

Industrial and Commercial Developments (generally classified together as "Industrial/Commercial") present unique challenges, in comparison to residential projects, because of the (generally) more stringent requirements of local and State agencies for industrial/commercial sites. This is due to the typical activities associated with industrial/commercial projects, as well as additional design considerations necessitated by customer/public access to these sites, such as parking, path of travel, and accessibility for the disabled per the Federal Americans with Disabilities Act (ADA). Additionally, design considerations necessary to facilitate and protect employee and equipment operations (such as designated work, loading, and common areas, mitigation of hazardous and/or waste materials, and material storage areas) must all be addressed to obtain agency permitting and approval.

The majority of industrial/commercial projects can be divided into two general categories:

New industrial/commercial projects,

involving either new construction on previously-subdivided lots, or new construction on proposed industrial/commercial subdivisions. In addition to approval and recordation of any proposed subdivision map, local agencies usually require development permits or conditional use permits for these projects as well, based on the specifics of the proposed industrial/commercial operation. General Plan Amendment (GPA) approval can also be required if the specifics of proposed industrial/commercial project are not reconcilable with the current City or County land use designations for the project site.



Addition/expansion projects for existing industrial/commercial sites, involving the acquisition of development permits or conditional use permits to allow the proposed addition/expansion.

JBA has completed a variety of new construction and addition/expansion industrial/commercial projects in Southern California. Our high-profile projects include:

- Oldcastle Robotic Block Manufacturing Plant in the City of Fontana
- Large co-composting plant in the City of Colton
- 17-acre movie theatre/shopping center in the Town of Apple Valley
- 14-parcel industrial park in the Community of Rubidoux
- Humane Society of San Bernardino Valley in the City of San Bernardino
- K-Mart Distribution Center in the City of Ontario
- San Bernardino International Airport Authority (SBIAA) Terminal Improvements
- Rancho Mirage Professional Plaza in the City of Rancho Mirage.



In addition, JBA is currently providing consulting services for the development of various alternative energy projects in the deserts of Southern California - projects which emphasize our firm commitment to alternative energy and green projects in Southern California (see *Appendix "A"*). Our range of experience has equipped us to successfully complete unique and challenging industrial/commercial projects that require special considerations, mitigation measures, and/or documentation with respect to erosion and flood control, grading/drainage design, transportation/access, and environmental/biological issues.

Most industrial/commercial projects also require the capabilities of our dedicated Geographic Information System (GIS), Water Resources, and Surveying/Mapping departments. Our GIS Department provides extremely beneficial feasibility/conceptual data and mapping for new industrial/commercial subdivisions in the Tentative/Planning stage. Preliminary and Final Hydrology/Hydraulic Studies and Drainage Analyses, in addition to Water Quality Management Plans (WQMPs) and Storm Water Pollution Prevention Plans (SWPPPs) and other NPDES documents are prepared to satisfy local agency and State requirements for industrial/commercial projects. Surveying services (including aerial surveys for large projects) are typically provided throughout the life of industrial/commercial projects, from preparatory boundary/topographic surveys to construction staking.

JBA enjoys excellent professional relationships with public agencies throughout Southern California. These relationships help expedite our industrial/commercial projects and give us higher level of efficiency than other firms in the area. We are also extremely familiar with all agency requirements, standards, and recommendations with regard to industrial/commercial developments.

The following sections identify the primary Industrial/Commercial Development services offered by JBA and provide a select list of client references and examples of our Industrial/Commercial Development project experience.

Primary Services

▪ Planning Phase Services

Industrial/commercial project local agency approval and acquisition of entitlements/permits generally requires the preparation of an overall application package, which typically includes (but is not limited to) the following:

- Topographic base mapping, including the location of existing monuments, boundaries, utilities, street centerlines and right-of-way, drainage improvements, and other features. For large projects, aerial surveys are provided in lieu of field activities. Existing record maps and legal documents are also incorporated as needed.
- For new industrial/commercial subdivision projects, Tentative Map preparation, including proposed lots and right-of-way, preliminary grading and drainage, preliminary layout of utilities, and proposed access (including emergency/fire access). For addition/expansion projects or new industrial/commercial construction projects on previously-subdivided lots, site plan preparation specific to the development permit(s) required.
- Preliminary Water Quality Management Plan (P-WQMP) preparation and identification of proposed post-construction Site Design, Source Control, and





Treatment Control Best Management Practices (BMPs) in accordance with agency requirements.

- Preliminary Hydrology & Hydraulics Study preparation for the purpose of designing a Preliminary Drainage Plan for the mitigation of off-site and on-site runoff, including the preliminary design of proposed storm drains, channels, and/or basins.
- Coordination with planning/environmental firms to assist them in addressing environmental impact issues and prepare Initial Study (IS) or Environmental Impact Report (EIR) documents, as required.
- Coordination with project architects to incorporate preliminary site design and landscaping considerations.
- Coordination with local agencies, including design review meeting attendance.

▪ **Design Phase Services**

Final industrial/commercial project local agency approval and permitting generally requires the preparation of all improvement plans and final design documents, which typically include (but are not limited to) the following:

- Final Map preparation (for industrial/commercial subdivisions), including preparation of any associated easement and/or right-of-way dedications, street vacations, access agreements, and other legal documents for recordation with the County.
- Improvement plans preparation, including precise grading and drainage, utility plans (water, sewer, storm, etc.), street improvement plans, lighting plans, erosion control plans, and detail sheets.
- Final Water Quality Management Plan (F-WQMP) preparation and identification of proposed post-construction Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) in accordance with agency requirements.
- Final Hydrology & Hydraulics Study preparation, including a final Drainage Plan for the mitigation of off-site and on-site runoff and final design of proposed storm drains, channels, and/or basins. Detailed hydraulic analyses are also prepared as needed.
- Coordination with project architects to incorporate final site design and landscaping considerations.
- Preparation of construction cost estimates.
- Coordination with local agencies on an as needed basis.

▪ **Construction Phase & Post-Construction Services**

Industrial/commercial construction phase services offered by JBA includes construction staking (for slopes and drainage improvements, street curb and gutter, all on-site/off-site "wet" and "dry" utilities, etc.) and the preparation of Storm Water Pollution Prevention Plans (SWPPPs) and associated Best Management Practices (BMPs) for construction activities. JBA also provides revisions to improvement plans as needed based on changes made by contractors in the field. Post-construction services include "as-built" surveys and the subsequent preparation of "as-built" plans to be filed with local agencies.



- **Project and/or Construction Management**

If requested by the client, JBA provides Project Management and/or Construction Management services for industrial/commercial development projects, including (but not limited to) management and coordination of all subcontractors, cost/budget management, and project scheduling, progress tracking, and general documentation.

- **Expert Witness Consulting**

Members of our firm serve as Expert Witnesses on cases involving industrial/commercial project engineering/ construction failures. Many of these cases involve the improper design/construction of industrial/commercial facilities. With the knowledge gained from these investigations, we have continually kept abreast of the most current problems encountered by developers, their engineers, and contractors, and in doing so, we are able to protect our clients from similar problems.

Client References (Partial List)

We invite you to contact the following clients, or others referenced in our project abstracts, regarding JBA's capabilities and technical expertise in Industrial/ Commercial Developments:

Client/Address	Contact
Ledesma & Meyer Construction Company, Inc. 9443 Haven Avenue Rancho Cucamonga, CA 91730-5844	Jeff Carter Superintendent 909 / 476-0590
Dan Carlone Construction, Inc. 234 North "D" Street San Bernardino, CA 92401	Dan Carlone President 909 / 386-1828
Gary Miller Architects 1177 Idaho Street, Suite 200 Redlands, CA 92374	Gary Miller President 909 / 335-7400
Pence Construction 1423 West State Street Redlands, CA 92374	Rick Pence President 909 / 335-0423
Apple Valley Plaza, LLC	Robert Shockley Project Manager 909 / 563-0635
Biosoils, Inc. P.O. Box 1611 Colton, CA 92324	Jim Sullivan President 909 / 910-0520
Walden Structures 3100 Jefferson Street Riverside CA 92504	Charlie Walden President 951 / 351-3155
ICS 6863 De Grazia Road Riverside, CA 92506	Lewis McCabe President 209 / 678-7056
Canyon Ridge Construction P.O. Box 1678 Colton, CA 92324	Mark Moss President 909 / 824-1991



Project Experience (Partial List)

The select projects listed below are indicative of JBA's experience in **Industrial/Commercial Developments**. Select example projects are also discussed in greater detail in the abstracts following this section.

Project Description*	Services	Project Location
Oldcastle/Superlite (Block Manufacturing Plant)	Engineer for the robotic block manufacturing plant. Work included all architectural, mechanical, electrical and structural plans.	Fontana, CA
Wheelabrator (Co-Composting Plant)	Engineer for the co-composting facility. Work included all architectural, mechanical, electrical and structural plans.	Colton, CA
Universal Forest Products Truss Manufacturing Plant	Entitlements & site design for truss manufacturing expansion.	Fontana, CA
Apple Valley Plaza (17-Acre Shopping Center/Movie Theatre)	Entitlements and all improvement plans for shopping plaza.	Apple Valley, CA
Rancho Mirage Professional Plaza	Grading and street improvement plans for professional condominium project.	Rancho Mirage, CA
Industrial Parcel Map 22503 (14-Parcel Industrial Park)	All improvement plans for 14-parcel industrial park in Rubidoux.	Rubidoux, CA
Casa Ramona Historical Building Rehabilitation	Prepared grading, WQMP, and street improvement plans to restore historical building and expand office space.	San Bernardino, CA
Mulberry Day Care	Entitlements, grading plan for child care facility.	Chula Vista, CA
Fox Brothers Waterman Office Complex	Site grading plan and utilities for executive office buildings.	San Bernardino, CA
Lorton's Juice Facility	Entitlements for juice plant expansion with all utilities and grading plan.	San Bernardino, CA
McCormick Trucking Facility	Prepared site utility, grading and street improvement plans for truck terminal.	Rialto, CA
Morehouse Mustard	Prepared site grading and utility plans for the expansion of the existing facility.	City of Industry, CA
Pierce Street Farmer Boys & Retail Center	Prepared lot line adjustments, and improvement plans to develop the site into a retail plaza.	Riverside, CA
Route 66 Partners Restaurant & Office Facility	Prepared site grading and street improvement plans for the strip retail plaza.	Riverside, CA
Shilpark Paint	Prepared site grading and utility plans to develop site for client and future expansion.	Ontario, CA
Brier Business Center	Prepared site grading, WQMP and utility plans for multi-building commerce park.	San Bernardino, CA
Harlow's Kitchen Concepts	Entitlements, grading, site utility plans for retail with truck dock.	San Bernardino, CA
SBIAA Airport Terminal Improvements	Prepared all improvements plans and Water Quality/NPDES documents.	San Bernardino, CA
Humane Society of San Bernardino Valley	Entitlements, site grading and utilities for the non-profit organization.	San Bernardino, CA

*Note: Project Descriptions are summaries only and do not necessarily list all services provided.

