

## Measure C Bond Office

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March 12, 2025

To: All Bidders

From: Sandra Lovaas, Measure C Bond Manager  
Pleasant Valley School District

Subject: Addendum 4, Bid FB-25-02, Camarillo Heights STEM Academy, Campus  
Fire Alarm Upgrades

This addendum is hereby made a part of the Contract Documents for **Bid FB-25-02, Camarillo Heights STEM Academy, Campus Fire Alarm Upgrades** to the same extent as though it was originally included therein and takes precedence over the original documents.

Receipt of this addendum should be acknowledged on the Bid Form.

- 1) Provides responses to Contractor submitted RFIs.



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**Pleasant Valley School District**

600 Temple Avenue • Camarillo, CA 93010 • (805) 389-2100 (Office) • [www.pleasantvalleysd.org](http://www.pleasantvalleysd.org)  
*PVSD prepares 21st century learners who are responsible members of our global society.*



**Telenet VoIP, Inc.**

*Voice - Data - Security*

## REQUEST FOR INFORMATION (RFC)

School Name: Camarillo Heights Stem Academy DSA Application No.: \_\_\_\_\_  
Project Name: Campus Fire Alarm Upgrade RFC Number: TVI-02  
Project Description: Fire Alarm Date: 3/5/2025  
Issued To: \_\_\_\_\_ Project No.: FB-25-02  
(Architect) Contract No.: \_\_\_\_\_

Drawing Number Detail

Specification Section

Page

### Request:

Is the contractor responsible for abatement. If so, can you provide specifications and abatement reports on the buildings.

Request Issued by:

\_\_\_\_\_  
*Contractor's Signature*

\_\_\_\_\_  
*Name (Printed)*

### Response:

Attached are asbestos and lead reports. If required abatement would be contractor responsibility

**For DSA Applications, the AE in General Responsible in-Charge is required to conform compliance with DSA IR A-6. Check the applicable box below.**

☒

FCD required related to DSA  
Approved Plans (SS, FLS, AC)

☐

FCD and Sketches/ Drawings  
required. Code Related Plans/Spec  
Change (Non-SS, Non-FLS, Non-  
AC)

☐

No FCD required. No  
Sketches/Drawings required  
(Administrative Change ONLY)

Response Issued by:

\_\_\_\_\_  
*Architect's Signature*

\_\_\_\_\_  
*Name (Printed)*

\_\_\_\_\_  
*Date*

Response Reviewed by:

\_\_\_\_\_  
*Owner Authorized Representative*

\_\_\_\_\_  
*Name (Printed)*

\_\_\_\_\_  
*Date*

cc: file, Diane Goodman



# Tabbara Corporation

350 N. Lantana Street, Suite 224, Camarillo, CA 93010 Tel: 805-484-3388, Fax: 805-426-8119

January 31, 2024

Mr. Mike Valdez  
Pleasant Valley School District  
600 Temple Ave  
Camarillo, California

RE: LIMITED LEAD-BASED PAINT SURVEY REPORT  
Camarillo Heights Elementary School  
Boys and Girls Restroom  
Camarillo, California

TC Project No. 104526

Dear Mr. Valdez:

At the request of Pleasant Valley School District, Tabbara Corporation (TC) performed a limited lead-based paint survey on December 16, 2024, in Camarillo Heights Elementary School – Boys and Girls Restroom, located in Camarillo, California. The survey was performed by Mr. Antonio Chavez California Department of Public Health Certified Lead Inspector Accessor/Project Supervisor, in order to determine if any lead-based paint (LBP) or lead coating would be impacted by the upcoming repair and clean up.

The scope of work was conducted in compliance with current state and federal lead regulations. Sampling of suspect materials was performed by collecting Two (2) paint chip sample from the south wall of the Administration main office area.

## **Paint Chip Sampling**

According to the California Title 17 Regulations (Title 17, California Code of Regulations, Division 1, Chapter 8, Sections 35001 through 36000), and for purposes of this report, paint that is found to have a lead concentration equal to or greater than 5,000 milligrams per kilogram (mg/Kg or parts per million), as determined by chemical analysis, is considered to be Lead-Based Paint (LBP).

According to Title 8 CCR, Section 1532.1(d)(4), only coatings with lead concentrations above 600 ppm are deemed a positive initial determination and pose a potential health hazard to workers who disturb them. Additionally, section 1532.1(d) (2) identifies tasks that regulate worker actions where any lead is present. The contractor must determine whether any of these tasks will be performed and institute the appropriate safety measures under this regulation to protect its workers.



# Tabbara Corporation

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State and federal waste disposal regulations must be considered for construction debris and paint wastes generated from renovation or demolition activities.

Any coating having a lead concentration greater than 0.0 ppm, but less than 5000 ppm is considered to be Lead Containing Paint (LCP).

## *Findings*

### **Lead-Based Paint**

Paint chip samples had lead concentrations greater than 5,000 parts per million (ppm).

- None.

### **Lead containing above 0.06% by weight:**

Paint chip samples collected had lead concentration greater than 0.06% by weight or 600 ppm and less than 0.5% by weight or 5000 ppm.

- None.

### **Lead containing less than 0.06% by weight:**

Paint chip samples collected that had lead concentrations equal to or greater than laboratory reporting limit but less than 0.06% by weight (600 ppm).

Sample Number	Location	Component Sampled	Color	Result (ppm)	Result %Wt
1	Boys Restroom - Wall	Ceramic Tile	Beige	<80	<0.008
2	Girls Restroom – Wall	Ceramic Tile	Beige	<80	<0.008





# Tabbara Corporation

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## *Recommendations*

None of the paint chip samples meeting the Title 17 definition of Lead-Based Paint were identified at the Subject Site during the inspection.

Any coating found to have any detectable lead concentration equal to or greater than the laboratory detection limit, but less than 5,000 mg/Kg (ppm) is considered to be Lead Containing Paint.

None of the coatings sampled had lead concentrations greater than 600 mg/Kg (ppm) or 0.06% by weight. According to Title 8 CCR, Section 1532.1(d)(4), only coatings with lead concentrations above 600 mg/Kg (ppm) or 0.06% by weight are deemed a positive initial determination and pose a potential health hazard to workers who disturb them. Additionally, Section 1532.1(d) (2) identifies tasks that regulate worker actions where any lead is present. The contractor must determine whether any of these tasks will be performed and institute the appropriate safety measures under this regulation to protect its workers.

TC recommends that any disturbance of these coatings be performed in accordance with the requirements of Title 8, California Code of Regulations (CCR), and Section 1532.1. The employer of any workers disturbing these coatings must perform an Exposure Assessment in accordance with Section 1532.1(d) to determine if workers disturbing these coatings will be exposed to airborne lead concentrations in excess of the Action Level or Permissible Exposure Limit (PEL) for lead and what, if any, provisions of Section 1532.1 will govern the disturbance of these coatings.

State and federal waste disposal regulations must be considered for construction debris and paint wastes generated from renovation or demolition activities. Composite sampling should be performed to verify that the waste is non-hazardous (If necessary).

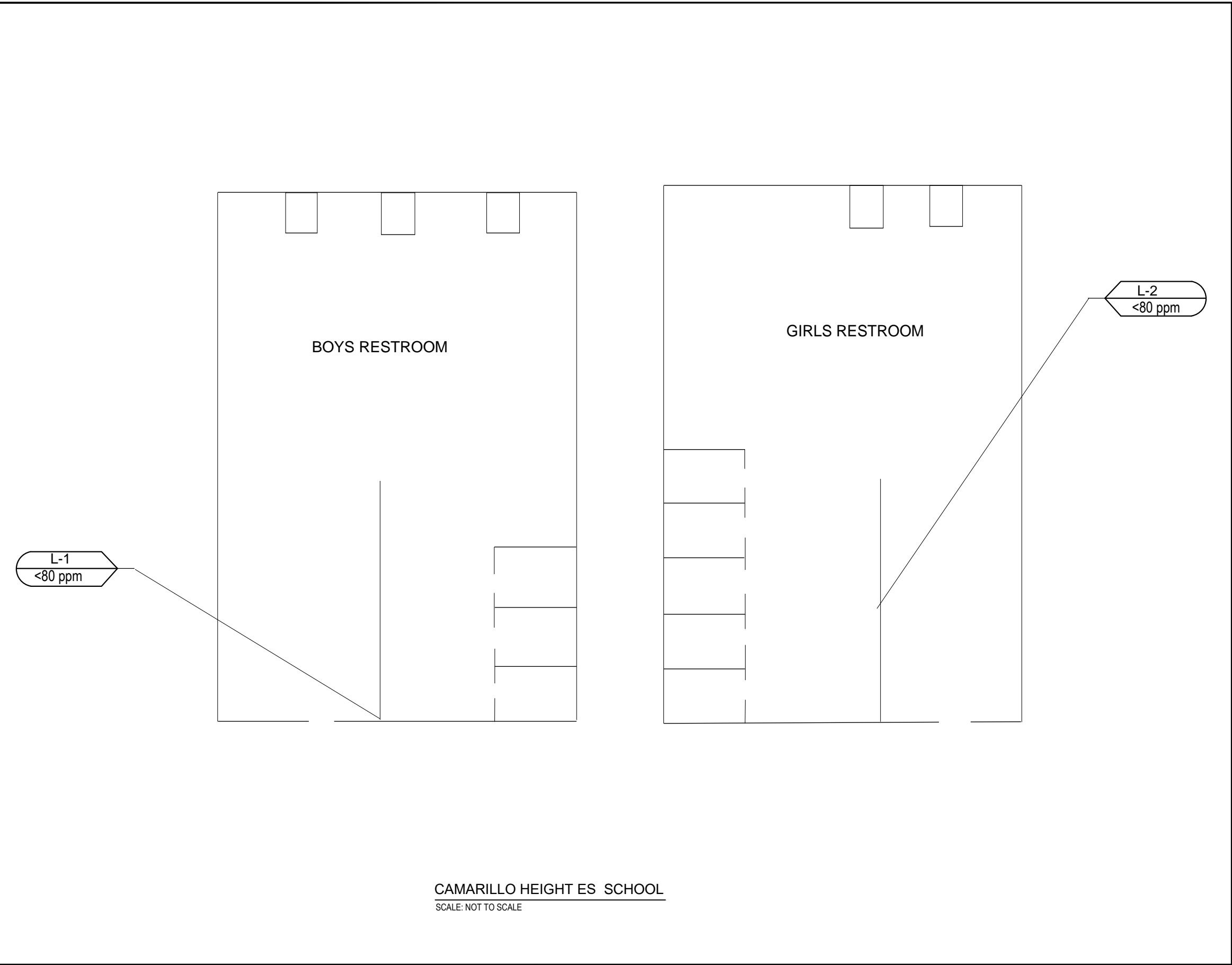
Please contact Tabbara Corporation at 805-484-3388 with questions or comments regarding the information in this report.

Yours very truly,

**Tabbara Corporation**

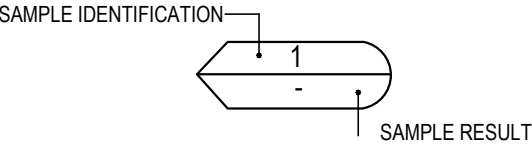
Mahmoud Majdoub

Attachments: Drawing, Lab Report, Sample Logs & Lead Certificate



CAMARILLO HEIGHT ES SCHOOL  
SCALE: NOT TO SCALE

SAMPLE LEGEND

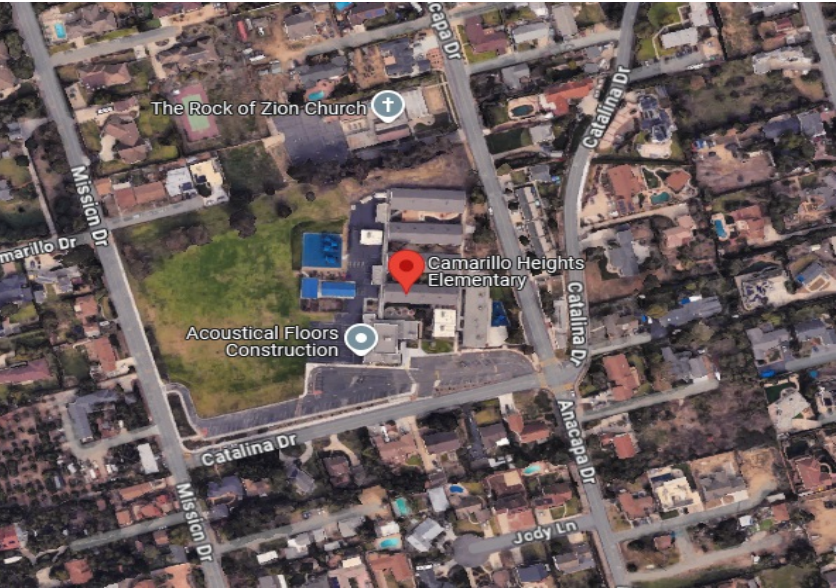


CERAMIC TILE

LEGEND

MATERIAL	QTY.	DESCRIPTION

KEY PLAN :



NO.	REVISIONS:	DATE:	BY:



CAMARILLO HEIGHTS - BOYS BATHROOM  
ASBESTOS SURVEY FLOOR PLAN

**TABBARA CORPORATION**  
350 N. LANTANA STREET, SUITE 224  
CAMARILLO, CALIFORNIA 93010  
TEL: (805)484-3388 FAX: (805)426-8119  
WWW.TABBARACORP.COM

PROJECT NO:	104526
SCALE:	NOT TO SCALE
INSPECTOR(S):	A. CHAVEZ
INSPECTION DATE:	12/16/24





EMSL Analytical, Inc.

LA Testing  
5431 Industrial Drive Huntington Beach, CA 92649  
Tel: (714) 828-4999 Email: [hblab@latesting.com](mailto:hblab@latesting.com)

LIMS Order	NA
EMSL Order ID	3324FLAA0014

1/2/2025

Tabbara Corp  
NA  
NA

The following analytical report covers the analysis performed on samples submitted to EMSL Analytical, Inc. on 12/20/2025  
The results are tabulated on the attached pages for the following client designated project:

**104526- 35 Catalina Drive, Camarillo**

The reference number for these samples is EMSL Order #: NA. If present please use this reference when calling about these samples or the project name. If you have any questions, please do not hesitate to contact the lab.

Michael Chapman, Laboratory Director

The test results contained within this report meet the requirements of the applicable accreditation/certification program unless otherwise noted. Results are only validated to two (2) significant figures.  
Accreditation Name/#: AIHA-LAP, LLC-ELLAP #101650

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

**LA Testing**

5431 Industrial Drive    Huntington Beach, CA 92649  
Telephone: (714) 828-4999  
<http://www.emsl.com>

LIMS Order    NA  
EMSL Order ID    3324FLAA0014

Attention:    Tabbara Corp  
              NA  
              NA

Project Name: 104526- 35 Catalina Drive, Camarillo  
Received:    December 20, 2025  
Reported:    January 2, 2025

**Lead in Paint Chips Analytical Results**

Analyte	Result	Units	Q	DF	RL	Preparation Date	Analysis Date	Analyst	Prep./Anal. Method
Sample ID: 1						LIMS ID: 3324FLAA0014-1		Collected: 12/16/24	
Sample Wt.: 0.2507 g									
Lead	< 0.008	% wt.		1	0.0080	12/31/2024	1/2/2025	dcm	3050B/7000B
Sample ID: 2						LIMS ID: 3324FLAA0014-2		Collected: 12/16/24	
Sample Wt.: 0.2549 g									
Lead	< 0.008	% wt.		1	0.0080	12/31/2024	1/2/2025	dcm	3050B/7000B



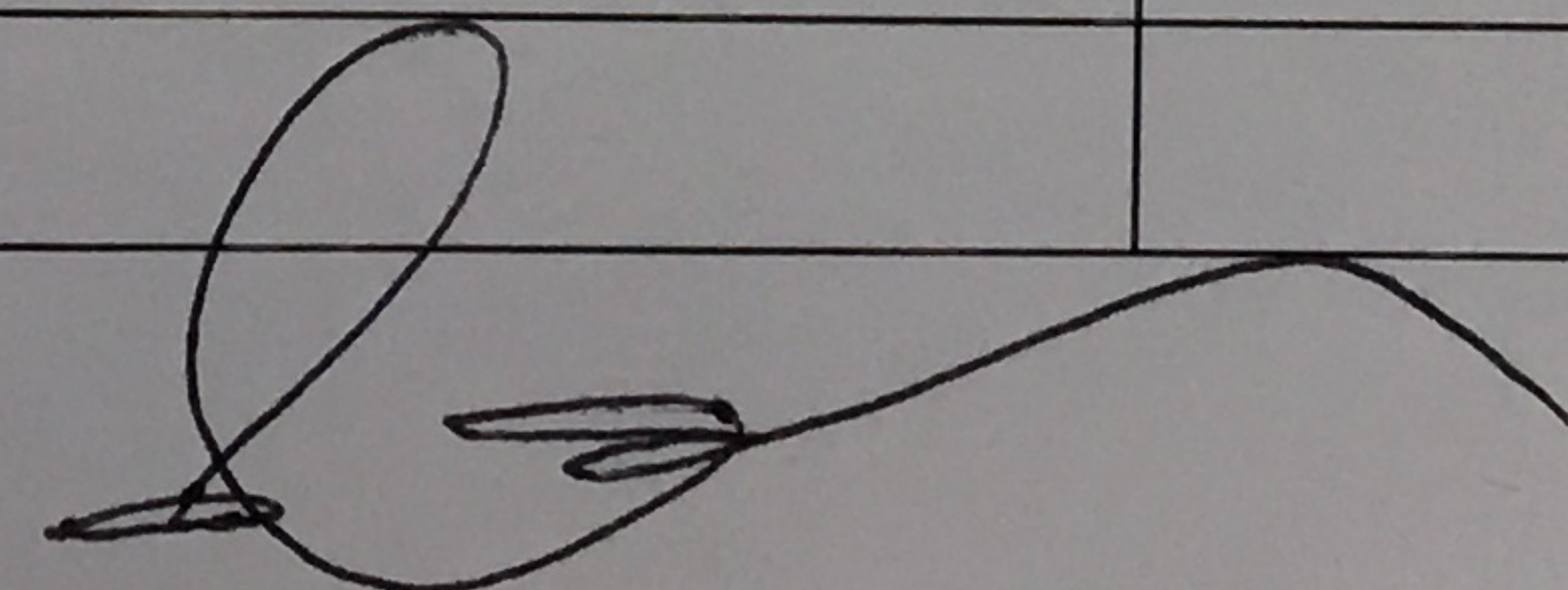
# Tabbara Corporation

## LEAD BULK SAMPLING LOG

DATE	12.16.24
CLIENT	PVSD
SITE	35 Catalina Drive, Camarillo
PROJECT NO.	104526
INSPECTOR(S)	A. Chavez

SAMPLE NUMBER	MATERIAL SAMPLED	SAMPLE LOCATION	QUANTITY	ANALYTICAL RESULTS	COLOR	CONDITION
1	Ceramic Tile	Building 600 / Boys Restroom			Beige	Intact
2	Ceramic Tile	Building 600 / Girls Restroom			Beige	Intact

12/16/24







STATE OF CALIFORNIA  
DEPARTMENT OF PUBLIC HEALTH



# LEAD-RELATED CONSTRUCTION CERTIFICATE

**INDIVIDUAL:**



**Antonio Chavez**

**CERTIFICATE TYPE:**

Lead Supervisor

Lead Sampling Technician

**NUMBER:**

LRC-00007361

LRC-00013089

**EXPIRATION DATE:**

10/6/2025

8/2/2025

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](http://www.cdph.ca.gov/programs/clppb) or calling (800) 597-LEAD

**Asbestos Survey for  
Camarillo Heights ES  
35 Catalina Drive  
Camarillo, California**

Prepared for:

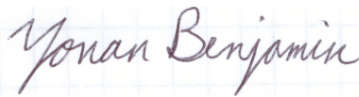
**Mr. Mike Valdez**  
**Pleasant Valley School District**  
600 Temple Ave  
Camarillo, California

TC Project No. 104526



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Mike Tabbara  
CEO/President



---

Yonan Benjamin  
CAC # 02-3228

Date:  
December 22, 2024

Prepared by:

Tabbara Corporation  
350 N. Lantana Street, Suite 224  
Camarillo, California 93010



## Tabbara Corporation

350 N. Lantana Street, Suite 224, Camarillo, CA 93010 Tel: 805-484-3388, Fax: 805-426-8119

December 22, 2024

Mr. Mike Valdez  
Pleasant Valley School District  
600 Temple Ave  
Camarillo, California

TC JOB # 104526

RE: ASBESTOS SURVEY REPORT FOR  
Camarillo Heights ES  
35 Catalina Drive  
Camarillo, California

Dear Mr. Valdez:

Attached is the Asbestos Survey Report for the above-referenced facility. The report includes an executive summary, management of asbestos, sampling and laboratory procedures, sample logs, and plans depicting approximate sample locations.

If you have any questions regarding this report, please call us at (805) 484-3388.

Sincerely,

Mahmoud Majdoub  
Project Scientist



**ASBESTOS SURVEY REPORT**  
**CAMARILLO HEIGHTS ES – 35 CATALINA DRIVE**  
**CAMARILLO, CA**  
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- 1.0 EXECUTIVE SUMMARY
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- 5.0 FINDINGS AND CONCLUSIONS
- PLANS DEPICTING SAMPLE LOCATIONS

APPENDICES

- A: LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY DOCUMENTATION
- B: PHOTOS
- C: CERTIFICATIONS

## 1.0 EXECUTIVE SUMMARY

At the request of Pleasant Valley Unified School District, Tabbara Corporation (TC) performed a limited building survey on December 16, 2024 for asbestos-containing materials (ACM) in the Camarillo Heights Elementary School located at 35 Catalina Drive in Camarillo, California (Subject Site). The current work was performed by Mr. Antonio Chavez, a Certified Site Surveillance Technician (CSST#) 04-3632, under the guidance of Mr. Yonan Benjamin, a Certified Asbestos Consultant (CAC) # 02-3228. The scope of work was conducted in compliance with current state and federal asbestos regulations. The survey included visual observation for ACM, sampling of suspect materials and laboratory analysis. Every effort was made to survey all accessible suspect materials. Additional suspect but un-sampled materials could be located between walls, in voids, or in other areas; caution should be exercised regarding these areas.

TC's finding and conclusions are included in this report.

### *Bulk Sampling*

TC's technician collected a total of twelve (12) bulk samples to be analyzed by Polarized Light Microscopy (PLM). Construction materials that contain asbestos fibers in percentages greater than one tenth of one percent ( $> 0.1\%$ ) **were not found**. Materials with levels of asbestos greater than 0.1% are regulated by government agencies in the state of California:

- None

Additional suspect materials that were sampled and found to have no concentration of asbestos included:

- Grey Grout and Plaster.

### *Asbestos Management*

Asbestos is a hazardous substance. Its condition, handling and disposal are regulated by federal, state and local agencies. If ACCM is disturbed or appears to have become damaged, the condition must be reported to the appropriate supervisor. All asbestos abatement work must be performed in accordance with governing agency regulations. If any construction, maintenance, or remodeling is conducted in an area of the facility where there is the potential for employees to come into contact with, or release or disturb, asbestos or asbestos-containing construction materials, a sign with the following language must be posted: "CAUTION. ASBESTOS CANCER AND LUNG DISEASE HAZARD. DO NOT DISTURB WITHOUT PROPER TRAINING AND EQUIPMENT."

TC recommends that one staff member be assigned as an Operations and Maintenance (O&M) Program Manager, who will develop and manage the program. The person should receive appropriate training and be charged with coordinating periodic O&M inspections. These inspections should include surveying all asbestos-containing building products in the facility. Defects such as signs of increased wear, water damage, vandalism and impact damage should be noted and repaired immediately. Construction or remodeling which occurs in the buildings should be reviewed by the O&M managers in the planning stage to see if preparatory abatement

work will be required. A complete record should be maintained of all findings (including this report), procedures, and actions. This record should also contain names of technical advisors, inspectors, consultants, and all staff time, material and costs associated with asbestos control and abatement. In the future, if cost recovery is sought from the manufacturers, suppliers, or contractors, or in the event of litigation, this information will be required.

## **2.0 REGULATIONS**

This section provides a summary of the federal and state regulations that apply to asbestos and asbestos-related work. The summary is not intended to be comprehensive or to define all regulatory requirements that may apply to Camarillo Heights Elementary School located in Camarillo, California, or to persons who perform asbestos-related work in this facility.

### **2.1 U.S. Environmental Protection Agency**

The U.S. Environmental Protection Agency (EPA) regulates environmental exposures to asbestos through two major pieces of legislation: The National Emission Standards for Hazardous Air Pollutants (NESHAP) under the Clean Air Act and the Asbestos Hazard Emergency Response Act (AHERA) under the Toxic Substances Control Act.

NESHAP, Part 61 of Title 40 of the Code of Federal Regulations (CFR), establishes standards by which asbestos-related work must be performed in order to prevent asbestos from being released into the environment. Some of the requirements include:

- Inspecting for asbestos before commencing a demolition or renovation project,
- Notifying the local NESHAP enforcement agency of all demolition work and asbestos abatement work,
- Training asbestos workers,
- Prohibiting visible emissions and requiring the use of wet methods, negative-pressure enclosures, labeling of waste, and proper handling methods from removal to disposal.

AHERA, Part 763 of 40 CFR, requires schools to inspect for asbestos, prepare management plans, to make notifications regarding the presence of asbestos, use air sampling to confirm proper asbestos removal, and use accredited personnel to perform asbestos-related activities. AHERA and subsequent related legislation established a nationwide program of training and certification required of asbestos professionals, including abatement contractors and workers, who perform work in schools. These requirements have been extended to include asbestos work performed in all public and private sector buildings.

### **2.2 Occupational Safety and Health**

The Occupational Safety and Health Administration (OSHA), regulates occupational exposures to asbestos through the General Industry and Construction Industry asbestos standards (29 CFR 1910.1001 for GISO & 1926.1101 for construction work). These standards are designed to protect workers from asbestos exposure through a series of requirements based on exposures above the permissible exposure limit (PEL). These requirements include:

- Assuming that certain building materials contain asbestos and that buildings constructed prior to 1980 contain Asbestos Containing Construction Materials (ACCM).
- Implementing medical surveillance, respiratory protection, and training programs that include medical examinations, provision of respiratory and Personal Protective Equipment (PPE), and training of workers and supervisors for certain classes of work.

- Training persons who may be exposed to asbestos during their work.
- Using specific types of respirators dependent on the asbestos concentrations being generated.
- For asbestos related work activities work practices and equipment such as negative-pressure enclosures, wet methods, air filtration equipment, decontamination units, warning signs and labels, and waste containers.
- Collecting and analyzing air samples to evaluate potential worker exposures.
- Mandating contractor registration with and notification of asbestos work to the local OSHA enforcement agency.
- Notifying occupants for projects covered by the standard.

In California, the Department of Occupational Safety and Health (DOSH) enforces the OSHA regulations under Section 1529 & Section 5208 of Title 8 of the California Code of Regulations (CCR). DOSH also requires that asbestos consultants performing work in California be trained and certified.

### **2.3 Other Asbestos Regulations**

Many other federal and state regulations that are designed to protect workers, building occupants, and consumers from exposures to hazardous materials also apply to asbestos, including hazard communication, hazardous waste operators and emergency responders, and safe workplace regulations. Some of these include:

- California Environmental Protection Agency-Cal/EPA regulates asbestos waste and requires manifests for transportation and disposal of hazardous asbestos waste (friable and contains greater than 1 percent asbestos). Cal/EPA also requires waste generators to obtain an identification number. Parts of the California Health and Safety Code require that occupants of buildings and consumers of certain products be notified of their contents and the health effects associated with exposures or consumption.
- Certain California regulations may also involve compliance for 0.1% (ACCM). Any contractor or employer (public or private) who engages in asbestos-related work as defined in Labor Code Section 6501.8 involving 100 square feet or more of asbestos-containing material must register with CAL-OSHA and is subject to the lower ACCM threshold.
- Contractors State License Board-The CSLB required that asbestos abatement contractors be licensed as general contractors and maintain an asbestos certification.
- State Board of Equalization-Generators of hazardous waste is required to obtain a tax identification number and pay tax on the amount by weight of waste disposed.
- California Highway Patrol/Department of Transportation-CHP requires that waste containers be properly labeled and that transporters be registered.

Other legislation regulating asbestos exposure in the workplace includes:

- California Health and Safety Code 25249 (Proposition 65)-Requires warnings to be given to individuals who enter a building known to contain asbestos, if such individuals are subject to an asbestos exposure and the building owner cannot demonstrate that significant risk does not exist.
- California Health and Safety Code 25915 et seq. (Connelly Bill)-Requires the owner of any building constructed prior to 1979, who knows that the building contains ACCM, to provide notice to all occupants of that building of the presence and location of known ACCM. Building owners are required to give this notice within 15 days of receipt.

## **2.4 Notifications**

Prior to renovation or demolition work, the contractor should inquire about any abatement notification requirements with the Local Air Pollution Control District.

### **3.0 SAMPLING, LABORATORY PROCEDURES & METHODS**

#### **3.1 Laboratory Procedures and Analysis**

Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, July 1993, in accordance with 40 CFR 763, Subpart F, Appendix A (AHERA), and if applicable, the Point Count Method 600/R-93/116, July 1993, by EMSL Analytical, Inc located on 3356 West Catalina Drive in Phoenix, Arizona / LA Testing located on 520 Mission Street in South Pasadena, Ca. Bulk samples of suspected ACCM were examined under a stereomicroscope to identify suspect fibers. A polarized light microscope equipped with a dispersion staining objective lens was used to determine which of the suspect fibers are asbestos. The various asbestos minerals were identified on the basis of their unique optical characteristics. Reported asbestos percentages were based on visual volume estimates.

#### **3.2 Inspection Procedures - General**

The building spaces were surveyed for the presence of suspect ACM that may contain more than one tenth of one percent asbestos. The suspect materials identified were described and categorized into homogeneous areas. Homogeneous areas consist of suspect materials that are identical in color, appearance, pattern, texture and date of installation. For the purposes of this survey, identified homogenous areas were confined to the building. Samples were collected according to OSHA (29 CFR 1926.1011) dated August 10, 1994 (Revised September 12, 1995).

#### **3.3 Choosing Sample Locations**

Samples of suspect ACM were collected in accordance with AHERA to determine whether the materials contain asbestos. Samples were not collected from homogeneous materials when the inspector determined that the material was non-ACM (such as foam, glass, wood, rubber, ceramic tile).

#### **3.4 Sampling Methods**

Samples were obtained with a stainless-steel knife to penetrate a material without creating excessive dust. Except for joint compound, the knife was utilized to cut, rather than scratch a sample from the surface of suspect materials in an effort to obtain a sample that was representative of all layers of the material. The sampled area was pre-wetted to minimize or reduce fiber generation during the sampling process. Damaged or inconspicuous areas were sampled wherever practical.

TC's sampling procedures incorporate the use of plastic Ziploc<sup>tm</sup> bags, labeled with black permanent markers per a unique numbering sequence. One label with the sample number was placed on the sample bag, and a second description was placed on the bulk sample log. Information about the sample, including the sample type, location and condition, was noted on the sheet as each sample was collected.

#### **4.0 LIMITATIONS**

This survey was planned and implemented on the basis of a mutually agreed scope of work. The survey was conducted in conformance with generally accepted current standards for identifying and evaluating asbestos in construction materials. TC uses only qualified professionals to perform building surveys; reasonable effort was made to survey accessible suspect materials. Additional suspect but un-sampled materials could be located between walls, in voids, or in other inaccessible areas; caution should be exercised regarding these areas. TC cannot warrant that these buildings do not contain ACM in locations other than those noted in this report.

TC's assessment of the risk of exposure to airborne asbestos fibers followed generally accepted protocols and is based on conditions at the time of the survey. TC is not responsible for changes in conditions or accepted protocols subsequent to our site visit.



## **5.0 FINDINGS & CONCLUSIONS**

### **ASBESTOS SURVEY REPORT CAMARILLO HEIGHTS ELEMENTARY SCHOOL CAMARILLO, CALIFORNIA**

A limited building material survey was performed on December 16, 2024 for asbestos-containing materials (ACM) at Camarillo Heights ES located at 3 Catalina Drive in Camarillo, California. The current work was performed by Mr. Antonio Chavez, a Certified Site Surveillance Technician (CSST#) 04-3632, under the guidance of Mr. Yonan Benjamin, a Certified Asbestos Consultant (CAC) # 02-3228.

Asbestos was not detected in any of the materials sampled by TC.

Client: Pleasant Valley School District  
 Site: Camarillo Heights ES  
 TC # 104526  
 Inspector(s): A. Chavez

ASBESTOS BULK SAMPLING LOG  
 Camarillo Heights ES  
 35 Catalina Drive  
 Camarillo, California

Date: 12/16/24

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Air Erosion	Contact	Vibration
1	Plaster	Building 600/ Boys Restroom		ND		Intact			
2	Plaster	Building 600/ Boys Restroom		ND		Intact			
3	Plaster	Building 600/ Boys Restroom		ND		Intact			
4	Grey Grout	Building 600/ Boys Restroom		ND		Intact			
5	Grey Grout	Building 600/ Boys Restroom		ND		Intact			
6	Grey Grout	Building 600/ Boys Restroom		ND		Intact			
7	Plaster	Building 600/ Girls Restroom		ND		Intact			
8	Plaster	Building 600/ Girls Restroom		ND		Intact			
9	Plaster	Building 600/ Girls Restroom		ND		Intact			
10	Grey Grout	Building 600/ Girls Restroom		ND		Intact			
11	Grey Grout	Building 600/ Girls Restroom		ND		Intact			
12	Grey Grout	Building 600/ Girls Restroom		ND		Intact			

Friability Codes: N=Non Friable; F=Friable

Condition Codes: G=Good; F=Fair; P=Poor

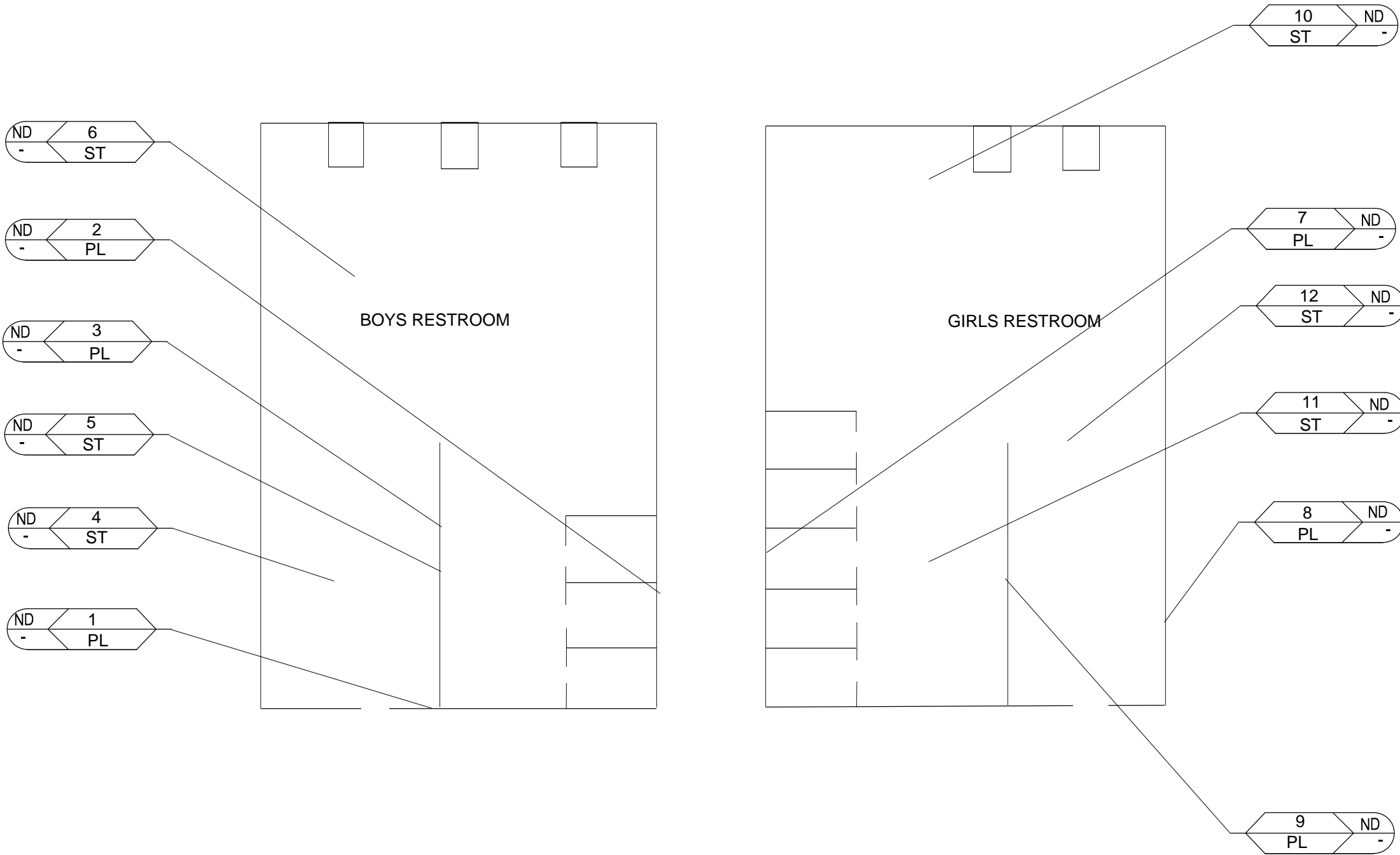
Air Erosion Contact Vibration Codes: L=Low; M=Moderate; H=High

104526 Camarillo Heights ES Asbestos Logs

NA=Not Analyzed

ND=Not Detected

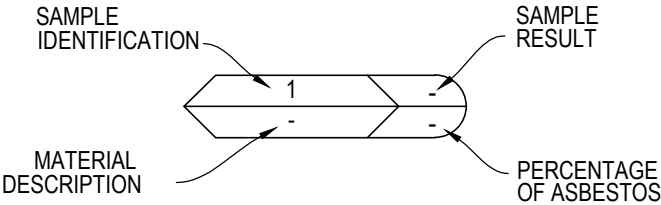
N=Negative by Point Count Method (<0.1% chrysotile)



CAMARILLO HEIGHT ES SCHOOL

SCALE: NOT TO SCALE

SAMPLE LEGEND



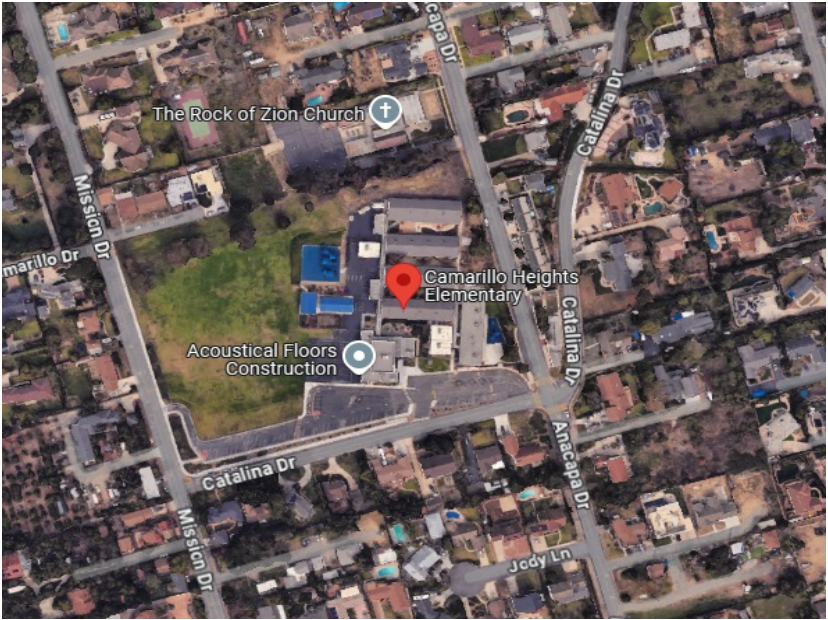
MATERIALS:

- IM = INSUFFICIENT MATERIAL  
NA = NOT ANALYZED  
ND = NOT DETECTED  
N = NEGATIVE BY THE POINT COUNT METHOD  
P = POSITIVE
- ST= STUCCO  
PL= PLASTER

LEGEND

MATERIAL	QTY.	DESCRIPTION

KEY PLAN :



NO.	REVISIONS:	DATE:	BY:



CAMARILLO HEIGHTS - BOYS & GIRLS BATHROOM  
ASBESTOS SURVEY FLOOR PLAN

TABBARA CORPORATION

350 N. LANTANA STREET, SUITE 224  
CAMARILLO, CALIFORNIA 93010  
TEL: (805)484-3388 FAX: (805)426-8119  
WWW.TABBARACORP.COM

SCALE: NOT TO SCALE

PROJECT NO: 104526

INSPECTOR(S):  
A. CHAVEZ  
INSPECTION DATE:  
12-16-2024



APPENDIX A

LABORATORY ANALYSIS RESULTS  
AND  
CHAIN OF CUSTODY DOCUMENTATION



Attention: **Mike Tabbara**  
**Tabbara Corp**

Samples analyzed by: **LA Testing**  
**5431 Industrial Drive**  
**Huntington Beach, CA 92648**  
**Tel (714) 828-4999**

NVLAP Lab Code: 101384-0  
AIHA-LAP, LLC-IHPAT Lab: N/A  
NYS ELAP: N/A  
NJ DEP: N/A  
PA ID: N/A

Sample Date: 12/1/2024  
Submitted Date: 12/20/2024  
Analysis Date: 12/26/2024  
Report Date: 12/26/2024

Client Project:

104526

EMSL ID:


3324ASB0028

**Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Sub E App E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

This is page one of the analytical report; data found on subsequent pages.

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This preliminary report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available upon request.

Laboratory Comments:

  
Michael Chapman, Laboratory Manager  
or other approved Signatory



Client Project: 104526

EMSL ID: 3324ASB0028

Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Sub E App E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Color	Non-Asbestos Fibers	%	% Non-Fibrous	Asbestos Type	Asbestos Percentage	Comment
1 Skim Coat		white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
1 Plaster		gray			100	None Detected		
		Non-Fibrous						
		Homogeneous						
2 Skim Coat		white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
2 Plaster		gray			100	None Detected		
		Non-Fibrous						
		Homogeneous						
4 Stucco 1		white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
4 Stucco 2		beige			100	None Detected		
		Non-Fibrous						
		Homogeneous						
5 Stucco 1		white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
5 Stucco 2		beige			100	None Detected		
		Non-Fibrous						
		Homogeneous						
7 Skim Coat		white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
7 Plaster		beige			100	None Detected		
		Non-Fibrous						
		Homogeneous						
8 Skim Coat		white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
8 Plaster		beige			100	None Detected		
		Non-Fibrous						
		Homogeneous						
10		gray, white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
11		gray, white			100	None Detected		
		Non-Fibrous						
		Homogeneous						

3 Skim Coat		white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
3 Plaster		beige			100	None Detected		
		Non-Fibrous						
		Homogeneous						
3 Mesh		white	Glass	90	10	None Detected		
		Fibrous						
		Homogeneous						
6 Stucco 1		gray, white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
6 Stucco 2		beige, gray			100	None Detected		
		Non-Fibrous						
		Homogeneous						
9 Skim Coat		white			100	None Detected		
		Non-Fibrous						
		Homogeneous						
9 Plaster		beige			100	None Detected		
		Non-Fibrous						
		Homogeneous						
9 Mesh		white	Glass	90	10	None Detected		
		Fibrous						
		Homogeneous						
12 Adhesive		beige			100	None Detected		
		Non-Fibrous						
		Homogeneous						
12 Stucco 1		white, brown			100	None Detected		
		Non-Fibrous						
		Homogeneous						
12 Stucco 2		beige, gray			100	None Detected		
		Non-Fibrous						
		Homogeneous						

## APPENDIX B

### PHOTOS







APPENDIX C  
CERTIFICATIONS

## DEPARTMENT OF INDUSTRIAL RELATIONS

## Division of Occupational Safety and Health-Asbestos &amp; Carcinogen Unit

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> [actu@dir.ca.gov](mailto:actu@dir.ca.gov)

406163632T

266

272

September 09, 2024

Antonio Chavez  
1341 E. Riverside Drive  
Ontario CA 91761

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailing information within 15 days of the change.

Sincerely,

Dean Mochrie, CAC  
Senior Safety Engineer

Attachment: Certification Card

cc: File

Renewal – Card Attached (08/24)



**Asbestos Survey for  
Camarillo Heights Elementary School  
35 Catalina Drive  
Camarillo, California 93010**

Prepared for:

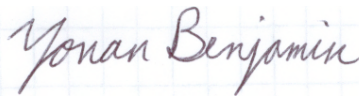
**Mr. Mike Valdez**  
**Pleasant Valley School District**  
600 Temple Ave  
Camarillo, California

TC Project No. 104485



---

Mike Tabbara  
CEO/President



---

Yonan Benjamin  
CAC # 02-3228

Date:  
June 11, 2024

Prepared by:

Tabbara Corporation  
350 N. Lantana Street, Suite 224  
Camarillo, California 93010



## Tabbara Corporation

350 N. Lantana Street, Suite 224, Camarillo, CA 93010 Tel: 805-484-3388, Fax: 805-426-8119

June 11, 2024

Mr. Mike Valdez  
Pleasant Valley School District  
600 Temple Ave  
Camarillo, California

TC JOB # 104485

RE: ASBESTOS SURVEY REPORT FOR  
Camarillo Heights Elementary School  
35 Catalina Drive  
Camarillo, California 93010

Dear Mr. Valdez:

Attached is the Asbestos Survey Report for the above-referenced facility. The report includes an executive summary, management of asbestos, sampling and laboratory procedures, sample logs, and plans depicting approximate sample locations.

If you have any questions regarding this report, please call us at (805) 484-3388.

Sincerely,

Mahmoud Majdoub  
Project Scientist

**ASBESTOS SURVEY REPORT**  
**CAMARILLO HEIGHTS ELEMENTARY SCHOOL**  
**35 CATALINA DRIVE**  
**CAMARILLO, CA 93010**  
**TABLE OF CONTENTS**

- 1.0 EXECUTIVE SUMMARY
- 2.0 REGULATIONS
- 3.0 SAMPLING, LABORATORY PROCEDURES AND METHODS
- 4.0 LIMITATIONS
- 5.0 FINDINGS AND CONCLUSIONS
- PLANS DEPICTING SAMPLE LOCATIONS

APPENDICES

- A: LABORATORY ANALYTICAL RESULTS AND CHAIN OF CUSTODY DOCUMENTATION
- B: PHOTOS
- C: CERTIFICATIONS



## 1.0 EXECUTIVE SUMMARY

At the request of Pleasant Valley Unified School District, Tabbara Corporation (TC) performed a limited building survey on May 31, 2024 for asbestos-containing materials (ACM) in Camarillo Heights Elementary School located at 35 Catalina Drive in Camarillo, California (Subject Site). The current work was performed by Mr. Antonio Chavez, a Certified Site Surveillance Technician (CSST#) 04-3632, under the guidance of Mr. Yonan Benjamin, a Certified Asbestos Consultant (CAC) # 02-3228. The scope of work was conducted in compliance with current state and federal asbestos regulations. The survey included visual observation for ACM, sampling of suspect materials and laboratory analysis. Every effort was made to survey all accessible suspect materials. Additional suspect but un-sampled materials could be located between walls, in voids, or in other areas; caution should be exercised regarding these areas.

TC's finding and conclusions are included in this report.

### *Bulk Sampling*

TC's technician collected a total of Eighteen (18) bulk samples to be analyzed by Polarized Light Microscopy (PLM). Construction materials that contain asbestos fibers in percentages greater than one tenth of one percent ( $> 0.1\%$ ) **were not found**. Materials with levels of asbestos greater than 0.1% are regulated by government agencies in the state of California:

- None.

Additional suspect materials that were sampled and found to have no concentration of asbestos included:

- Roof Core, Black Penetration Mastic, Grey/White HVAC Duct Mastic and HVAC penetration mastic.

### *Asbestos Management*

Asbestos is a hazardous substance. Its condition, handling and disposal are regulated by federal, state and local agencies. If ACCM is disturbed or appears to have become damaged, the condition must be reported to the appropriate supervisor. All asbestos abatement work must be performed in accordance with governing agency regulations. If any construction, maintenance, or remodeling is conducted in an area of the facility where there is the potential for employees to come into contact with, or release or disturb, asbestos or asbestos-containing construction materials, a sign with the following language must be posted: "CAUTION. ASBESTOS CANCER AND LUNG DISEASE HAZARD. DO NOT DISTURB WITHOUT PROPER TRAINING AND EQUIPMENT."

TC recommends that one staff member be assigned as an Operations and Maintenance (O&M) Program Manager, who will develop and manage the program. The person should receive appropriate training and be charged with coordinating periodic O&M inspections. These inspections should include surveying all asbestos-containing building products in the facility. Defects such as signs of increased wear, water damage, vandalism and impact damage should be noted and repaired immediately. Construction or remodeling which occurs in the buildings



should be reviewed by the O&M managers in the planning stage to see if preparatory abatement work will be required. A complete record should be maintained of all findings (including this report), procedures, and actions. This record should also contain names of technical advisors, inspectors, consultants, and all staff time, material and costs associated with asbestos control and abatement. In the future, if cost recovery is sought from the manufacturers, suppliers, or contractors, or in the event of litigation, this information will be required.

## **2.0 REGULATIONS**

This section provides a summary of the federal and state regulations that apply to asbestos and asbestos-related work. The summary is not intended to be comprehensive or to define all regulatory requirements that may apply to Camarillo Heights Elementary School located in Camarillo, California, or to persons who perform asbestos-related work in this facility.

### **2.1 U.S. Environmental Protection Agency**

The U.S. Environmental Protection Agency (EPA) regulates environmental exposures to asbestos through two major pieces of legislation: The National Emission Standards for Hazardous Air Pollutants (NESHAP) under the Clean Air Act and the Asbestos Hazard Emergency Response Act (AHERA) under the Toxic Substances Control Act.

NESHAP, Part 61 of Title 40 of the Code of Federal Regulations (CFR), establishes standards by which asbestos-related work must be performed in order to prevent asbestos from being released into the environment. Some of the requirements include:

- Inspecting for asbestos before commencing a demolition or renovation project,
- Notifying the local NESHAP enforcement agency of all demolition work and asbestos abatement work,
- Training asbestos workers,
- Prohibiting visible emissions and requiring the use of wet methods, negative-pressure enclosures, labeling of waste, and proper handling methods from removal to disposal.

AHERA, Part 763 of 40 CFR, requires schools to inspect for asbestos, prepare management plans, to make notifications regarding the presence of asbestos, use air sampling to confirm proper asbestos removal, and use accredited personnel to perform asbestos-related activities. AHERA and subsequent related legislation established a nationwide program of training and certification required of asbestos professionals, including abatement contractors and workers, who perform work in schools. These requirements have been extended to include asbestos work performed in all public and private sector buildings.

### **2.2 Occupational Safety and Health**

The Occupational Safety and Health Administration (OSHA), regulates occupational exposures to asbestos through the General Industry and Construction Industry asbestos standards (29 CFR 1910.1001 for GISO & 1926.1101 for construction work). These standards are designed to protect workers from asbestos exposure through a series of requirements based on exposures above the permissible exposure limit (PEL). These requirements include:

- Assuming that certain building materials contain asbestos and that buildings constructed prior to 1980 contain Asbestos Containing Construction Materials (ACCM).
- Implementing medical surveillance, respiratory protection, and training programs that include medical examinations, provision of respiratory and Personal Protective Equipment (PPE), and training of workers and supervisors for certain classes of work.

- Training persons who may be exposed to asbestos during their work.
- Using specific types of respirators dependent on the asbestos concentrations being generated.
- For asbestos related work activities work practices and equipment such as negative-pressure enclosures, wet methods, air filtration equipment, decontamination units, warning signs and labels, and waste containers.
- Collecting and analyzing air samples to evaluate potential worker exposures.
- Mandating contractor registration with and notification of asbestos work to the local OSHA enforcement agency.
- Notifying occupants for projects covered by the standard.

In California, the Department of Occupational Safety and Health (DOSH) enforces the OSHA regulations under Section 1529 & Section 5208 of Title 8 of the California Code of Regulations (CCR). DOSH also requires that asbestos consultants performing work in California be trained and certified.

### **2.3 Other Asbestos Regulations**

Many other federal and state regulations that are designed to protect workers, building occupants, and consumers from exposures to hazardous materials also apply to asbestos, including hazard communication, hazardous waste operators and emergency responders, and safe workplace regulations. Some of these include:

- California Environmental Protection Agency-Cal/EPA regulates asbestos waste and requires manifests for transportation and disposal of hazardous asbestos waste (friable and contains greater than 1 percent asbestos). Cal/EPA also requires waste generators to obtain an identification number. Parts of the California Health and Safety Code require that occupants of buildings and consumers of certain products be notified of their contents and the health effects associated with exposures or consumption.
- Certain California regulations may also involve compliance for 0.1% (ACCM). Any contractor or employer (public or private) who engages in asbestos-related work as defined in Labor Code Section 6501.8 involving 100 square feet or more of asbestos-containing material must register with CAL-OSHA and is subject to the lower ACCM threshold.
- Contractors State License Board-The CSLB required that asbestos abatement contractors be licensed as general contractors and maintain an asbestos certification.
- State Board of Equalization-Generators of hazardous waste is required to obtain a tax identification number and pay tax on the amount by weight of waste disposed.
- California Highway Patrol/Department of Transportation-CHP requires that waste containers be properly labeled and that transporters be registered.

Other legislation regulating asbestos exposure in the workplace includes:

- California Health and Safety Code 25249 (Proposition 65)-Requires warnings to be given to individuals who enter a building known to contain asbestos, if such individuals are subject to an asbestos exposure and the building owner cannot demonstrate that significant risk does not exist.
- California Health and Safety Code 25915 et seq. (Connelly Bill)-Requires the owner of any building constructed prior to 1979, who knows that the building contains ACCM, to provide notice to all occupants of that building of the presence and location of known ACCM. Building owners are required to give this notice within 15 days of receipt.

## **2.4 Notifications**

Prior to renovation or demolition work, the contractor should inquire about any abatement notification requirements with the Local Air Pollution Control District.

### **3.0 SAMPLING, LABORATORY PROCEDURES & METHODS**

#### **3.1 Laboratory Procedures and Analysis**

Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, July 1993, in accordance with 40 CFR 763, Subpart F, Appendix A (AHERA), and if applicable, the Point Count Method 600/R-93/116, July 1993, by Micron Environmental Laboratories, located at 3635 Lexington Ave in El Monte, California. Bulk samples of suspected ACM were examined under a stereomicroscope to identify suspect fibers. A polarized light microscope equipped with a dispersion staining objective lens was used to determine which of the suspect fibers are asbestos. The various asbestos minerals were identified on the basis of their unique optical characteristics. Reported asbestos percentages were based on visual volume estimates.

#### **3.2 Inspection Procedures - General**

The building spaces were surveyed for the presence of suspect ACM that may contain more than one tenth of one percent asbestos. The suspect materials identified were described and categorized into homogeneous areas. Homogeneous areas consist of suspect materials that are identical in color, appearance, pattern, texture and date of installation. For the purposes of this survey, identified homogenous areas were confined to the building. Samples were collected according to OSHA (29 CFR 1926.1011) dated August 10, 1994 (Revised September 12, 1995).

#### **3.3 Choosing Sample Locations**

Samples of suspect ACM were collected in accordance with AHERA to determine whether the materials contain asbestos. Samples were not collected from homogeneous materials when the inspector determined that the material was non-ACM (such as foam, glass, wood, rubber, ceramic tile).

#### **3.4 Sampling Methods**

Samples were obtained with a stainless-steel knife to penetrate a material without creating excessive dust. Except for joint compound, the knife was utilized to cut, rather than scratch a sample from the surface of suspect materials in an effort to obtain a sample that was representative of all layers of the material. The sampled area was pre-wetted to minimize or reduce fiber generation during the sampling process. Damaged or inconspicuous areas were sampled wherever practical.

TC's sampling procedures incorporate the use of plastic Ziploc<sup>™</sup> bags, labeled with black permanent markers per a unique numbering sequence. One label with the sample number was placed on the sample bag, and a second description was placed on the bulk sample log. Information about the sample, including the sample type, location and condition, was noted on the sheet as each sample was collected.

#### **4.0 LIMITATIONS**

This survey was planned and implemented on the basis of a mutually agreed scope of work. The survey was conducted in conformance with generally accepted current standards for identifying and evaluating asbestos in construction materials. TC uses only qualified professionals to perform building surveys; reasonable effort was made to survey accessible suspect materials. Additional suspect but un-sampled materials could be located between walls, in voids, or in other inaccessible areas; caution should be exercised regarding these areas. TC cannot warrant that these buildings do not contain ACM in locations other than those noted in this report.

TC's assessment of the risk of exposure to airborne asbestos fibers followed generally accepted protocols and is based on conditions at the time of the survey. TC is not responsible for changes in conditions or accepted protocols subsequent to our site visit.

## **5.0 FINDINGS & CONCLUSIONS**

### **ASBESTOS SURVEY REPORT CAMARILLO HEIGHTS ELEMENTARY SCHOOL CAMARILLO, CALIFORNIA 93010**

A limited building material survey was performed on May 31, 2024 for asbestos-containing materials (ACM) at Camarillo Heights Elementary School located at 35 Catalina Drive in Camarillo, California. The current work was performed by Mr. Antonio Chavez, a Certified Site Surveillance Technician (CSST#) 04-3632, under the guidance of Mr. Yonan Benjamin, a Certified Asbestos Consultant (CAC) # 02-3228.

Asbestos was not detected in any of the materials sampled by TC.

Client: Pleasant Valley School District  
 Site: Camarillo Heights Elementary School  
 TC # 104485  
 Inspector(s): A. Chavez

ASBESTOS BULK SAMPLING LOG  
 Pleasant Valley School District  
 Camarillo Heights Elementary School  
 Camarillo, California

Date: 05/31/24

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Air Erosion	Contact	Vibration
1	Roof Core	Administration Building / Roof		ND	NF	Intact			
2	Roof Core	Administration Building / Roof		ND	NF	Intact			
3	Roof Core	Administration Building / Roof		ND	NF	Intact			
4	Black Penetration Mastic	Administration Building / Roof		ND	NF	Intact			
5	Black Penetration Mastic	Administration Building / Roof		ND	NF	Intact			
6	Black Penetration Mastic	Administration Building / Roof		ND	NF	Intact			
7	Grey/White HVAC Duct Mastic	Administration Building / Roof		ND	NF	Intact			
8	Grey/White HVAC Duct Mastic	Administration Building / Roof		ND	NF	Intact			
9	Grey/White HVAC Duct Mastic	Administration Building / Roof		ND	NF	Intact			
10	Roof Core	Kindergarten Building		ND	NF	Intact			
11	Roof Core	Kindergarten Building		ND	NF	Intact			
12	Roof Core	Kindergarten Building		ND	NF	Intact			
13	Black Penetration Mastic	Kindergarten Building		ND	NF	Intact			
14	Black Penetration Mastic	Kindergarten Building		ND	NF	Intact			
15	Black Penetration Mastic	Kindergarten Building		ND	NF	Intact			

Friability Codes: N=Non Friable; F=Friable

Condition Codes: G=Good; F=Fair; P=Poor

Air Erosion Contact Vibration Codes: L=Low; M=Moderate; H=High

104485 Camarillo Heights ES Asbestos Logs

NA=Not Analyzed

ND=Not Detected

N=Negative by Point Count Method (<0.1% chrysotile)



Client: Pleasant Valley School District  
Site: Camarillo Heights Elementary School  
TC # 104485  
Inspector(s): A. Chavez

ASBESTOS BULK SAMPLING LOG  
Pleasant Valley School District  
Camarillo Heights Elementary School  
Camarillo, California

Date: 05/31/24

Sample #	Material Sampled	Sample Location	Quantity	Analytical Results	Friability	Condition	Air Erosion	Contact	Vibration
16	Grey/Black HVAC Penetration Mastic	Kindergarten Building		ND	NF	Intact			
17	Grey/Black HVAC Penetration Mastic	Kindergarten Building		ND	NF	Intact			
18	Grey/Black HVAC Penetration Mastic	Kindergarten Building		ND	NF	Intact			

Friability Codes: N=Non Friable; F=Friable

Condition Codes: G=Good; F=Fair; P=Poor

Air Erosion Contact Vibration Codes: L=Low; M=Moderate; H=High

104485 Camarillo Heights ES Asbestos Logs

NA=Not Analyzed

ND=Not Detected

N=Negative by Point Count Method (<0.1% chrysotile)

ND 6  
- PM  
ND 3  
- RC

ND 7  
- HVACDM

ND 8  
- HVACDM

ND 9  
- HVACDM

ND 4  
- PM  
ND 1  
- RC

ND 5  
- PM  
ND 2  
- RC

13 ND  
PM -  
10 ND  
RC -

16 ND  
HVACPM -

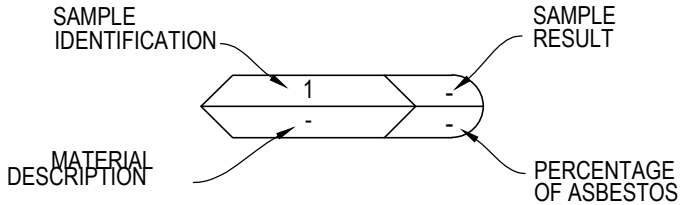
17 ND  
HAVCPM -

14 ND  
PM -  
11 ND  
RC -

18 ND  
HVACPM -

12 ND  
RC -  
15 ND  
PM -

SAMPLE LEGEND



MATERIALS:

- IM = INSUFFICIENT MATERIAL  
NA = NOT ANALYZED  
ND = NOT DETECTED  
N = NEGATIVE BY THE POINT COUNT METHOD  
P = POSITIVE

ST&SC= EXTEIOR STUCCO and SCRATCH COAT

LEGEND

MATERIAL	QTY.	DESCRIPTION

KEY PLAN :



CAMARILLO HEIGHT ELEMENTARY SCHOOL  
SCALE: NOT TO SCALE



NO.	REVISIONS:	DATE:	BY:	CAMARILLO HEIGHTS - 35 CATALINA DR, CAMARILLO CA ASBESTOS SURVEY FLOOR PLAN	TABBARA CORPORATION 350 N. LANTANA STREET, SUITE 224 CAMARILLO, CALIFORNIA 93010 TEL: (805)484-3388 FAX: (805)426-8119 WWW.TABBARACORP.COM	SCALE: NOT TO SCALE	PROJECT NO: 104485	
							INSPECTOR(S): A. CHAVEZ	
							INSPECTION DATE: 5-31-2024	

APPENDIX A

LABORATORY ANALYSIS RESULTS  
AND  
CHAIN OF CUSTODY DOCUMENTATION



## ***Micron Environmental Labs, Inc.***

3565 Lexington Ave • El Monte, California 91731 • Phone (626) 454-4782 • Fax (626) 602-9661

**Report Date:** June 10, 2024

Tabbara Corporation  
Attn: Mike Tabbara  
317 Morgan Hill Street  
Simi Valley, CA 93065

**Subject:** PLM Report for Analysis of Bulk Samples  
Laboratory Report #: 14424044  
Client Reference: 104485/Camarillo Heights ES/Pleasant Valley School District

Dear Mr. Tabbara,

This report is a summary of the analytical results for 30 bulk sample(s) received by the laboratory on 6/3/2024.

The analyses were conducted using polarized light microscopy (PLM) in accordance with EPA Test Method 600/M4-82-020 as of The Determination of Asbestos in Bulk Insulation Samples as presented in 40 CFR Appendix E to Subpart E of Part 763 (7-01-07 Edition) and EPA Interim Test Method 600/R-93/116 (July 1993). Quantification of percent content is by Calibrated Visual Estimation (CVES) expressed in units of percent area. Samples that contain distinct separable layers are analyzed by layer unless a composite has been requested. The laboratory analyzes samples submitted according to the customer submitted sample log and will analyze additional layers (when observed) upon request. CVES are calibrated using standard reference materials as part of the laboratory's internal and external quality control and proficiency programs. Micron Environmental recommends the use of Transmission Electron Microscopy (TEM) for samples comprised of non-friable organic binder when asbestos is not detected by PLM, as fibers may exist in these matrices but below the resolution capability of the polarized light microscope.

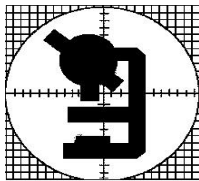
Micron Environmental labs, Inc. is accredited by the NIST National Voluntary Laboratory Accreditation Program (NVLAP), laboratory code 200294-0 and California's Environmental Laboratory Accreditation Program (Waterboards), laboratory code 2297, International Accreditation Service (IAS) 2016 TNI-2 for this analysis. Micron Environmental Labs, Inc. is responsible for the accuracy in this report, but is not liable for the accuracy of sample information supplied to us by the customer or for the interpretation of this report. Samples are tested in as-received condition and may be affected by external factors and/or handling prior to submittal to Micron. Unless otherwise noted, samples were received in acceptable condition. Samples are retained for a period of thirty days unless otherwise specified or requested by the customer.

This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, IAS or any agency of the US Government. Micron Environmental Laboratories, Inc. is committed to customer confidentiality and will not share information regarding this report or related affiliations to a third party without express approval from the customer, unless required to do so by law. In the event we are legally required to share confidential information, the customer will be notified of the specific information that was shared.

Should you have any questions regarding the reported results or analytical methods used to derive them, please feel free to contact the laboratory at (626) 454-4782. Thank you for choosing Micron Environmental Labs, Inc. for your testing needs.

Sincerely,

Daniel Gamez  
Laboratory Director



# Micron Environmental Labs, Inc.

3565 Lexington Ave. TEL: 626-454-4782  
El Monte, CA 91731 FAX: 626-602-9661

Reference Analytical Methods: 40CFR763 App E to Subpart E

EPA 600/R-93/116

NIST-NVLAP Lab Code No. 200294-0

California ELAP Waterboards Cert. No. 2297

IAS No. ELP-327

## Test Report Bulk Asbestos by PLM

Micron Report No. 14424044

Report Date: June 10, 2024

Cust. Project: 104485/Camarillo Heights ES/Pleasant Valley School District

Microscopist: Carlo Gamez

Customer: Mike Tabbara  
Tabbara Corporation  
317 Morgan Hill Street  
Simi Valley, CA 93065

Date Collected: 5/31/2024

Date Received: 6/3/2024

Date Analyzed: 6/10/2024

No. of Samples: 30

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
1 1063012 Layer#: 1 Sample Color: black Comments:	Roof Core Admin. Bldg. Roof/N	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
1 1063012 Layer#: 2 Sample Color: black Comments:	Roof Core Admin. Bldg. Roof/N	No	60% Cellulose 10% Fibrous Glass 15% Mineral Filler 15% Organic Binders	
1 1063012 Layer#: 3 Sample Color: black Comments:	Roof Core Admin. Bldg. Roof/N	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
2 1063013 Layer#: 1 Sample Color: black Comments:	Roof Core Admin. Bldg. Roof/Center	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
2 1063013 Layer#: 2 Sample Color: black Comments:	Roof Core Admin. Bldg. Roof/Center	No	60% Cellulose 10% Fibrous Glass 15% Mineral Filler 15% Organic Binders	

# Test Report

## Bulk Asbestos by PLM

Report Date: Jun 10, 2024  
Micron Report No.: 14424044

Microscopist: Carlo Gamez

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
<b>2</b> 1063013 Layer#: 3 Sample Color: black  Comments:	Roof Core Admin. Bldg. Roof/Center	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
<b>3</b> 1063014 Layer#: 1 Sample Color: black  Comments:	Roof Core Admin. Bldg. Roof/E	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
<b>3</b> 1063014 Layer#: 2 Sample Color: black  Comments:	Roof Core Admin. Bldg. Roof/E	No	60% Cellulose 10% Fibrous Glass 15% Mineral Filler 15% Organic Binders	
<b>3</b> 1063014 Layer#: 3 Sample Color: black  Comments:	Roof Core Admin. Bldg. Roof/E	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
<b>4</b> 1063015 Layer#: Sample Color: black  Comments:	Black Penetration Mastic Admin. Bldg. Roof/N	No	10% Synthetic 30% Mineral Filler 60% Organic Binders	
<b>5</b> 1063016 Layer#: Sample Color: black  Comments:	Black Penetration Mastic Admin. Bldg. Roof/Center	No	10% Synthetic 30% Mineral Filler 60% Organic Binders	
<b>6</b> 1063017 Layer#: Sample Color: black  Comments:	Black Penetration Mastic Admin. Bldg. Roof/E	No	10% Synthetic 30% Mineral Filler 60% Organic Binders	

# Test Report

## Bulk Asbestos by PLM

Report Date: Jun 10, 2024  
Micron Report No.: 14424044

Microscopist: Carlo Gamez

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
<b>7</b> 1063018 Layer#: Sample Color: grey  Comments:	Grey/White HVAC Duct Mastic Admin. Bldg. Roof/W	No	10% Synthetic 30% Mineral Filler 60% Organic Binders	X
<b>8</b> 1063019 Layer#: Sample Color: grey  Comments:	Grey/White HVAC Duct Mastic Admin. Bldg. Roof/W	No	10% Synthetic 30% Mineral Filler 60% Organic Binders	
<b>9</b> 1063020 Layer#: Sample Color: grey  Comments:	Grey/White HVAC Duct Mastic Admin. Bldg. Roof/W	No	10% Synthetic 30% Mineral Filler 60% Organic Binders	
<b>10</b> 1063021 Layer#: 1 Sample Color: black  Comments:	Roof Core Bldg. Kindergarten Roof/N	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	X
<b>10</b> 1063021 Layer#: 2 Sample Color: black  Comments:	Roof Core Bldg. Kindergarten Roof/N	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
<b>10</b> 1063021 Layer#: 3 Sample Color: brown  Comments:	Roof Core Bldg. Kindergarten Roof/N	No	98% Cellulose 2% Mineral Filler	
<b>11</b> 1063022 Layer#: 1 Sample Color: black  Comments:	Roof Core Bldg. Kindergarten Roof/Center	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	

# Test Report

## Bulk Asbestos by PLM

Report Date: Jun 10, 2024  
Micron Report No.: 14424044

Microscopist: Carlo Gamez

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
<b>11</b> 1063022 Layer#: 2 Sample Color: black  Comments:	Roof Core Bldg. Kindergarten Roof/Center	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
<b>11</b> 1063022 Layer#: 3 Sample Color: brown  Comments:	Roof Core Bldg. Kindergarten Roof/Center	No	98% Cellulose 2% Mineral Filler	
<b>12</b> 1063023 Layer#: 1 Sample Color: black  Comments:	Roof Core Bldg. Kindergarten Roof/S	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
<b>12</b> 1063023 Layer#: 2 Sample Color: black  Comments:	Roof Core Bldg. Kindergarten Roof/S	No	30% Cellulose 20% Fibrous Glass 30% Mineral Filler 20% Organic Binders	
<b>12</b> 1063023 Layer#: 3 Sample Color: brown  Comments:	Roof Core Bldg. Kindergarten Roof/S	No	98% Cellulose 2% Mineral Filler	
<b>13</b> 1063024 Layer#: Sample Color: black  Comments:	Black Penetration Mastic Bldg. Kindergarten Roof/N	No	3% Cellulose 7% Mineral Filler 90% Organic Binders	
<b>14</b> 1063025 Layer#: Sample Color: black  Comments:	Black Penetration Mastic Bldg. Kindergarten Roof/Center	No	3% Cellulose 7% Mineral Filler 90% Organic Binders	



# Test Report

## Bulk Asbestos by PLM

Report Date: Jun 10, 2024

Micron Report No.: 14424044

Microscopist: Carlo Gamez

Cust ID No. Micron ID No.	Sample Description and Location	Asbestos Detected?	Analytical Results	QC'd?
<b>15</b> 1063026 Layer#: Sample Color: black  Comments:	Black Penetration Mastic Bldg. Kindergarten Roof/S	No	3% Cellulose 7% Mineral Filler 90% Organic Binders	
<b>16</b> 1063027 Layer#: Sample Color: black  Comments:	Grey/Black HVAC Penetration Mastic Bldg. Kindergarten Roof/N	No	3% Cellulose 7% Mineral Filler 90% Organic Binders	
<b>17</b> 1063028 Layer#: Sample Color: black  Comments:	Grey/Black HVAC Penetration Mastic Bldg. Kindergarten Roof/Center	No	3% Cellulose 7% Mineral Filler 90% Organic Binders	X
<b>18</b> 1063029 Layer#: Sample Color: black  Comments:	Grey/Black HVAC Penetration Mastic Bldg. Kindergarten Roof/S	No	3% Cellulose 7% Mineral Filler 90% Organic Binders	

Microscopist: Carlo G. Gamez

The limit of detection for this test method is less than one percent (<1%) asbestos by calibrated visual area estimate.

**Micron Environmental Labs, Inc.**

3565 Lexington Avenue  
El Monte, California 91731  
tel:(626) 454-4782  
fax:(626) 602-9661

1 (Lab use only) Due By **MON. 06/10**

Micron Ref No. **14424044**

**Request for Laboratory Services****2 Customer Contact Information**

Contact Name Mike Tabbara  
Company Tabbara Corporation  
Address 317 Morgan Hill Street  
Simi Valley, CA 93065  
Phone # 805-484-3388 Fax# 805-426-8119  
E-mail Address: mtabbara@tabbaracorp.com

**3 Customer Project Information**

Project # and/or  
Reference Name 104485 / Camarillo Heights ES

**4 How would you like to receive your results?**

E-mail ☒ Address  
Verbal ☐ Phone#  
Fax ☐ Fax#

**5 Turnaround & Special Instructions**

Number of Samples Submitted 18

Turnaround Time Requested ☒ Normal (3-5 Days) ☐ Next Day ☐ Same Day ☐ Other \_\_\_\_\_

Special Instructions ☐ Don't Analyze Blanks ☐ Analyze All Samples ☒ Stop at 1st Positive

**6 Asbestos and Sample Particle Analysis**

- ☒ Bulk Sample Analysis by PLM\*  
☐ Tapelift Analysis by PLM\*  
☐ Bulk Sample Analysis by Point Count\*  
☐ 400 points  
☐ 1000 points  
☐ Air Sample Analysis by PCM\*\*  
☐ Soot & Char (Particle Analysis) by PLM

**Service(s) Requested****Lead Analysis**  
by Flame Atomic Absorption  
Spectroscopy\*\*\*

- ☐ Air Cartridge Sample  
☐ Paint Chip Sample  
☐ Wipe Sample  
☐ Soil Sample  
☐ Miscellaneous Solids

**Microbiology - Fungi/Mold and Bacteria**

- ☐ Fungi, Direct Exam, Quantitative  
Spore Trap (Air-O-Cell, Allergenco-D, etc.)  
☐ Fungi, Direct Exam, Qualitative  
circle: Tape Lift / Swab / Bulk  
☐ Bacteria/Sewage Screen, Swabs  
Colilert®, Enterolert®  
Includes: E. coli, Tot. Coliforms, Enterococci

**7 Lab Use Only**

☐ Reject/Cannot Not  
Accept Samples

Lab Sample ID No.s 1063012 - 1063029

**Results Reported:**

Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Time \_\_\_\_ verbal fax email \_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Time \_\_\_\_ verbal fax email \_\_\_\_  
Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Time \_\_\_\_ verbal fax email \_\_\_\_

Sent By:

Reviewed By: LA/BG

Invoice No. \_\_\_\_\_

# Contracted \_\_\_\_\_

# Analyzed / QCd \_\_\_\_\_

**Customer Communications**

**PAID**  
6/10/24

Initials Time/Date

**Chain of Custody**

Relinquished By (Signature)	Received By (Signature)	Time (at hand-off)	Date	Delivery Method, circle (if not walk-in)
		6 pm 8:00 am	5/31/2024 06/03/24	Mail / Dropbox / Return Mail / <u>Dropbox</u> / Return Mail / Dropbox / Return Mail / Dropbox / Return

Customer is responsible for ensuring that all samples have been preserved according to the appropriate and applicable methodology.  
Test method IDs: \*EPA 800/R-93/116 and/or EPA 800/M4-82-020; \*\*NIOSH7400 A-rules; \*\*\*EPA 3050Bequiv/7420, NIOSH 7082 for Pb in Air

# TABBARA CORPORATION

14424044

Date:	5/31/2024
Client:	Pleasant Valley School District
Site:	Camarillo Heights ES
Project #:	104485
Inspector(s):	ANTONIO CHAVEZ

## ASBESTOS BULK SAMPLE FIELD LOG

Sample Number	Material Sampled	Sample Location	Location in Room	Quantity	Analytical Results	Friability	Condition
1	Roof Core	Admin. Bldg.	Roof/N ~ 7,290 SF			NF	Intact
2	↓	↓	↓/Center	↓		↓	↓
3	↓	↓	↓/E	↓		↓	↓
4	Black Penetration Mastic	Admin. Bldg.	Roof/N ~ 110 SF			NF	Intact
5	↓	↓	↓/Center	↓		↓	↓
6	↓	↓	↓/E	↓		↓	↓
7	Gray/White HVAC Duct Mastic	Admin. Bldg.	Roof/W ~ 25 SF			NF	Intact
8	↓	↓	↓/W	↓		↓	↓
9	↓	↓	↓/W	↓		↓	↓
10	Roof Core	Bldg. Kindergarten	Roof/N ~ 3,090 SF			NF	Intact
11	↓	↓	↓/Center	↓		↓	↓
12	↓	↓	↓/S	↓		↓	↓
13	Black Penetration Mastic	Bldg. Kindergarten	Roof/N ~ 18 SF			NF	Intact
14	↓	↓	↓/Center	↓		↓	↓
15	↓	↓	↓/S	↓		↓	↓

NA = Not

ND = Not

N = Negative

Friability Codes: N = Non-Friable; F = Friable

Condition Codes: G = Good; F = Fair; P = Poor

Page

1 2

REC: RODRIGO GARCIA  
LORRAINE GARCIA

06/03/24  
8:00 AM

**TABBARA CORPORATION**

# ASBESTOS BULK SAMPLE FIELD LOG

NA = Not  
ND = Not  
N = Negative Log

Friability Codes: N = Non-Friable; F = Friable  
Condition Codes: G = Good; F = Fair; P = Poor

Page

Rec: *Horace* *Gilman*  
*Lovaine* *Fischer*

06/03/24  
8:00am

## APPENDIX B

### PHOTOS





























APPENDIX C  
CERTIFICATIONS



State of California  
Division of Occupational Safety and Health  
**Certified Site Surveillance Technician**

**Antonio Chavez**

Name

Certification No. **04-3632**

Expires on **11/18/24**

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.

