	128.473

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Medical Office Building	439.020	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Served
Medical Office Building	Household refrigerators and/or freezers	R-134a	1,430.00	0.45455	0.60000	0.00000	1.000000

Medical Office Building	Other commercial A/C and heat pumps	R-410A	2,088.00	0.00230	4.00000	4.00000	18.0000
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5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	20.1800	annual days of extreme heat
Extreme Precipitation	3.05000	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	4.39000	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about $\frac{3}{4}$ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	0	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	0	0	0	N/A
Wildfire	0	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	95.2707

AQ-PM	93.5034
AQ-DPM	89.7946
Drinking Water	66.7416
Lead Risk Housing	48.1916
Pesticides	0.00000
Toxic Releases	75.3188
Traffic	70.0125
Effect Indicators	—
CleanUp Sites	86.2822
Groundwater	30.8816
Haz Waste Facilities/Generators	97.4719
Impaired Water Bodies	0.00000
Solid Waste	95.3723
Sensitive Population	—
Asthma	72.1211
Cardio-vascular	85.8300
Low Birth Weights	31.4858
Socioeconomic Factor Indicators	—
Education	79.0686
Housing	48.0608
Linguistic	73.7312
Poverty	73.3166
Unemployment	85.8277

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—

Above Poverty	19.81265238
Employed	14.93648146
Median HI	31.91325549
Education	—
Bachelor's or higher	4.824842808
High school enrollment	17.87501604
Preschool enrollment	64.42961632
Transportation	—
Auto Access	92.6344155
Active commuting	46.54176825
Social	—
2-parent households	66.99602207
Voting	15.74489927
Neighborhood	—
Alcohol availability	51.89272424
Park access	21.5193122
Retail density	38.36776594
Supermarket access	40.97266778
Tree canopy	5.51777236
Housing	—
Homeownership	52.16219684
Housing habitability	24.6888233
Low-inc homeowner severe housing cost burden	17.34890286
Low-inc renter severe housing cost burden	82.47144874
Uncrowded housing	10.95855255
Health Outcomes	—
Insured adults	8.392146798
Arthritis	41.4

Asthma ER Admissions	18.4
High Blood Pressure	53.6
Cancer (excluding skin)	68.9
Asthma	21.6
Coronary Heart Disease	40.3
Chronic Obstructive Pulmonary Disease	27.0
Diagnosed Diabetes	27.5
Life Expectancy at Birth	23.5
Cognitively Disabled	24.2
Physically Disabled	50.9
Heart Attack ER Admissions	7.0
Mental Health Not Good	19.7
Chronic Kidney Disease	27.1
Obesity	22.5
Pedestrian Injuries	90.7
Physical Health Not Good	21.1
Stroke	34.3
Health Risk Behaviors	—
Binge Drinking	50.7
Current Smoker	20.8
No Leisure Time for Physical Activity	23.4
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	39.2
Elderly	91.2
English Speaking	19.9
Foreign-born	77.9

Outdoor Workers	50.5
Climate Change Adaptive Capacity	—
Impervious Surface Cover	77.1
Traffic Density	71.4
Traffic Access	46.8
Other Indices	—
Hardship	86.0
Other Decision Support	—
2016 Voting	29.4

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	93.0000
Healthy Places Index Score for Project Location (b)	19.0000
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	Yes
Project Located in a Low-Income Community (Assembly Bill 1550)	Yes
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Per Site Plan.
Construction: Construction Phases	The Proposed Project is the renovation of existing building. Construction modeling is showing worst case scenario for renovation activities.
Operations: Vehicle Data	Per Traffic Impact Analysis

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	0.93320	1.65000
Building Area	sq. ft	40,650.0	40.6130
Landscape Area	sq. ft	—	8.00000

8.5. Operations

8.5.1. Mobile Sources

8.5.1.1. Vehicle Data

Land Use	Model Parameter	Units	Default Value	New Value
Medical Office Building	Weekday Trip Rate	size/day	34.8000	15.0690
Medical Office Building	Saturday Trip Rate	size/day	8.57000	15.0690
Medical Office Building	Sunday Trip Rate	size/day	1.42000	15.0690

Magnolia Environmental, LLC

Client:

Lilburn Corporation

Project Number:

QB-4027-25

Project:

Limited Asbestos and Lead Survey Report

11109 Jasmine St, Fontana, CA 92337

Date Report Generated:

12-09-2025

PRIVILEGED AND CONFIDENTIAL

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Introduction

The client referenced above retained Magnolia Environmental, LLC to perform an environmental evaluation of asbestos-containing material (ACM) and lead-based paint (LBP) at the property referenced above prior to a renovation project. The survey included the sampling of suspect asbestos containing materials, potential lead-based paint, and a visual assessment at the subject property.

Andrea Pulsipher, Cal-OSHA Certified Asbestos Consultant (CAC) No. 17-5929 and California Department of Public Health (CDPH) Certified Lead Inspector/Assessor No. LRC-00003897, and Jon Garcia, CDPH Certified Lead Sampling Technician No. LRC-00004217, performed the on-site survey on November 20, 2025.

This Magnolia Environmental, LLC report is for the exclusive use of our client referenced above and applies only to the structures referenced above or portion thereof. No one other than our client or those contracted by our client may utilize, reference, or otherwise rely on this report without prior written consent from Magnolia Environmental, LLC.

Description of Facility/Work Area

Work area is located on a commercial property. No structural damage or obvious structural fire was observed at the time of inspection. The commercial property was occupied at the time of inspection.

Purpose and Scope

The purpose of this investigation is to perform a hazardous environmental evaluation to aid our client referenced above in investigating the subject property prior to renovation project. The Magnolia Environmental, LLC scope of work included:

- A visual reconnaissance of the impacted area on property to evaluate the possible presence of ACM and LBP.
- Collection of bulk samples of suspect ACM and submittal of samples to a NVLAP accredited laboratory for analysis.
- Painted surfaces were sampled for potential LBP by XRF analysis.
- Assessment of the condition of potential ACM and LBP.
- Preparation of this report, which presents our data and summarizes the assessed materials.

Methods

A. ASBESTOS

Suspect asbestos materials are sampled and later identified using the Polarized Light Microscopy (PLM) method in accordance with the EPA Interim method of the Determination of Asbestos in Bulk Samples (EPA/600/ R-93/116, July 1993). Sampling was performed in accordance with 40 CFR 763.86. Homogeneous areas were based on the total functional space. Number of samples per homogeneous area was taken as recommended under said section "Sampling Procedures."

The PLM Method is the most commonly used method to analyze building materials for the presence of asbestos. This method utilizes the optical properties of minerals to identify the selected constituent. The use of this method enables identification of the type and the percentage of asbestos in each sample. The detection limit of the PLM method for asbestos identification is about one (1) percent asbestos. Because the State of California recognizes asbestos-containing building material (ACBM) as any material, which contains greater than or equal to one tenth of one percent (.1) asbestos, materials containing "trace" amounts of asbestos are reported as ACBM in the State of California.

Documentation of the laboratory results should be retained as a reference for general building safety and maintenance, and for any future renovation/demolition activities.

INSPECTION PROCEDURE (763.85)

Areas Inspected: The inspector performed a preliminary walk-through to designate the functional spaces and noted which areas had homogeneous materials.

The inspector then inspected each area of the subject property that will be impacted during the metal sign removal project. The inspector touched suspect materials to determine if they were friable. For each suspect material, the inspector noted its condition and the potential for disturbance.

Quantities: Suspect asbestos-containing materials identified at the site were quantified. For general functional space measurements were used. Such measurements provide "approximate square or linear footage" (763.93 (d)(2)(ii)).

Suspect Asbestos-Containing Materials: were sampled for laboratory analysis or were visually identified as ACM. Magnolia Environmental collected a total of **forty-five (45) bulk samples** of suspect ACM. The samples were transferred following proper chain of custody protocol to Ecologics Laboratories, located at 2487 E. Orangethorpe Ave. Fullerton, CA 92831, for analysis under the EPA 600/R-93/116 method and can be reached at (714) 632- 8118. Ecologics Laboratories is an accredited laboratory for bulk asbestos analysis under the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (Certification Number 600190-0).

B. LEAD-BASED PAINT

A total of **eight (8) painted surfaces** were analyzed from various locations utilizing the SciAps X-550 Pb, a portable handheld XRF (X-Ray Fluorescence) analyzer that is specifically designed for the detection and quantification of lead in paint. The device was placed directly onto the

painting surface and determined the intensity of the characteristic X-Ray peaks for lead. Evaluation is based in accordance with the EPA guidelines for lead hazards.

Results

A. ASBESTOS

45 bulk samples were taken using polarized light microscopy (PLM). The following table summarizes the results of the sample analysis and of the visual assessment. A complete list of sample results can be found in the laboratory sheets at the end of this report.

Table I: ACM Results

Sample #	Sample ID:	Material Description:	Sample Location:	F/NF	Cond:	ACM:	EST QTY:
1	GB-1	Gypsum Board	Front Office	NF	G	NAD	2500 sq. ft.
2	GB-2	Gypsum Board	Shipping Office	NF	G	NAD	2500 sq. ft.
3	GB-3	Gypsum Board	Sales Office	NF	G	NAD	2500 sq. ft.
4	JC-1	Joint Compound	Front Office	NF	G	NAD	2500 sq. ft.
5	JC-2	Joint Compound	Shipping Office	NF	G	NAD	2500 sq. ft.
6	JC-3	Joint Compound	Sales Office	NF	G	NAD	2500 sq. ft.
7	F-1	Rolled Linoleum Flooring	Lunchroom	NF	G	NAD	330 sq. ft.
8	F-2	Rolled Linoleum Flooring	Lunchroom	NF	G	NAD	330 sq. ft.
9	F-3	Rolled Linoleum Flooring	Hallway	NF	G	NAD	330 sq. ft.
10	F2-1	Ceramic Floor Tile	First Floor	NF	G	NAD	350 sq. ft.
11	F2-2	Ceramic Floor Tile	First Floor	NF	G	NAD	350 sq. ft.
12	F2-3	Ceramic Floor Tile	First Floor	NF	G	NAD	350 sq. ft.
13	F3-1	Plank Flooring	First Floor	NF	G	NAD	500 sq. ft.
14	F3-2	Plank Flooring	First Floor	NF	G	NAD	500 sq. ft.
15	F3-3	Plank Flooring	First Floor	NF	G	NAD	500 sq. ft.
16	G-1	Ceramic Tile Grout	First Floor	NF	G	NAD	260 sq. ft.
17	G-2	Ceramic Tile Grout	First Floor	NF	G	NAD	260 sq. ft.
18	G-3	Ceramic Tile Grout	First Floor	NF	G	NAD	260 sq. ft.

Sample #	Sample ID:	Material Description:	Sample Location:	F/NF	Cond:	ACM:	EST QTY:
19	CM-1	Carpet Mastic	Office 1	NF	G	NAD	700 sq. ft.
20	CM-2	Carpet Mastic	Office 1	NF	G	NAD	700 sq. ft.
21	CM-3	Carpet Mastic	Sales Office	NF	G	NAD	700 sq. ft.
22	CB-1	Gray Cove Base	Quality Control Room	NF	G	NAD	100 sq. ft.
23	CB-2	Gray Cove Base	Quality Control Room	NF	G	NAD	100 sq. ft.
24	CB-3	Gray Cove Base	Quality Control Room	NF	G	NAD	100 sq. ft.
25	CB2-1	Black Cove Base	Shipping Office	NF	G	NAD	60 sq. ft.
26	CB2-2	Black Cove Base	Shipping Office	NF	G	NAD	60 sq. ft.
27	CB2-3	Black Cove Base	Shipping Office	NF	G	NAD	60 sq. ft.
28	CB3-1	Yellow/Beige Cove Base	Shipping Office Closet	NF	G	NAD	10 sq. ft.
29	CB3-2	Yellow/Beige Cove Base	Shipping Office Closet	NF	G	NAD	10 sq. ft.
30	CB3-3	Yellow/Beige Cove Base	Shipping Office Closet	NF	G	NAD	10 sq. ft.
31	CT-1	Ceiling Tile	First Floor	NF	G	NAD	2000 sq. ft.
32	CT-2	Ceiling Tile	First Floor	NF	G	NAD	2000 sq. ft.
33	CT-3	Ceiling Tile	First Floor	NF	G	NAD	2000 sq. ft.
34	CBM-1	Cove Base Mastic	Quality Control Room	NF	G	NAD	100 sq. ft.
35	CBM-2	Cove Base Mastic	Quality Control Room	NF	G	NAD	100 sq. ft.
36	CBM-3	Cove Base Mastic	Quality Control Room	NF	G	NAD	100 sq. ft.
37	WM-1	Wall Mastic	Open Area	NF	G	NAD	25 sq. ft.
38	WM-2	Wall Mastic	Open Area	NF	G	NAD	25 sq. ft.
39	WM-3	Wall Mastic	Open Area	NF	G	NAD	25 sq. ft.
40	R-1	Rolled Roof	Exterior	NF	G	NAD	200 sq. ft.
41	R-2	Rolled Roof	Exterior	NF	G	NAD	200 sq. ft.
42	R-3	Rolled Roof	Exterior	NF	G	NAD	200 sq. ft.
43	PM-1	Penetration Mastic	Exterior	NF	G	NAD	10 sq. ft.
44	PM-2	Penetration Mastic	Exterior	NF	G	NAD	10 sq. ft.

Sample #	Sample ID:	Material Description:	Sample Location:	F/NF	Cond:	ACM:	EST QTY:
45	PM-3	Penetration Mastic	Exterior	NF	G	NAD	10 sq. ft.

F = Friable; NF = Non-Friable

Cond = Condition of Materials: good (G), damaged (D), or significantly damaged (SD)

NAD = No Asbestos Detected

*Listed square footage is an estimate and should not be used for bidding purposes. The contractor should confirm quantities.

**Should the process reveal any additional suspect asbestos-containing materials, work must stop until the suspect materials are tested for asbestos content.

B. LEAD-BASED PAINT

Table II: LBP Results

Lead Paint XRF Results								
Read No.	Site Location	Component	Substrate	Side ¹	Paint Cond. ²	Color	Lead Content (mg/cm ²)	Classification ³
1	Calibration						1.0	
2	Calibration						1.0	
3	Calibration						1.0	
4	Entry	Floor Tile	Ceramic	C	I	Beige	0.0	BDL
5	Entry	Floor Tile	Ceramic	C	I	Black	0.0	BDL
6	Lunch Room	Wall	Gypsum Board	C	I	White	0.0	BDL
7	Conference Room	Wall	Gypsum Board	B	I	Gray	0.0	BDL
8	Restroom	Wall	Gypsum Board	A	I	Green	0.0	BDL
9	Restroom	Wall Tile	Ceramic	A	I	White	0.0	BDL
10	Exterior	Door Frame	Metal	A	D	White	0.0	BDL
11	Exterior	Door	Metal	A	I	White	0.0	BDL

Legend:

mg/cm² = milligrams per centimeter squared

¹ Side: North, East, South, West; A=Street side, B = To the left of side A, C = Across side A, D = To the right of side A

² Paint Condition: I = Intact, D = Deteriorated

³ Classification:

BDL = Below the XRF's detection level; less than 0.1 mg/cm².

LCP = Lead Containing Paints; any detectable

concentration

LBP = Lead-Based Paints; equal to or exceeding 1.0 mg/cm² or 0.5 mg/cm² for City of San Diego or 0.7 mg/cm² for Los Angeles County, 0.8 mg/cm² for San Francisco.

*Paint conditions are based on visual observations in survey areas. Different conditions may be present in other areas of the Subject Property. Limit of Detection (LOD) is 0.1 mg/cm²

Conclusions/Recommendations

A. ASBESTOS

According to the bulk sampling and comprehensive assessment of impacted areas, asbestos-containing materials were not present in the materials sampled.

It is always necessary to comply with the pertinent provisions of EPA, OSHA and AQMD regulations during any removal or repair activities that may disturb the asbestos-containing materials that may have been inaccessible and/or untested during the survey. Caution should be taken when inaccessible and untested areas are disturbed.

The Environmental Protection Agency (EPA) and California OSHA (Cal/OSHA) define materials which contain more than one percent asbestos to be asbestos containing materials (ACM). In addition, Cal/OSHA defines any manufactured construction material more than 0.1% asbestos as asbestos-containing construction materials (ACCMs). Cal/OSHA also requires notification and registration of the contractor when disturbing materials with more than one-tenth of one percent asbestos and regulates worker protection whenever materials containing any detectable levels of asbestos are disturbed.

B. LEAD-BASED PAINT

Based on the field assessment and XRF analysis, lead-based paint was not detected on the material sampled.

If, during future work, materials or surface coatings suspected to contain asbestos or lead are encountered that were not specifically addressed during this survey (e.g., under/behind existing materials or in areas that were not included in the scope of this survey), the newly discovered suspect materials/ surface coatings should be appropriately evaluated for asbestos and/or

Date of Survey: 11-20-2025
Project Number: QB-4027-25
Property Address: 11109 Jasmine St, Fontana, CA 92337

lead content prior to initiating any work or activities involving their disturbance. It is always necessary to comply with the pertinent provisions of EPA, OSHA regulations during any removal or repair activities that may disturb the lead-containing materials that may have been inaccessible and untested areas during this survey. Caution should be taken when inaccessible and untested areas are disturbed.

Limitations

Magnolia Environmental, LLC prepared this asbestos and lead survey for the client referenced above. No warranties expressed or implied, are made by Magnolia Environmental, LLC or its employees as to the use of any information, apparatus, product, or process disclosed in this report. Though reasonable efforts have been made to assure correctness, any contractor who is employed should bring any discrepancies to the immediate attention of Magnolia Environmental, LLC.

We have employed state-of-the-art practices to perform this analysis of risk and identification, but this evaluation is severely limited in scope to areas accessible to a visual inspection or through reasonable means of the areas evaluated. No demolition or product review was performed in attempts to reveal material compositions. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices and are designed to provide an analytical tool to assist the client. Magnolia Environmental, LLC or those representing Magnolia Environmental, LLC bear no responsibility for the actual condition of the structure or safety of a site pertaining to asbestos and/or asbestos contamination regardless of the actions taken by the client.

Magnolia Environmental, LLC appreciates the opportunity to inspect your property. For any questions regarding this survey or other environmental hazards, please don't hesitate to contact us at (877) 514-0534 or at Office@Magnoliaenvironmental.com.



Andrea Pulsipher Project Consultant CAC No. 17-5929
CDPH Lead Inspector/Assessor LRC-00003897

Date of Survey: 11-20-2025
Project Number: QB-4027-25
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Appendix A

ASBESTOS LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY



Ecologics Laboratories

2487 E. Orangethorpe Ave.
Fullerton, CA 92831
(714) 632-8118
www.ecologicslab.com

PLM Bulk Asbestos Report

Client: Magnolia Environmental
Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
GB-1	251122028.01.A		251122028.01		
Location : Front Office				No	NAD
Analyst Description / Color : Joint Compound, Firm, Homogeneous, White					
Asbestos Type : NONE					
Other Material Type : 100% Non-Fibrous Material					
Comments:					
GB-1	251122028.01.B		251122028.01		
Location : Front Office				No	NAD
Analyst Description / Color : Gypsum Board, Firm, Homogeneous, White					
Asbestos Type : NONE					
Other Material Type : 2% Cellulose, 2% Fiberglass, 96% Non-Fibrous Material					
Comments:					
GB-2	251122028.02.A		251122028.02		
Location : Shipping Office				No	NAD
Analyst Description / Color : Gypsum Board, Firm, Homogeneous, White					
Asbestos Type : NONE					
Other Material Type : 2% Cellulose, 2% Fiberglass, 96% Non-Fibrous Material					
Comments:					
GB-3	251122028.03.A		251122028.03		
Location : Sales Office				No	NAD
Analyst Description / Color : Gypsum Board, Firm, Homogeneous, White					
Asbestos Type : NONE					
Other Material Type : 2% Cellulose, 2% Fiberglass, 96% Non-Fibrous Material					
Comments:					
JC-1	251122028.04.A		251122028.04		
Location : Front Office				No	NAD
Analyst Description / Color : Joint Compound, Firm, Homogeneous, Off-White					
Asbestos Type : NONE					
Other Material Type : 100% Non-Fibrous Material					



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Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
JC-2	251122028.05.A		251122028.05		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Joint Compound, Firm, Homogeneous, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
JC-3	251122028.06.A		251122028.06		
Location	: Sales Office			No	NAD
Analyst Description / Color	: Joint Compound, Firm, Homogeneous, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
F-1	251122028.07.A		251122028.07		
Location	: Lunch Room			No	NAD
Analyst Description / Color	: Linoleum, Fibrous, Homogeneous, Gray				
Asbestos Type	: NONE				
Other Material Type	: 20% Cellulose, 5% Fiberglass, 75% Non-Fibrous Material				
Comments:					
F-2	251122028.08.A		251122028.08		
Location	: Lunch Room			No	NAD
Analyst Description / Color	: Linoleum, Fibrous, Homogeneous, Tan				
Asbestos Type	: NONE				
Other Material Type	: 20% Cellulose, 5% Fiberglass, 75% Non-Fibrous Material				
Comments:					
F-3	251122028.09.A		251122028.09		
Location	: Hallway			No	NAD
Analyst Description / Color	: Linoleum, Fibrous, Homogeneous, Tan				
Asbestos Type	: NONE				
Other Material Type	: 20% Cellulose, 5% Fiberglass, 75% Non-Fibrous Material				



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Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
F2-1	251122028.10.A		251122028.10		
Location		: First Floor		No	NAD
Analyst Description / Color		: Ceramic Floor Tile, Firm, Homogeneous, Tan			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F2-1	251122028.10.B		251122028.10		
Location		: First Floor		No	NAD
Analyst Description / Color		: Thinset, Granular, Homogeneous, White			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F2-2	251122028.11.A		251122028.11		
Location		: First Floor		No	NAD
Analyst Description / Color		: Ceramic Floor Tile, Firm, Homogeneous, Tan			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F2-2	251122028.11.B		251122028.11		
Location		: First Floor		No	NAD
Analyst Description / Color		: Thinset, Granular, Homogeneous, White			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F2-3	251122028.12.A		251122028.12		
Location		: First Floor		No	NAD
Analyst Description / Color		: Ceramic Floor Tile, Firm, Homogeneous, Tan			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			



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Collected By: Andrea Pulsipher
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Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
F3-1	251122028.13.A		251122028.13		
Location		: First Floor		No	NAD
Analyst Description / Color		: Flooring, Firm, Homogeneous, Gray			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F3-1	251122028.13.B		251122028.13		
Location		: First Floor		No	NAD
Analyst Description / Color		: Adhesive, Homogeneous, Tacky, Yellow			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F3-1	251122028.13.C		251122028.13		
Location		: First Floor		No	NAD
Analyst Description / Color		: Underlayment, Soft, Homogeneous, Black			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F3-2	251122028.14.A		251122028.14		
Location		: First Floor		No	NAD
Analyst Description / Color		: Flooring, Firm, Homogeneous, Gray			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F3-2	251122028.14.B		251122028.14		
Location		: First Floor		No	NAD
Analyst Description / Color		: Adhesive, Homogeneous, Tacky, Yellow			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			



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of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
F3-2	251122028.14.C		251122028.14		
Location		: First Floor		No	NAD
Analyst Description / Color		: Underlayment, Soft, Homogeneous, Black			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F3-3	251122028.15.A		251122028.15		
Location		: First Floor		No	NAD
Analyst Description / Color		: Flooring, Firm, Homogeneous, Gray			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F3-3	251122028.15.B		251122028.15		
Location		: First Floor		No	NAD
Analyst Description / Color		: Adhesive, Homogeneous, Tacky, Yellow			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
F3-3	251122028.15.C		251122028.15		
Location		: First Floor		No	NAD
Analyst Description / Color		: Underlayment, Soft, Homogeneous, Black			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
G-1	251122028.16.A		251122028.16		
Location		: First Floor		No	NAD
Analyst Description / Color		: Tile Grout, Granular, Homogeneous, Tan			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			



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Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
G-2	251122028.17.A		251122028.17		
Location	: First Floor			No	NAD
Analyst Description / Color	: Tile Grout, Granular, Homogeneous, Tan				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
G-3	251122028.18.A		251122028.18		
Location	: First Floor			No	NAD
Analyst Description / Color	: Tile Grout, Granular, Homogeneous, Tan				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CM-1	251122028.19.A		251122028.19		
Location	: Office 1			No	NAD
Analyst Description / Color	: Carpet Mastic, Homogeneous, Tacky, Yellow				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CM-1	251122028.19.B		251122028.19		
Location	: Office 1			No	NAD
Analyst Description / Color	: Compound, Firm, Non-Homogeneous, Gray, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CM-2	251122028.20.A		251122028.20		
Location	: Office 1			No	NAD
Analyst Description / Color	: Carpet Mastic, Homogeneous, Tacky, Yellow				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				



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PLM Bulk Asbestos Report

Client: Magnolia Environmental
Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
CM-2	251122028.20.B		251122028.20		
Location	: Office 1			No	NAD
Analyst Description / Color	: Compound, Firm, Non-Homogeneous, Gray, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CM-3	251122028.21.A		251122028.21		
Location	: Sales Office			No	NAD
Analyst Description / Color	: Carpet Mastic, Homogeneous, Tacky, Yellow				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CM-3	251122028.21.B		251122028.21		
Location	: Sales Office			No	NAD
Analyst Description / Color	: Compound, Firm, Non-Homogeneous, Gray, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB-1	251122028.22.A		251122028.22		
Location	: Quality Control Room			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Gray				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB-1	251122028.22.B		251122028.22		
Location	: Quality Control Room			No	NAD
Analyst Description / Color	: Adhesive, Homogeneous, Tacky, Yellow				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				



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Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
CB-2	251122028.23.A		251122028.23		
Location	: Quality Control Room			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Gray				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB-2	251122028.23.B		251122028.23		
Location	: Quality Control Room			No	NAD
Analyst Description / Color	: Adhesive, Homogeneous, Tacky, Yellow				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB-3	251122028.24.A		251122028.24		
Location	: Quality Control Room			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Gray				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB2-1	251122028.25.A		251122028.25		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Black				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB2-1	251122028.25.B		251122028.25		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Mastic, Firm, Homogeneous, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				



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PLM Bulk Asbestos Report

Client: Magnolia Environmental
Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
CB2-2	251122028.26.A		251122028.26		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Black				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB2-2	251122028.26.B		251122028.26		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Mastic, Firm, Homogeneous, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB2-3	251122028.27.A		251122028.27		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Black				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB2-3	251122028.27.B		251122028.27		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Mastic, Firm, Homogeneous, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB3-1	251122028.28.A		251122028.28		
Location	: Shipping Office Closet			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				



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PLM Bulk Asbestos Report

Client: Magnolia Environmental
Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
CB3-2	251122028.29.A		251122028.29		
Location	: Shipping Office Closet			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CB3-3	251122028.30.A		251122028.30		
Location	: Shipping Office Closet			No	NAD
Analyst Description / Color	: Cove Base, Firm, Homogeneous, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CT-1	251122028.31.A		251122028.31		
Location	: First Floor			No	NAD
Analyst Description / Color	: Ceiling Tile, Fibrous, Homogeneous, Gray				
Asbestos Type	: NONE				
Other Material Type	: 90% Cellulose, 5% Fiberglass, 5% Non-Fibrous Material				
Comments:					
CT-2	251122028.32.A		251122028.32		
Location	: First Floor			No	NAD
Analyst Description / Color	: Ceiling Tile, Fibrous, Homogeneous, Gray				
Asbestos Type	: NONE				
Other Material Type	: 90% Cellulose, 5% Fiberglass, 5% Non-Fibrous Material				
Comments:					
CT-3	251122028.33.A		251122028.33		
Location	: Second Floor			No	NAD
Analyst Description / Color	: Ceiling Tile, Fibrous, Homogeneous, Gray				
Asbestos Type	: NONE				
Other Material Type	: 90% Cellulose, 5% Fiberglass, 5% Non-Fibrous Material				



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Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
CBM-1	251122028.34.A		251122028.34		
Location	: Quality Control Office			No	NAD
Analyst Description / Color	: Mastic, Non-Homogeneous, Tacky, Yellow, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CBM-1	251122028.34.B		251122028.34		
Location	: Quality Control Office			No	NAD
Analyst Description / Color	: Compound, Firm, Homogeneous, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CBM-2	251122028.35.A		251122028.35		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Mastic, Non-Homogeneous, Tacky, Yellow, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CBM-2	251122028.35.B		251122028.35		
Location	: Shipping Office			No	NAD
Analyst Description / Color	: Compound, Firm, Homogeneous, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
CBM-3	251122028.36.A		251122028.36		
Location	: Shipping Office Closet			No	NAD
Analyst Description / Color	: Mastic, Non-Homogeneous, Tacky, Yellow, Beige				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				



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PLM Bulk Asbestos Report

Client: Magnolia Environmental
Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
CBM-3	251122028.36.B		251122028.36		
Location	: Shipping Office Closet			No	NAD
Analyst Description / Color	: Compound, Firm, Homogeneous, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
WM-1	251122028.37.A		251122028.37		
Location	: Open Area			No	NAD
Analyst Description / Color	: Mastic, Firm, Homogeneous, Brown				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
WM-1	251122028.37.B		251122028.37		
Location	: Open Area			No	NAD
Analyst Description / Color	: Compound, Firm, Homogeneous, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
WM-2	251122028.38.A		251122028.38		
Location	: Open Area			No	NAD
Analyst Description / Color	: Mastic, Firm, Homogeneous, Brown				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
WM-2	251122028.38.B		251122028.38		
Location	: Open Area			No	NAD
Analyst Description / Color	: Compound, Firm, Homogeneous, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				



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PLM Bulk Asbestos Report

Client: Magnolia Environmental
Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
WM-3	251122028.39.A		251122028.39		
Location	: Open Area			No	NAD
Analyst Description / Color	: Mastic, Firm, Homogeneous, Brown				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
WM-3	251122028.39.B		251122028.39		
Location	: Open Area			No	NAD
Analyst Description / Color	: Compound, Firm, Homogeneous, White				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
R-1	251122028.40.A		251122028.40		
Location	: Exterior			No	NAD
Analyst Description / Color	: Rolled Roofing, Fibrous, Granular, Homogeneous, Tarry, Black, Gray				
Asbestos Type	: NONE				
Other Material Type	: 15% Fiberglass, 85% Non-Fibrous Material				
Comments:					
R-1	251122028.40.B		251122028.40		
Location	: Exterior			No	NAD
Analyst Description / Color	: Roof Tar, Homogeneous, Tarry, Black				
Asbestos Type	: NONE				
Other Material Type	: 100% Non-Fibrous Material				
Comments:					
R-2	251122028.41.A		251122028.41		
Location	: Exterior			No	NAD
Analyst Description / Color	: Roof Shingle, Fibrous, Granular, Homogeneous, Tarry, Black, Gray				
Asbestos Type	: NONE				
Other Material Type	: 15% Fiberglass, 85% Non-Fibrous Material				



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PLM Bulk Asbestos Report

Client: Magnolia Environmental
Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Client ID		Layer #	Lab ID	Asbestos (Y or N)	% Asbestos / Type
R-3	251122028.42.A		251122028.42		
Location		: Exterior		No	NAD
Analyst Description / Color		: Roof Shingle, Fibrous, Granular, Homogeneous, Tarry, Black, Gray			
Asbestos Type		: NONE			
Other Material Type		: 15% Fiberglass, 85% Non-Fibrous Material			
Comments:					
R-3	251122028.42.B		251122028.42		
Location		: Exterior		No	NAD
Analyst Description / Color		: Roof Tar, Homogeneous, Tarry, Black			
Asbestos Type		: NONE			
Other Material Type		: 100% Non-Fibrous Material			
Comments:					
PM-1	251122028.43.A		251122028.43		
Location		: Exterior		No	NAD
Analyst Description / Color		: Penetration Mastic, Homogeneous, Tarry, Black, Gray			
Asbestos Type		: NONE			
Other Material Type		: 5% Cellulose, 95% Non-Fibrous Material			
Comments:					
PM-2	251122028.44.A		251122028.44		
Location		: Exterior		No	NAD
Analyst Description / Color		: Penetration Mastic, Homogeneous, Tarry, Black, Gray			
Asbestos Type		: NONE			
Other Material Type		: 5% Cellulose, 95% Non-Fibrous Material			
Comments:					
PM-3	251122028.45.A		251122028.45		
Location		: Exterior		No	NAD
Analyst Description / Color		: Penetration Mastic, Homogeneous, Tarry, Black, Gray			
Asbestos Type		: NONE			
Other Material Type		: 5% Cellulose, 95% Non-Fibrous Material			



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PLM Bulk Asbestos Report

Client: Magnolia Environmental
Address: 17226 1/2 Jersey Ave. Artesia, CA 90701
Project #: 4027-25
Project Name: N/A
Project Location: 11109 Jasmine St. Fontana, CA

LAB Job #: 251122028
of Samples: 45
Collected By: Andrea Pulsipher
Date Received: 11/21/2025
Date Analyzed: 11/22/2025

Christopher Bezanson – Analyst

Jhair Gonzalez – Approved by

NAD = no asbestos detected; NA = not analyzed, PS = positive stop; Reporting Limits: CVES = 1%, 400 PT CT = 0.25%, 1,000 PT CT = 0.1%. The analyses of the samples in this report were performed and analyzed in accordance with the procedures outlined in EPA 600/R-93/116 (Method for Determination of Asbestos in Building Materials); EPA 600/M4-82-020 (Interim Method for the Determination of Asbestos in Bulk Insulation Samples) and US Federal Register 40 CFR Appendix E to Subpart E of Part 763 (Interim Method of the Determination of Asbestos in Bulk Insulation Samples). Samples were analyzed using Calibrated Visual Estimate (CVES), therefore results may not be reliable for samples with low concentration levels or other Non-Friable Organically Bound (NOB) materials. The limit of detection for this analytical method is less than one percent (<1%) and total sample constituents may total greater than 100% due to trace amounts. These results lie within the statistical limits of variability calculated with standard reference materials routinely analyzed in the laboratory. In multi-layer samples, unless otherwise specified, the asbestos concentration is reported for the layer where asbestos is found. This report only relates to the samples that were submitted and Ecologics Lab and its personnel assumes no responsibility and/or are not liable for any misinformation provided by the client such as "sample location" or "sample type." This report may contain specific data not covered by NVLAP and is identified if footnotes are present. This report was issued by Ecologics Lab which is accredited by NVLAP (Lab Code 600190-0) and may not be reproduced except in full, without written approval of this laboratory. This report may not be used by the client to claim product certification, approval or endorsement by NVLAP, NIST or any agency of the Federal Government. NVLAP Lab Code: 600190-0



CHAIN OF CUSTODY

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 (714) 632-8118 ☒ reports@ecologicslab.com

Job ID: 251122028



Magnolia Environmental

CONTACT INFORMATION				PROJECT INFORMATION			
Company: Magnolia Environmental, LLC				Project #: 4027-25			
Address: 17226 1/2 Jersey Ave Artesia, Ca 90701				Project Name:			
Phone: 562-922-3144				Project Location: 11109 Jasmine St			
Contact: Andrea Pulsipher				Fontana, CA			
Email results to: maglabresults@gmail.com				Date Sampled: 11/20/25			
				Sampled by: Andrea Pulsipher			
ASBESTOS				MICROBIOLOGY			
<input checked="" type="checkbox"/> PLM Bulk Analysis^ <input type="checkbox"/> PLM 1,000 Point Count^ (<0.1%) <input type="checkbox"/> Non-Gravimetric <input type="checkbox"/> PLM 400 Point Count^ (<0.25%) <input type="checkbox"/> Non-Gravimetric <input type="checkbox"/> PLM Qualitative^ (Dust Wipe or Soil) <input type="checkbox"/> PCM Airborne Fiber Count (NIOSH 7400) <input type="checkbox"/> PCM Airborne Fiber Count with TWA (NIOSH 7400) <input type="checkbox"/> Other:				<input type="checkbox"/> Fungal: Non Viable Mold (ST) (ASTM: D7391-20) <input type="checkbox"/> Fungal: Non Viable Mold (TL, B, SW) (ASTM: D7658-17R21) <input type="checkbox"/> Bacteria: Total Coliform, E. coli (P/A) <input type="checkbox"/> Bacteria: Total Coliform, E. coli, Enterococcus (P/A)			
				MATERIAL SCIENCE			
				<input type="checkbox"/> PLM Material Science / Soot & Ash (ASTM: D6602-13R18)			
Turnaround time (TAT): <input type="checkbox"/> 3 Hrs <input type="checkbox"/> 8 Hrs <input type="checkbox"/> 24 Hrs <input type="checkbox"/> 48 Hrs <input checked="" type="checkbox"/> 72 Hrs <input type="checkbox"/> Other:							
Additional information/ Special instructions:							
<input type="checkbox"/> Stop at 1st positive on samples greater than 1%, EXCEPT for: _____ <input type="checkbox"/> Composite 1 wall system sample if found to be greater than or equal to 1%. <input type="checkbox"/> Other:							

SAMPLE ID	LOCATION	DESCRIPTION	ASBESTOS			MICROBIOLOGY/PCM				
			COND	QTY SF/LF	FRIABLE Y/N	TIME		FLOW		TOTAL
						START	STOP	START	STOP	
1	6B-1	Front Office	G	2,500	N					
2	1-2	Shipping office								
3	1-3	Sales office								
4	1C-1	Front Office								
5	1-2	Shipping office								
6	1-3	Sales office								
7	F-1	Lunch Room		330						
8	1-2									
9	1-3	Hallway								

ST: Spore Trap, TL: Tape Lift, B: Bulk, SW: Swab, P/A: Presence/ Absence, QTY: Quantity, SF: Square Foot, LF: Linear Foot COND: G = Good; D = Damaged; SD = Significantly Damaged

Relinquished By:		Date / Time	Received By:		Date / Time
Print Name: Andrea Pulsipher		11/21/25	Print Name: Mercedes Rigen		11/21/25
Signature:		3:45	Signature:		15:49

*COC must be accurately, fully, and legibly completed and signed before ECOLOGICS LABORATORY may accept the project.

^Methods: App. E to Sub. E of 40 CFR Part 763 and EPA/600/R-93/116



CHAIN OF CUSTODY

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 (714) 632-8118 ✉ reports@ecologicslab.com

Job ID: 251122028



Magnolia Environmental

Company: _____

Project #: _____

SAMPLE ID	LOCATION *	DESCRIPTION *	ASBESTOS			MICROBIOLOGY/PCM				
			COND	QTY SF/LE	FRIABLE Y/N	TIME		FLOW		TOTAL
10	F2-1	First Floor		6	350 500	N				
11	↓-2									
12	↓-3									
13	F3-1	Plank Flooring			500					
14	↓-2									
15	↓-3									
16	G-1	Ceramic Tile Grout			2000					
17	↓-2									
18	↓-3									
19	CM-1	Office 1 Carpet Mastik			700					
20	↓-2									
21	↓-3	Sales Office								
22	CB-1	Quality Control Room Grey Cove Base			100					
23	↓-2									
24	↓-3									
25	CB2-1	Shipping Office Black Cove Base			60					
26	↓-2									
27	↓-3									
28	CB3-1	Shipping office closet Yellow/Beige Cove Base			10					
29	↓-2									
30	↓-3									

ST: Spore Trap, TL: Tape Lift, B: Bulk, Sw: Swab, P/A: Presence/ Absence, QTY: Quantity, SF: Square Foot, LF: Linear Foot,
 COND: Conditions: G = Good; D = Damaged; SD = Significantly Damaged.

Mercedes Rgn *[Signature]* 11/21/25 15:49



251122028



CHAIN OF CUSTODY

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Job ID: 251122028



Magnolia Environmental

Company: _____

Project #: _____

SAMPLE ID	LOCATION *	DESCRIPTION *	ASBESTOS			MICROBIOLOGY/PCM				
			COND	QTY SF/LF	FRIABLE Y/N	TIME		FLOW		TOTAL
10	CT-1 First Floor	Ceiling Tile	G	2,000	N					
11	↓-2	↓	↓	↓	↓					
12	↓-3 Second Floor	↓	↓	↓	↓					
13	CBM-1 Quality Control office	Cove Base Mastic		100						
14	↓-2 Shipping office	↓	↓	↓	↓					
15	↓-3 Shipping office closet	↓	↓	↓	↓					
16	WM-1 Open Area	Wall Mastic		25						
17	↓-2	↓	↓	↓	↓					
18	↓-3	↓	↓	↓	↓					
19	R-1 Exterior	Rolled Roof		200						
20	↓-2	↓	↓	↓	↓					
21	↓-3	↓	↓	↓	↓					
22	Pm-1	Penetration Mastic		10						
23	↓-2	↓	↓	↓	↓					
24	↓-3	↓	↓	↓	↓					
25										
26										
27										
28										
29										
30										

ST: Spore Trap, TL: Tape Lift, B: Bulk, Sw: Swab, P/A: Presence/ Absence, QTY: Quantity, SF: Square Foot, LF: Linear Foot,

COND: Conditions: G = Good; D = Damaged; SD = Significantly Damaged.

Mercedes Puga

11/21/25 15:44

Date of Survey: 11-20-2025
Project Number: QB-4027-25
Property Address: 11109 Jasmine St, Fontana, CA 92337

Appendix B

XRF PERFORMANCE CHARACTERISTIC SHEET

Performance Characteristic Sheet

EFFECTIVE DATE: February 1, 2022

MANUFACTURER AND MODEL:

Make: **SciAps**
 Models: **Model X-550**
 X-Ray Source: **Rhodium (Rh) or Gold (Au) Anode**

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING IN THE INSTRUMENT: 1.0 mg/cm²

NOTE: This PCS is not applicable at other Action Level settings; the Action Level setting of the instrument must be 1.0 mg/cm² to use this PCS.

OPERATING PARAMETERS:

Timed mode: fixed 10-second reading.

Quick mode: variable-time reading (approximately 2-6 seconds).

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm² (inclusive) on NIST SRM 2579 (1.02 mg/cm²)/NIST SRM 2573, or equivalent

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

Rh Anode (Timed or Quick) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	0.5
	Concrete	0.5
	Drywall	0.5
	Metal	0.5
	Plaster	0.5
	Wood	0.5
Au Anode (Timed or Quick) READING DESCRIPTION	SUBSTRATE	INCONCLUSIVE RANGE (mg/cm ²)
Results not corrected for substrate bias on any substrate	Brick	(0.4-0.6)
	Concrete	(0.4-0.6)
	Drywall	(0.4-0.6)
	Metal	(0.4-0.6)
	Plaster	(0.4-0.6)
	Wood	(0.4-0.6)

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, 2012 Edition ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in February 2022, with two separate instruments of each Anode type, operated in both Timed and Quick modes.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film; for NIST SRM 2579a, use film 2573 (1.04 mg/cm²)).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this

procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

The reading time in Archive tests was 10 seconds in Timed mode and from 2-6 seconds in Quick mode, for both the Rh Anode and Au Anode.

CLASSIFICATION OF RESULTS:

XRF results for the Rh Anode in Timed or Quick mode are classified as **positive** if they are **greater than or equal** to 0.5 mg/cm² and **negative** if they are **less than** 0.5 mg/cm².

XRF results for the Au Anode in Timed or Quick mode are classified as **positive** if they are **greater than or equal** to 0.6 mg/cm², **negative** if they are **less than or equal** to 0.4 mg/cm² and **inconclusive** if they are **greater** than 0.4 mg/cm² **AND less than** 0.6 mg/cm².

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to develop Performance Characteristic Sheets at the Federal standard (Action Level) of 1.0 mg/cm² and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at <http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997>. The methodology was subsequently generalized by QuanTech for application to other Action Levels.

Performance Characteristic Sheet

EFFECTIVE DATE: February 1, 2022

MANUFACTURER AND MODEL:

Make: **SciAps**
 Models: **Model X-550**
 X-Ray Source: **Rhodium (Rh) or Gold (Au) Anode**

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING IN THE INSTRUMENT: 1.0 mg/cm²

NOTE: This PCS is not applicable at other Action Level settings; the Action Level setting of the instrument must be 1.0 mg/cm² to use this PCS.

OPERATING PARAMETERS:

Timed mode: fixed 10-second reading.

Quick mode: variable-time reading (approximately 2-6 seconds).

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm² (inclusive) on NIST SRM 2579 (1.02 mg/cm²)/NIST SRM 2573, or equivalent

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

Au Anode (Timed or Quick), Rh Anode (Quick) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm²)
Results not corrected for substrate bias on any substrate	Brick	0.7
	Concrete	0.7
	Drywall	0.7
	Metal	0.7
	Plaster	0.7
	Wood	0.7
Rh Anode (Timed) READING DESCRIPTION	SUBSTRATE	INCONCLUSIVE RANGE (mg/cm²)
Results not corrected for substrate bias on any substrate	Brick	(0.6-0.7)
	Concrete	(0.6-0.7)
	Drywall	(0.6-0.7)
	Metal	(0.6-0.7)
	Plaster	(0.6-0.7)
	Wood	(0.6-0.7)

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, 2012 Edition ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in February 2022, with two separate instruments of each Anode type, operated in both Timed and Quick modes.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film; for NIST SRM 2579a, use film 2573 (1.04 mg/cm²)).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this

procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

The reading time in Archive tests was 10 seconds in Timed mode and from 2-6 seconds in Quick mode, for both the Rh Anode and Au Anode.

CLASSIFICATION OF RESULTS:

XRF results for the Au Anode in Timed or Quick mode, and for the Rh Anode in Quick mode, are classified as **positive** if they are **greater than or equal** to 0.7 mg/cm² and **negative** if they are **less than** 0.7 mg/cm².

XRF results for the Rh Anode in Timed mode are classified as **positive** if they are **greater than or equal** to 0.7 mg/cm², **negative** if they are **less than or equal** to 0.6 mg/cm² and **inconclusive** if they are **greater** than 0.6 mg/cm² **AND less than** 0.7 mg/cm².

DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to develop Performance Characteristic Sheets at the Federal standard (Action Level) of 1.0 mg/cm² and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at <http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997>. The methodology was subsequently generalized by QuanTech for application to other Action Levels.

Performance Characteristic Sheet

EFFECTIVE DATE: February 1, 2022

MANUFACTURER AND MODEL:

Make: **SciAps**
 Models: **Model X-550**
 X-Ray Source: **Rhodium (Rh) or Gold (Au) Anode**

FIELD OPERATION GUIDANCE

ACTION LEVEL SETTING:

1.0 mg/cm²

OPERATING PARAMETERS:

Timed mode: fixed 10-second reading.

Quick mode: variable-time reading (approximately 2-6 seconds).

XRF CALIBRATION CHECK LIMITS:

0.8 to 1.2 mg/cm ² (inclusive) on NIST SRM 2579 (1.02 mg/cm ²)/NIST SRM 2573, or equivalent
--

SUBSTRATE CORRECTION:

Not applicable

INCONCLUSIVE RANGE OR THRESHOLD:

Au Anode (quick) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm²)
Results not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0
Rh Anode (Timed or Quick), Au Anode (Timed) READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm²)
Results not corrected for substrate bias on any substrate	Brick	0.9
	Concrete	0.9
	Drywall	0.9
	Metal	0.9
	Plaster	0.9
	Wood	0.9

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:

This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*, 2012 Edition ("HUD Guidelines"). Performance parameters shown on this sheet are calculated using test results on building components in the HUD archive. Testing was conducted on 146 test samples in February 2022, with two separate instruments of each Anode type, operated in both Timed and Quick modes.

OPERATING PARAMETERS

Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.

XRF CALIBRATION CHECK:

The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm² in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm² film; for NIST SRM 2579a, use film 2573 (1.04 mg/cm²)).

If the average (rounded to 1 decimal place) of three readings is outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instrument into control before XRF testing proceeds.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing.

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below. Compute the Retest Tolerance Limit by the following steps:

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Calculate the average of the original XRF result and the retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF readings.

Compute the average of all ten re-test XRF readings.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this

procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

TESTING TIMES:

The reading time in Archive tests was 10 seconds in Timed mode and from 2-6 seconds in Quick mode, for both the Rh Anode and Au Anode.

CLASSIFICATION OF RESULTS:

XRF results for the Au Anode in Quick mode are classified as **positive** if they are **greater than or equal** to 1.0 mg/cm² and **negative** if they are **less than** to 1.0 mg/cm². XRF results for the Au Anode in Timed mode and for the Rh Anode in Timed or Quick mode are classified as **positive** if they are **greater than or equal** to 0.9 mg/cm² and **negative** if they are **less than** to 0.9 mg/cm².

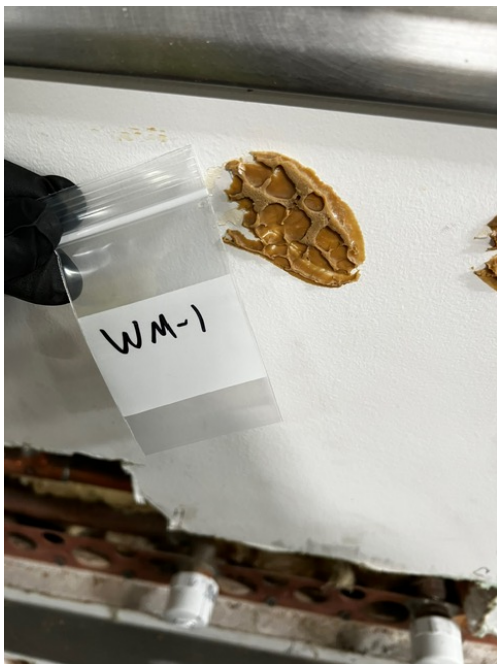
DOCUMENTATION:

A report titled *Methodology for XRF Performance Characteristic Sheets* (EPA 747-R-95-008) provides an explanation of the statistical methodology used to develop Performance Characteristic Sheets at the Federal standard (Action Level) of 1.0 mg/cm² and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. The report may be downloaded at <http://www2.epa.gov/lead/methodology-xrf-performance-characteristic-sheets-epa-747-r-95-008-september-1997>.

Date of Survey: 11-20-2025
Project Number: QB-4027-25
Property Address: 11109 Jasmine St, Fontana, CA 92337

Appendix C

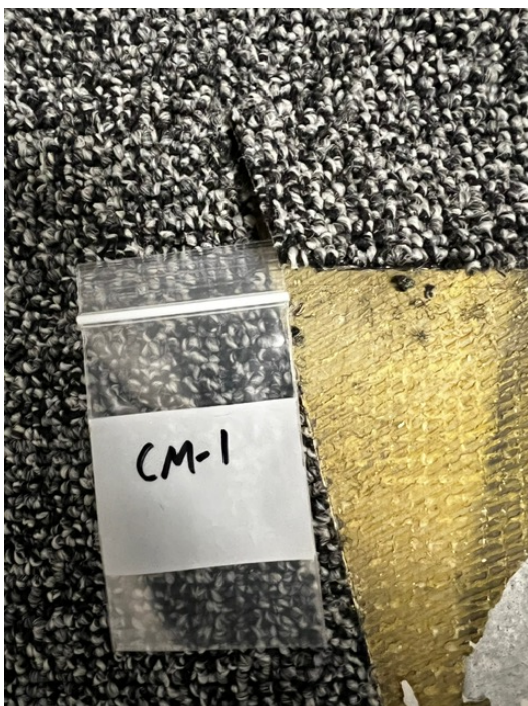
SITE PHOTOGRAPHS



Picture 1: Wall mastic sampled from the open area.



Picture 2: Penetration Mastic sampled from the exterior.



Picture 3: Carpet mastic sampled from office 1.



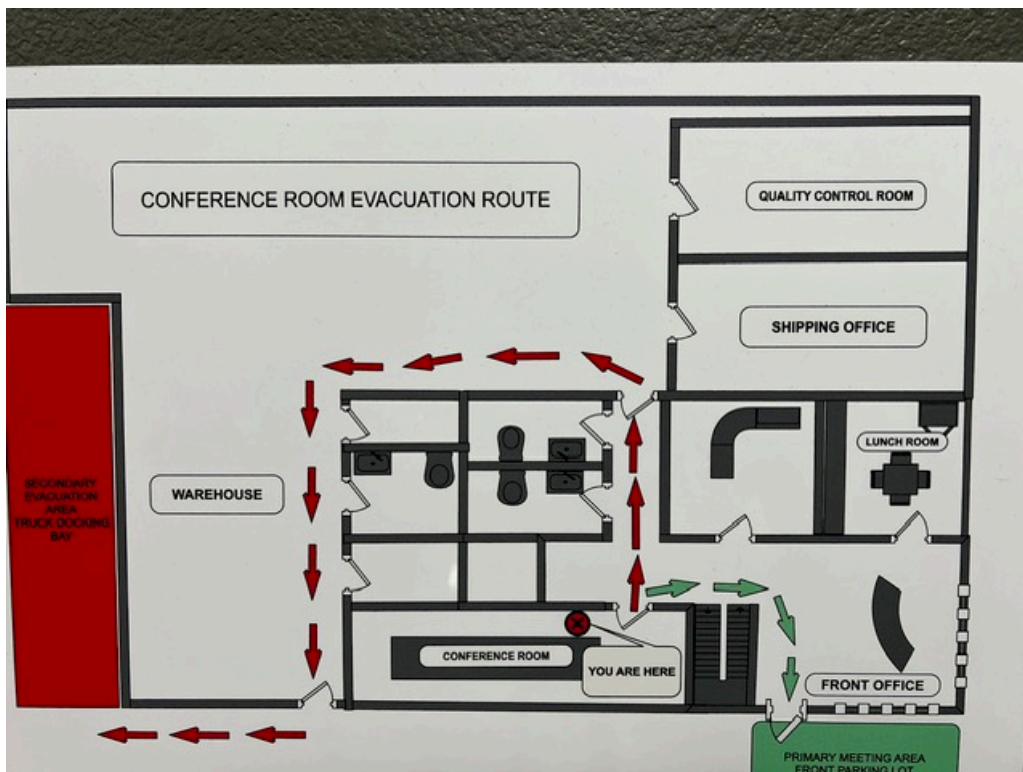
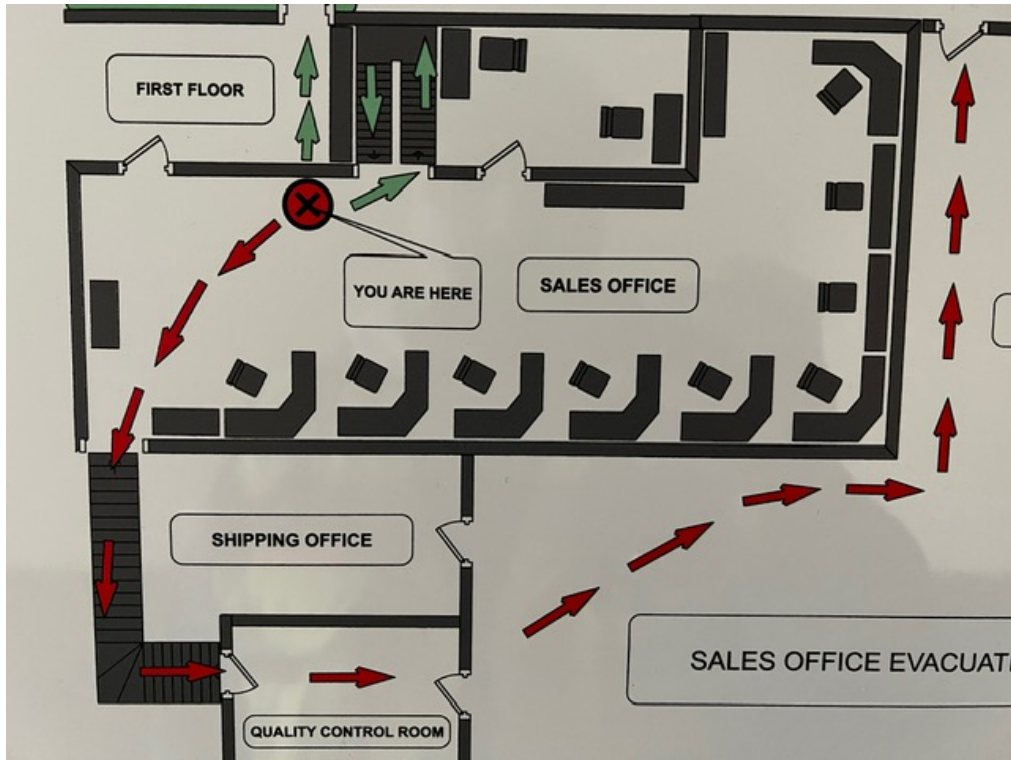
Picture 4: Rolled linoleum flooring sampled in the lunch room.

Date of Survey: 11-20-2025
Project Number: QB-4027-25
Property Address: 11109 Jasmine St, Fontana, CA 92337

Appendix D

SITE MAP/SKETCH

Sketch not to scale.






Appendix E

ACCREDITATION AND CERTIFICATION

Date of Survey: 11-20-2025
Project Number: QB-4027-25
Property Address: 11109 Jasmine St, Fontana, CA 92337



	STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH			
LEAD-RELATED CONSTRUCTION CERTIFICATE				
INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:	
	Lead Inspector/Assessor	LRC-00003897	12/12/2025	
Andrea Pulsipher				
<small>Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD</small>				

	STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH			
LEAD-RELATED CONSTRUCTION CERTIFICATE				
INDIVIDUAL:	CERTIFICATE TYPE:	NUMBER:	EXPIRATION DATE:	
	Lead Sampling Technician	LRC-00004217	12/12/2025	
Jon Garcia				
<small>Disclaimer: This document alone should not be relied upon to confirm certification status. Compare the individual's photo and name to another valid form of government issued photo identification. Verify the individual's certification status by searching for Lead-Related Construction Professionals at www.cdph.ca.gov/programs/clppb or calling (800) 597-LEAD</small>				



November 4, 2025

Cheryl Tubbs
Lilburn Corporation
1905 Business Center Drive
San Bernardino, California 92408

RE: Cultural Resources Records Search Results for the Regional Navigation Center Tenant Improvement Project, City of Fontana, San Bernardino County, California (APN 0238-111-53)

Dear Ms. Tubbs:

At your request, BFSA Environmental Services, a Perennial Company (BFSA), conducted a cultural resources records search for the approximately 1.6-acre Regional Navigation Center Tenant Improvement Project, located at 11109 Jasmine Street in the city of Fontana, San Bernardino County, California (Assessor's Parcel Number 0238-111-53). The proposed project includes renovations to the existing 11109 Jasmine Street commercial building. The project is situated within Section 28, Township 1 South, Range 6 West, on the United States Geological Survey *Guasti, California* (7.5-minute) topographic quadrangle map.

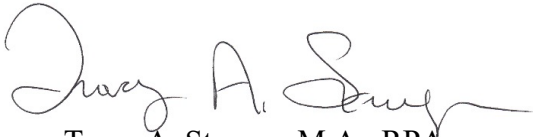
As part of the environmental review process, BFSA conducted the cultural resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The records search encompassed a half-mile radius surrounding the project. The records search did not identify any cultural resources recorded within a half-mile radius of the subject property. The records search did identify five previous studies conducted within a half mile of the project, none of which included the subject property.

In addition to the SCCIC records search, historic aerial photographs (1938 to 2025) of the property were reviewed. Historic aerial photographs demonstrate that the property was primarily utilized for agricultural purposes during the twentieth century. By 1994, the surrounding area began to be developed, but the subject property remained vacant until the early 2000s. Between 2005 and 2006, the existing 11109 Jasmine Street building was constructed in its present location. Currently, the entirety of the property is developed with the 11109 Jasmine Street building, commercial landscaping, hardscape, and associated infrastructure.

Based upon the records search results, no recorded resources are documented within the project or within a half-mile radius of the project. Given the existing development within the

property and the records search results, the potential for archaeological resources within the property is low. The full SCCIC records search is attached to this letter report (Attachment A). Please contact us if you have any questions or require additional study for this project.

Regards,

A handwritten signature in black ink, appearing to read "Tracy A. Stropes". The signature is fluid and cursive, with the first name "Tracy" being the most prominent.

Tracy A. Stropes, M.A., RPA
Principal Investigator

Attachments:

Attachment A – Archaeological Records Search Results

ATTACHMENT A

Archaeological Records Search Results

BFSA Environmental Services, a Perennial Company

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEMS RECORDS SEARCH

Company: BFSA Environmental Services, a Perennial Company
Processed By: Kathleen A. Krogh and Emily T. Soong
Date Processed: October 23, 2025
Project Identification: Regional Navigation Center Tenant Improvement
Information Center: South Central Coastal Information Center
Search Radius: Half Mile Buffer

Historical Resources:

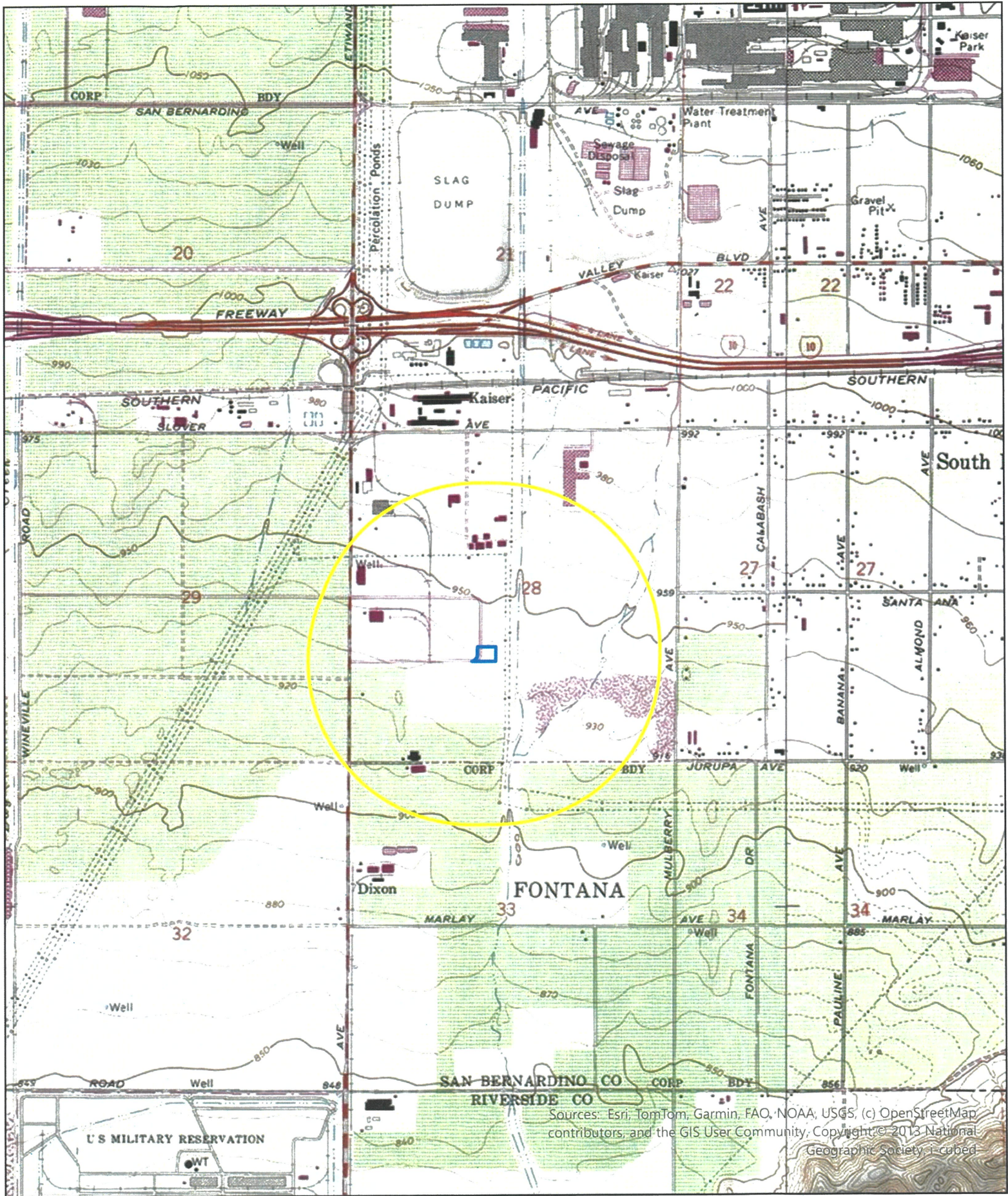
Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been reviewed for all recorded sites.

There are no resources located within a half mile radius of the current project area or located within the subject property.

Previous Survey Report Boundaries:

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been reviewed.

There are five reports within a half mile radius of the current project area, none of which are located within the subject property.



Resources pg. 1 of 1

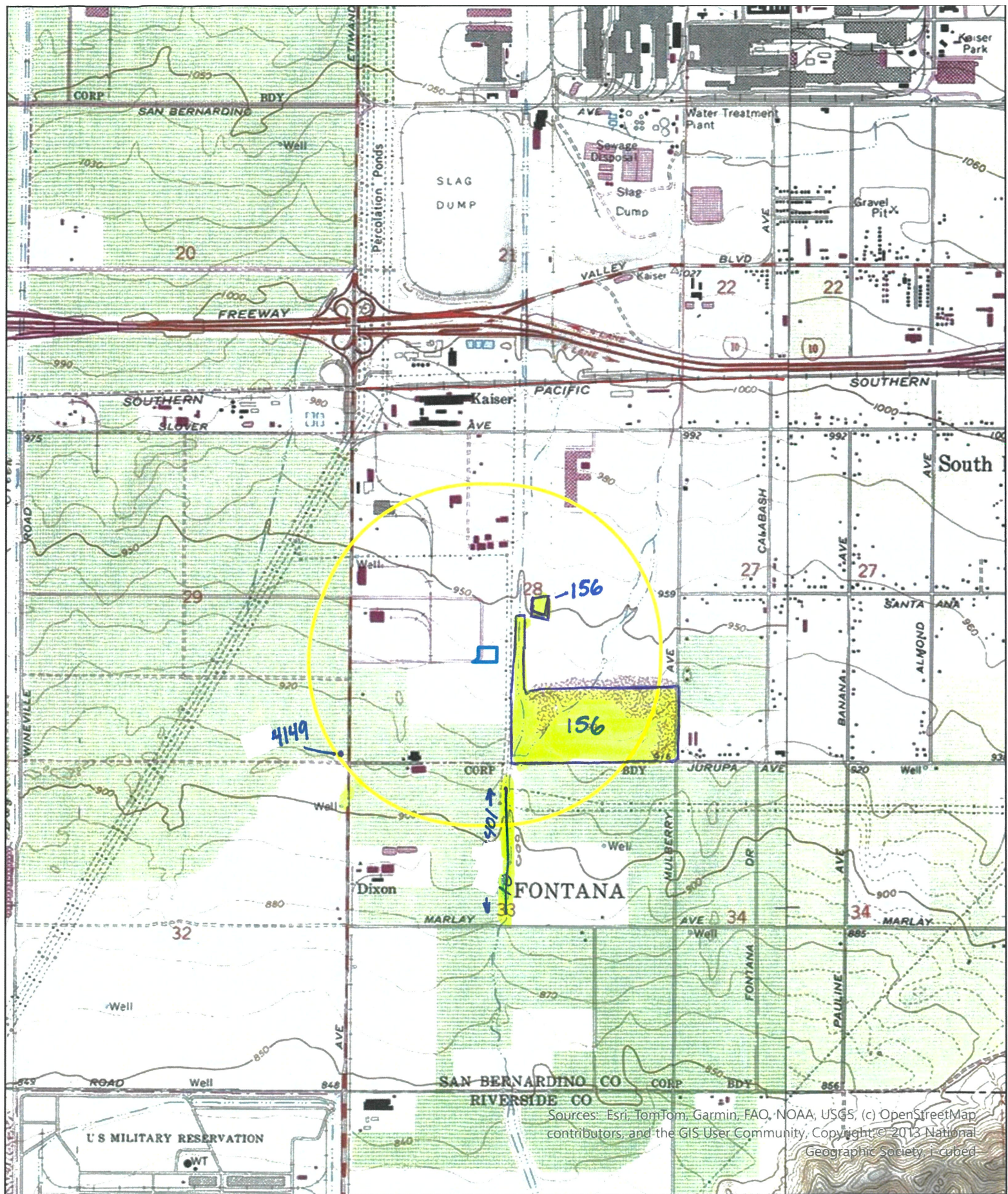
NO RESOURCES

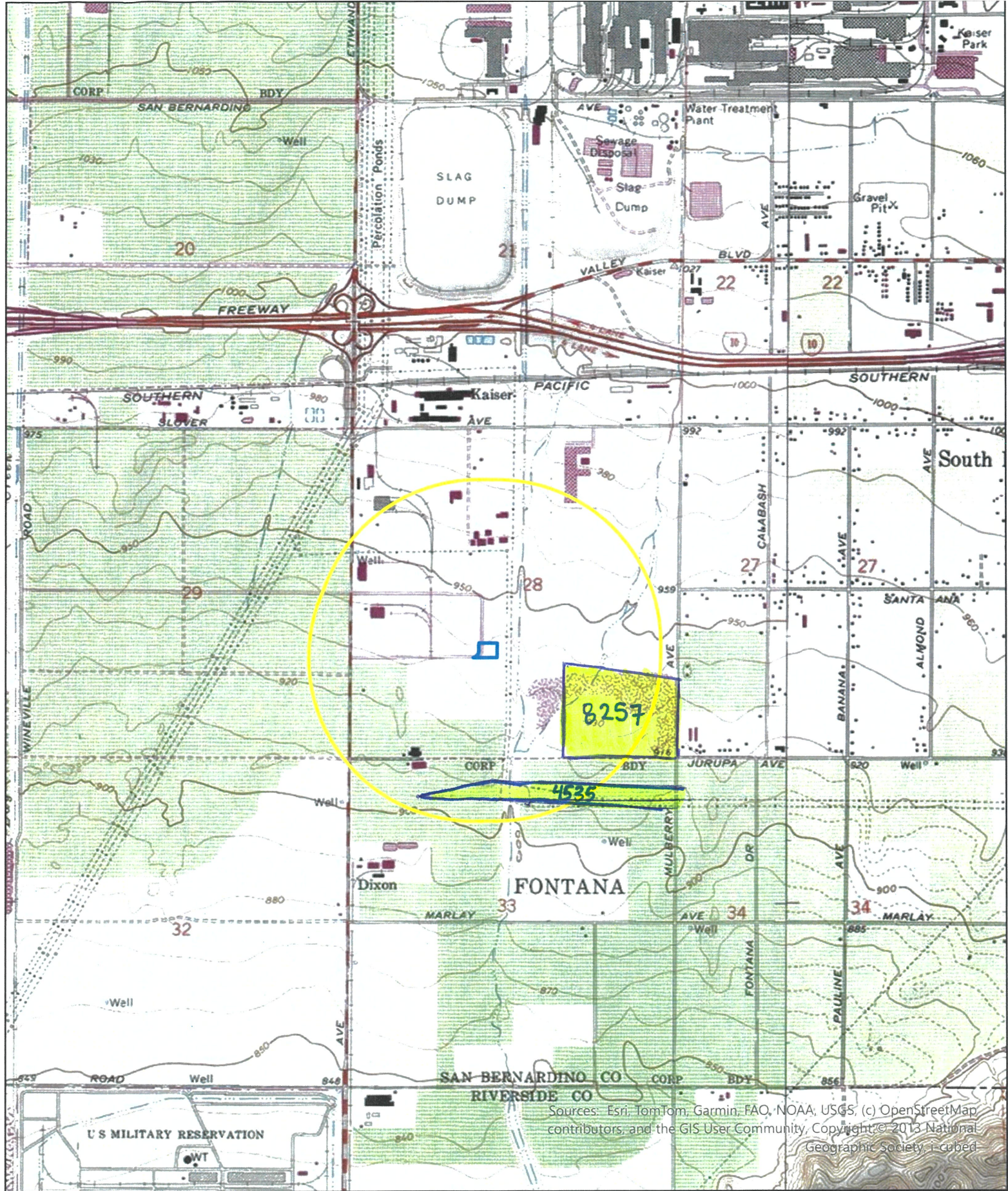
- Project
- Half Mile Radius

Regional Navigation Center Tenant Improvement Project
USGS *Guasti* and *Fontana* Quadrangles (7.5-minute series)



1:24,000
KAK 10/16/25





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Copyright © 2013 National Geographic Society, i-cubed



Report List

Regional Navigation Center

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
SB-00156	NADB-R - 1060156; Voided - 73-5.1	1973	SMITH, GERALD A.	ARCHAEOLOGICAL SURVEY OF THE JURUPA BASIN BORROW PIT SITE	SAN BERNARDINO COUNTY MUSEUM	
SB-00401	NADB-R - 1060401; Voided - 76-10.11	1976	HEARN, JOSEPH E.	ARCHAEOLOGICAL - HISTORICAL RESOURCES ASSESSMENT OF SAN SEVAINE FLOOD CONTROL CHANNEL FROM MARLAY AVENUE TO RIVERSIDE COUNTY LINE IN THE FONTANA AREA	SAN BERNARDINO COUNTY MUSEUM ASSOCIATION	
SB-04149	NADB-R - 1064149	2001	WHITE, LAURIE S.	RECORDS SEARCH RESULTS FOR SPRINT PCS FACILITY SB40XC703A (WIMBLEDON SUBSTATION) CITY OF ONTARIO, SAN BERNARDINO COUNTY, CA. 19PP	MICHAEL BRANDMAN ASSOCIATES	
SB-04535	NADB-R - 1064535	2005	BUDINGER, FRED E.	AN ARCHAEOLOGICAL ASSESSMENT OF THE PROPOSED VERIZON WIRELESS CALABASH UNMANNED CELLULAR TELECOMMUNICATIONS SITE, FONTANA, SAN BERNARDINO COUNTY, CA. 29PP	TETRA TECH, INC	
SB-08257		2016	Tang, Bai	Due-Diligence Historical/Archaeological Resources Study Inland Empire Utilities Agency Recharge Basin Maintenance Plan Chino Basin Area, San Bernardino and Riverside Counties, California CRM TECH Contract No. 2989	CRM TECH	