January 23, 2026
Project No. 211135015

Rule1403Notifications@scaqmd.gov
Attention: Supervisor
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, California 91765

Subject: Procedure 5 Plan
Former 99 Cent Store
725 South Main Street
Corona, California 92882

To Whom It May Concern:

On behalf of the City of Corona (City), Ninyo & Moore has prepared this Procedure 5 Cleanup (P5) Plan for asbestos abatement activities planned for the Former 99 Cent Store Renovation Project for the building located at 725 South Main Street, in Corona, California (site). This P5 Plan has been prepared by a California Division of Occupational Safety and Health (DOSH) Certified Asbestos Consultant (CAC). Current certification documentation is presented in Attachment A.

The City has retained the services of a licensed asbestos abatement contractor to complete the abatement activities associated with this P5 Plan. The scope of work for the project involves the abatement and disposal of damaged asbestos-containing flooring materials associated with the building at the site. The Removal and clean-up activities will be performed in accordance with the South Coast Air Quality Management District (SCAQMD) Guidelines for Asbestos Site Clean-Up Rule 1403 Procedure 5 Plans.

## BACKGROUND

The City is planning to demolish the building at the site. On December 23, 2025, Mr. Anthony L. Norelli, a DOSH CAC (No. 24-7720) performed an asbestos survey and sampling of the building at the site. During the survey and sampling activities, Ninyo & Moore's representative observed damaged vinyl floor tile with asbestos-containing mastic within the building's Southwest Storage Room and Main Floor. Ninyo & Moore's findings and results are summarized in the "Hazardous Building Materials Survey; Former 99 Cent Store, 725 South Main Street, Corona, California, dated January 16, 2026." The survey was requested by the City as part of the planned demolition

activities at the site. Based on the planned demolition activities, the identified asbestos-containing materials (ACM) will be abated as part of this P5 Plan.

## SCOPE OF WORK

The scope of work for this P5 Plan is to abate all of the identified ACM, debris, and asbestos-containing waste materials. The ACMs are to be removed by the abatement contractor and a CAC or CSST will perform ongoing abatement monitoring and final visual clearance upon completion.

## SUMMARY OF ASBESTOS ABATEMENT AND DECONTAMINATION TASKS

Table 1 (below) summarizes the ACM planned for abatement (removal) as part of this P5 abatement project.

**Table 1 – Asbestos Containing Materials Planned for P5 Abatement**

| Material | Location | Approximate Quantity | Abatement/ Decontamination |
|---|---|---|---|
| 12”x12” White w/ Blue VFT over White VFT | Main Floor | 17,325 SF | Abatement |
| 12”x12” Light Blue VFT over Off-White VFT | Main Floor | 4,330 SF | Abatement |
| 12”x12” Dark Blue VFT over White VFT | Main Floor | 100 SF | Abatement |
| 12”x12” White w/ Gray VFT over Tan VFT | Southwest Storage Room & Main Floor | 17,325 SF | Abatement |
| Yellow Mastic | Southwest Storage Room & Main Floor | 21,755 SF | Abatement |
| Black Mastic | Southwest Storage Room & Main Floor | 21,755 SF | Abatement |
| 2’x2’ Laid-in Ceiling Tile | Main Floor | 21,755 SF | Abatement |
| Merchandiser Refrigerator | Main Floor | 500 SF | Decontaminate |
| HVAC Ducting | Main Floor | 4,000 SF | Decontaminate |
| Shelves | Southwest Storage Room | 20 SF | Decontaminate |
| Walls (CMU, Drywall) | Southwest Storage Room & Main Floor | 24,000 SF | Decontaminate |
| Ceiling (Drywall) | Southwest Storage Room & Main Floor | 21,755 SF | Decontaminate |

**Notes:**
CMU – Concrete Masonry Unit
HVAC – Heating, Ventilation, and Air Conditioning
SF – square feet
VFT – Vinyl Floor Tile
w/ - with
& - and
‘ - foot
“ - inch

The flooring materials within the building appeared to be impacted by a water intrusion event. The building was vacant during the survey and sampling activities. It should be noted that during the survey and sampling activities, there was no visible furniture or equipment (contents) within the building. The subject building is no longer in-service or use as it is planned to be demolished. If

upon new discoveries, the quantities of ACM vary from the totals above, an updated notification will be made to SCAQMD.

## PERSONNEL UTILIZATION

The work will be performed by persons knowledgeable, qualified, and trained in the removal, treatment, handling, and disposal of the ACMs. In addition, such persons will comply with applicable Environmental Protection Agency (EPA), Occupational Safety and Health Standards of the Department of Labor, Cal-DOSH, SCAQMD, and local mandates. The abatement contractor will be licensed in the State of California in accordance with the provisions of Chapter 9 of Division 3 of the Business and Professions Code, as amended, and will be currently certified by Cal-OSHA in asbestos abatement. All abatement activities will be handled by DOSH Certified Asbestos Workers under the direction of a Cal-OSHA Certified Asbestos Supervisor. A Cal-OSHA CAC or CSST will perform the oversight of the P5 abatement under the supervision of a CAC.

## PROVISIONS FOR SITE PREPARATION AND CONTROL

The abatement contractor will provide a worker decontamination unit in compliance with the EPA guidelines, including a portable toilet and a hand-washing facility. A decontamination enclosure will be provided where workers will enter and exit the regulated work area. The work location will be demarcated with asbestos warning tape and posted with warning signs meeting the specifications of Title 8 California Code of Regulations (CCR) 1529 and 29 Code of Federal Regulations (CFR) 1926.1101. The abatement contractor will keep all unauthorized personnel from entering the demarcated area inside the posted barrier tape and signage. The abatement contractor will work with the City and the 3rd Party Consultant to determine waste disposal bin storage locations which will also require demarcation/signage in accordance with Title 8 CCR 1529, and 29 CFR 1926.1101. In addition, all asbestos abatement work shall be conducted per specifications and/or procedures in accordance with SCAQMD Rule 1403.

Access to the regulated area will only be permitted for properly-trained and certified personnel (CACs, CSSTs, and persons with Asbestos Worker and/or Asbestos Competent Person/Supervisor training, as defined in 40 CFR 763).

## ENGINEERING WORK PRACTICES AND ASBESTOS EMISSION CONTROLS

Workers working within the regulated area will don single full-body protective Tyvek suits with integral head and foot coverings, and half-face or full-face air purifying respirators equipped with

high-efficiency particulate air (HEPA) filters. A three-stage decontamination enclosure will be provided at the location where workers will enter and exit the regulated work area. The abatement contractor will perform abatement using hand tools (no powered equipment will be used during abatement) and continually wet ACM with amended water during the removal activities, to minimize airborne asbestos fibers. All Procedure 1 requirements will be followed, including critical barriers and full containments, a negative pressure within the containments will be maintained continuously (24-hours per day, every day) throughout the duration of the project until final clearance and breakdown as applicable. The abatement and removal will be consistent with SCAQMD Rule 1403 and Title 8 CCR 1529.

## ABATEMENT OF MATERIALS (EXECUTION)

### Main Floor and Southwest Storage Room Interior Abatement and Decontamination of Vertical and Horizontal Surfaces

Amended water will be applied to the ACM flooring material. The workers will use hand tools to remove the material and upon removal, all ACM flooring materials will be immediately double bagged with secured, transparent, leak-tight, 6-mil polyethylene sheeting bags (goose-neck tied) and properly labeled as required by SCAQMD Rule 1403 and Title 8 CCR 1529.

Amended water will also be applied to the contaminated laid-in ceiling tiles. The workers will use hand tools to remove these tiles and upon removal, the tiles will be immediately double bagged with secured, transparent, leak-tight, 6-mil polyethylene sheeting bags (goose-neck tied) and properly labeled as required by SCAQMD Rule 1403 and Title 8 CCR 1529.

All remaining horizontal and vertical surfaces (i.e., walls, shelves, merchandiser refrigerator, HVAC ducting and ceiling) will be cleaned initially with vacuums equipped with HEPA filters. Then the horizontal and vertical surfaces will be wet wiped. The horizontal and vertical surfaces will be cleaned a second time with vacuums equipped with HEPA filters. All cloths used to wet-wipe surfaces will be disposed with the ACM. All of the bagged ACM will be placed in a lockable enclosed waste storage bin that is lined with two layers of 6-mil polyethylene sheeting.

## AIR MONITORING

Daily personal air monitoring will be conducted by the abatement contractor to determine airborne concentrations of asbestos to which workers are exposed. Communication of the results will be provided to their workers, and to the on-site CAC or Certified Site Surveillance Technician (CSST), upon receipt (daily).

The CAC or CSST will conduct perimeter air monitoring during abatement activities, to verify that engineering controls are in place and functioning property. Air monitoring will be performed in accordance with CCR Section 1529 (g)(4)(B)(2). At a minimum, air samples will be collected at the decontamination chamber, at the bag out area, and in at least two exterior and perimeter locations during asbestos removal activities being performed. Samples may not exceed the established ambient background level or EPA recommended level of 0.01 fibers per cubic centimeter (f/cc). If exceedance occurs, the Contractor will make adjustments to work practices in accordance with direction from the on-site CAC or CSST. Samples will be analyzed by Phase Contrast Microscopy in accordance with National Institute for Occupational Safety and Health (NIOSH) Method 7400 using a 48-hour turnaround time.

## POST ABATEMENT

Following the completion of removal work activities, the CAC or CSST will perform a visual evaluation. After visual evaluation has been provided and is found to be acceptably clean of visible ACMs from all remaining surfaces, post abatement air sampling will be performed in accordance with 8 CCR Section 1529 (g)(4)(B)(2). Samples may not exceed the EPA recommended level of 0.01 f/cc. If exceedance occurs, the abatement contractor will re-clean the horizontal and vertical surfaces equipped with HEPA filters. All of the findings and associated air sampling laboratory reports will be documented and provided to the City.

## HANDLING, STORAGE, DISPOSAL, AND TRANSPORTATION OF ACM WASTE TO LANDFILL

The abatement contractor will collect and transfer all waste to be removed from the site. All waste from the abatement tasks shall be double-wrapped in appropriately labeled and packaged units within the containment, prior to transportation. All ACMs will be disposed of as friable hazardous asbestos-containing waste. All bags shall be labeled as follows:

- Warning labels will have letters of sufficient size and contrast as to be readily visible and legible, and will contain the following information, or as specified by Occupational Safety and Health Administration (OSHA) under 29 CFR 1910.1001(j)(2) or 1926.58(k)(2)(iii), or current Cal-OSHA requirements:

**DANGER**
**CONTAINS ASBESTOS FIBERS**
**AVOID CREATING DUST**
**CANCER AND LUNG DISEASE HAZARD**

- Each bag that will be transported off-site shall be labeled with the name of the waste generator and the location at which the waste was generated.

### Transportation/Disposal

The Contractor is responsible for waste disposal. The hazardous waste hauler will transfer the waste to a certified waste disposal facility. The waste will be accompanied by a traceable Waste Shipment Record which shall include, but not be limited to, the following:

- The name, address, and telephone number of the waste generator;
- The name, address, and telephone number of the SCAQMD;
- The quantity of asbestos-containing waste material in cubic meters or cubic yards;
- The name and telephone number of the disposal site owner and operator;
- The name and physical site location of the disposal site;
- The date transported;
- The name, address, and telephone number of the transporter; and
- A signed certification that the contents of this consignment are fully and accurately described by proper shipping name and are classified, packed, marked, and labeled, and in proper condition for highway transport according to applicable federal, state, and local regulations.

## ASBESTOS CLOSEOUT REPORT

Upon completion of the asbestos abatement, the abatement contractor will provide the City's 3rd Party consultant with asbestos disposal documentation (waste manifests, waste shipping records). The consultant will prepare a Closeout Report with disposal documentation and air monitoring results for submittal to the City.

## INVOLVED PARTIES

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## DISCLAIMER

This asbestos site clean-up plan was prepared by Ninyo & Moore per the request of the City. The clean-up effort, including but not limited to, engineering controls and locations to be cleaned are based on site observations and recommendations provided by Ninyo & Moore.

No warranties expressed or implied are made by Ninyo & Moore 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, the Contractor performing the work shall bring any discrepancies to the immediate attention of Ninyo & Moore.

We have employed state-of-the-art practices to perform this analysis, but this evaluation is limited in scope to ACM easily accessible to a visual inspection. 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. Ninyo & Moore or those representing Ninyo & Moore 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.

We appreciate this opportunity to be of service on this project.

Sincerely,
**NINYO & MOORE**



Anthony L. Norelli
Project Environmental Scientist
Certified Asbestos Consultant No. 24-7720

ALN/DMK/co

Attachment: Attachment A - Certified Asbestos Consultant Certification

# ATTACHMENT A

## Certified Asbestos Consultant Certification

State of California

Division of Occupational Safety and Health

**Certified Asbestos Consultant**

# Anthony L Norelli

Name



Certification No **24-7720**

Expires on **11/15/2026**

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq of the Business and Professions Code.