



Cardinal Environmental Consultants, Inc.

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Date: November 14th, 2019

Owner/Client: Laguna Beach Unified School District
550 Blumont Street
Laguna Beach, CA 92651

Attention: Mr. Ryan Zajda

SUBJECT: **RESULTS OF THE 3 YEAR RE-INSPECTION OF ASBESTOS
CONTAINING MATERIALS: LAGUNA BEACH USD**

Dear Mr. Zajda:

In November 2019, Cardinal completed the re-inspection of the previously identified asbestos-containing materials within the District, as mandated by the Asbestos-Hazard Emergency Response Act (AHERA.) All such remaining materials were found and evaluated as to their hazard potential. Our report and recommendations for ongoing management of the materials is attached.

All materials have been found to be in good condition. No additional action is required beyond the routine operations and maintenance schedule.

As required by the AHERA regulations, the availability of this information should be made known to facility personnel. Furthermore, it should be given to any District personnel or contractor doing maintenance or construction work at the facility.

Sincerely yours,

**CARDINAL ENVIRONMENTAL CONSULTANTS INC.,
A California Corporation**

By:

Ronald R. McDaniel

California Certified Asbestos Consultant #01-2865

AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

**Laguna Beach Unified School District
District Administration Facility**

**LBUSD
LB004**

Inspection Date: 11/14/2019

Building Location	Business Center South Exterior	Quantity Condition Potential for Disturbance Hazard Ranking Type Friable Non-Friable	1 EA REMOVED N.A. * MISC NF	Comments REMOVED Recommended Response Action N.A.
Building Location	Business Center Vault	Quantity Condition Potential for Disturbance Hazard Ranking Type Friable Non-Friable	40 SF GOOD LOW 1 MISC F	Comments Found to be in good condition - November 2019 Recommended Response Action Routine Operations And Maintenance
Building Location	Data Center Custodial Closet	Quantity Condition Potential for Disturbance Hazard Ranking Type Friable Non-Friable	6 SF REMOVED N.A. * MISC NF	Comments REMOVED Recommended Response Action N.A.
Building Location	Data Center Office	Quantity Condition Potential for Disturbance Hazard Ranking Type Friable Non-Friable	300 SF REMOVED N.A. * MISC NF	Comments REMOVED Recommended Response Action N.A.
Building Location	Facilities Office Interior Ceiling	Quantity Condition Potential for Disturbance Hazard Ranking Type Friable Non-Friable	900 SF REMOVED N.A. * SURF F	Comments REMOVED Recommended Response Action N.A.

**David Johnson Certified Site Surveillance
Technician 17-5918**


Inspector Signature

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"Verify ACM" = Possible asbestos-containing material not yet sampled.

AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

Laguna Beach Unified School District District Transportation Facility			LBUSD LB006	Inspection Date: 11/14/2019
Building	Transportation	Quantity	16 EA	Comments
Location	Heater Room & DHW Tank	Condition	REMOVED	REMOVED
Description	Pipe Elbows/ Insulation	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	TSI	
		Friable Non-Friable	F	
Building	Transportation	Quantity	510 SF	Comments
Location	2nd Floor Lounge	Condition	REMOVED	REMOVED
Description	9x9 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Transportation	Quantity	195 SF	Comments
Location	Back Room, Hallway & Restrooms	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Transportation	Quantity	228 SF	Comments
Location	Duram Office & Back Storage Room	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Transportation	Quantity	1 EA	Comments
Location	Heater Room	Condition	GOOD	Assumed present in old furnace equipment.
Description	Gasket	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

**Laguna Beach Unified School District
District Transportation Facility**

**LBUSD
LB006**

Inspection Date: 11/14/2019

Building	Transportation	Quantity	100 SF	Comments
Location	Men's Restroom, Attic & Behind Walls	Condition	GOOD	Removed in accessible areas, assumed present behind walls & above ceilings.
Description	Pipe Elbows/ Insulation	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	
Building	Transportation	Quantity	1,200 SF	Comments
Location	Men's Restroom, Office, Storage Supply Room & Plumbing Storage	Condition	GOOD	Found to be in good condition - November 2019
Description	Drywall/ Joint Compound	Potential for Disturbance	MOD	Recommended Response Action
		Hazard Ranking	2	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	
Building	Transportation	Quantity	210 SF	Comments
Location	Office & Hallway	Condition	REMOVED	REMOVED
Description	9x9 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	

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Technician 17-5918**



Inspector Signature

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

**Laguna Beach Unified School District
El Morro Elementary School**

**LBUSD
LB005**

Inspection Date: 11/14/2019

Building	Administration	Quantity	1,700 SF	Comments
Location	Stage & Kitchen	Condition	REMOVED	REMOVED - New Drywall
Description	Drywall/ Joint Compound	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	F	
Building	Classroom 17	Quantity	4 EA	Comments
Location	Classroom 17 - Heater Closet	Condition	REMOVED	REMOVED
Description	Fire Doors	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	TSI	
		Friable Non-Friable	F	
Building	Classrooms 18-20	Quantity	100 SF	Comments
Location	Classrooms 18-20	Condition	GOOD	Found to be in good condition - November 2019
Description	Transite Window Panels	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	NF	
Building	Classrooms 37-40	Quantity	100 SF	Comments
Location	Classrooms 37-40	Condition	GOOD	Found to be in good condition - November 2019
Description	Transite Window Panels	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	NF	

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

Laguna Beach Unified School District			LBUSD	Inspection Date: 11/14/2019
Laguna Beach High School			LB003	
Building Location	Administration Exterior Walls, Ceiling & Covered Walkway	Quantity Condition	2,500 SF GOOD	Comments Found to be in good condition - November 2019
Description	Stucco	Potential for Disturbance Hazard Ranking Type Friable Non-Friable	LOW 1 SURF NF	Recommended Response Action Routine Operations And Maintenance
Building Location	Administration Faculty Room, Nurse Office & Office	Quantity Condition	4 EA REMOVED	Comments REMOVED
Description	Ligh Heat Shields	Potential for Disturbance Hazard Ranking Type Friable Non-Friable	N.A. * TSI F	Recommended Response Action N.A.
Building Location	Administration Health Office & Custodial Room	Quantity Condition	294 SF GOOD	Comments White - Beige - Light Green / Some Areas Removed - Exposed in Custodial Room - Under 12x12 in Nurse's Office
Description	9x9 Vinyl Floor Tile & Mastic	Potential for Disturbance Hazard Ranking Type Friable Non-Friable	LOW 1 MISC NF	Recommended Response Action Routine Operations And Maintenance
Building Location	Boy's Locker Room Mechanical Room 206	Quantity Condition	9 EA GOOD	Comments Found to be in good condition - November 2019
Description	Pipe Elbows	Potential for Disturbance Hazard Ranking Type Friable Non-Friable	LOW 1 TSI F	Recommended Response Action Routine Operations And Maintenance
Building Location	Boy's Locker Room Mechanical Room 206	Quantity Condition	126 SF GOOD	Comments Found to be in good condition - November 2019
Description	Tank Insulation	Potential for Disturbance Hazard Ranking Type Friable Non-Friable	LOW 1 TSI F	Recommended Response Action Routine Operations And Maintenance

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

Laguna Beach Unified School District	LBUSD	Inspection Date: 11/14/2019
Laguna Beach High School	LB003	

Building	Boy's Locker Room	Quantity	2 EA	Comments
Location	Mechanical Room 206	Condition	GOOD	Found to be in good condition - November 2019
Description	Fire Doors	Potential for Disturbance	LOW	
		Hazard Ranking	1	Recommended Response Action
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Boy's Locker Room	Quantity	224 SF	Comments
Location	Physical Therapy Room	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	
		Hazard Ranking	*	Recommended Response Action
		Type	MISC	N.A.
		Friable Non-Friable	NF	
Building	Classrooms 90-92	Quantity	2,850 SF	Comments
Location	Classrooms 90-92	Condition	GOOD	Found to be in good condition - November 2019
Description	Stucco	Potential for Disturbance	LOW	
		Hazard Ranking	1	Recommended Response Action
		Type	SURF	Routine Operations And Maintenance
		Friable Non-Friable	NF	
Building	Girl's Locker Room	Quantity	450 LF	Comments
Location	Crawlspace	Condition	GOOD	Found to be in good condition - November 2019
Description	Pipe Insulation	Potential for Disturbance	LOW	
		Hazard Ranking	1	Recommended Response Action
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Theater	Quantity	875 SF	Comments
Location	Stage Area	Condition	GOOD	Found to be in good condition - November 2019
Description	Fire Curtain	Potential for Disturbance	LOW	
		Hazard Ranking	1	Recommended Response Action
		Type	MISC	Routine Operations And Maintenance
		Friable Non-Friable	F	
Building	Theater	Quantity	4 EA	Comments
Location	West Fan Room, Stairs, Access Door, Office & Projection Room	Condition	REMOVED	REMOVED
Description	Fire Door	Potential for Disturbance	N.A.	
		Hazard Ranking	*	Recommended Response Action
		Type	TSI	N.A.
		Friable Non-Friable	F	

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

**Laguna Beach Unified School District
Laguna Beach High School**

**LBUSD
LB003**

Inspection Date: 11/14/2019

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Technician 17-5918**



Inspector Signature

AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

**Laguna Beach Unified School District
Thurston Middle School**

**LBUSD
LB002**

Inspection Date: 11/14/2019

Building	5000 Building	Quantity	64 SF	Comments
Location	Storage 5114	Condition	GOOD	White - Found to be in good condition - November 2019
Description	9x9 Vinyl Floor Tile & Mastic	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	NF	
Building	Library	Quantity	18 EA	Comments
Location	Above Ceiling	Condition	GOOD	Found to be in good condition - November 2019
Description	Pipe Elbows	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

Laguna Beach Unified School District			LBUSD	Inspection Date: 11/14/2019
Top of The World Elementary School			LB001	
Building	Administration	Quantity	4 EA	Comments
Location	Hallway	Condition	GOOD	Found to be in good condition - November 2019
Description	Fire Doors	Potential for Disturbance	LOW	Recommended Response Action Routine Operations And Maintenance
		Hazard Ranking	1	
		Type	MISC	
		Friable Non-Friable	F	
Building	Administration	Quantity	198 SF	Comments
Location	Library	Condition	GOOD	Some cracking - Gray Floor Tile - Found to be in good condition - November 2019
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	LOW	Recommended Response Action Routine Operations And Maintenance
		Hazard Ranking	1	
		Type	MISC	
		Friable Non-Friable	NF	
Building	Administration	Quantity	20 SF	Comments
Location	M-9	Condition	REMOVED	REMOVED
Description	Acoustic Ceiling Texture	Potential for Disturbance	N.A.	Recommended Response Action N.A.
		Hazard Ranking	*	
		Type	SURF	
		Friable Non-Friable	F	
Building	Administration	Quantity	8 EA	Comments
Location	Mechanical Room	Condition	GOOD	Above Ceilings & Behind Walls - Not Accessible
Description	Pipe Elbows	Potential for Disturbance	LOW	Recommended Response Action Routine Operations And Maintenance
		Hazard Ranking	1	
		Type	TSI	
		Friable Non-Friable	F	
Building	Administration	Quantity	2 EA	Comments
Location	Staff Restroom	Condition	GOOD	Found to be in good condition - November 2019
Description	16" Light Heat Shield	Potential for Disturbance	LOW	Recommended Response Action Routine Operations And Maintenance
		Hazard Ranking	1	
		Type	TSI	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	2 EA	Comments
Location	Chair Storage	Condition	GOOD	Above Ceilings & Behind Walls - Not Accessible
Description	Pipe Elbows	Potential for Disturbance	LOW	Recommended Response Action Routine Operations And Maintenance
		Hazard Ranking	1	
		Type	TSI	
		Friable Non-Friable	F	

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AHERA: THREE-YEAR RE-INSPECTION OF ASBESTOS-CONTAINING MATERIALS -

Laguna Beach Unified School District Top of The World Elementary School			LBUSD LB001	Inspection Date: 11/14/2019
Building	Cafeteria	Quantity	3,000 SF	Comments
Location	Interior Walls	Condition	GOOD	Found to be in good condition - November 2019
Description	Drywall/ Joint Compound	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	1 EA	Comments
Location	Kitchen	Condition	GOOD	Above Ceilings & Behind Walls - Not Accessible
Description	Pipe Elbows	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	TSI	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	30 SF	Comments
Location	M-9	Condition	REMOVED	REMOVED
Description	Acoustic Ceiling Texture	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	SURF	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	800 SF	Comments
Location	M-9	Condition	GOOD	Found to be in good condition - November 2019
Description	Drywall/ Joint Compound	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	
Building	Cafeteria	Quantity	840 SF	Comments
Location	M-9	Condition	REMOVED	REMOVED
Description	12x12 Vinyl Floor Tile & Mastic	Potential for Disturbance	N.A.	Recommended Response Action
		Hazard Ranking	*	N.A.
		Type	MISC	
		Friable Non-Friable	NF	
Building	Cafeteria	Quantity	680 SF	Comments
Location	Stage Area	Condition	GOOD	Found to be in good condition - November 2019
Description	Drywall/ Joint Compound	Potential for Disturbance	LOW	Recommended Response Action
		Hazard Ranking	1	Routine Operations And Maintenance
		Type	MISC	
		Friable Non-Friable	F	

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Laguna Beach Unified School District
Top of The World Elementary School

LBUSD
LB001

Inspection Date: 11/14/2019

Building	U-1 & U-2	Quantity	1 EA	Comments
Location	Maintenance Work Room	Condition	GOOD	Above Ceilings & Behind Walls - Not Accessible
		Potential for Disturbance	LOW	
Description	Pipe Elbows	Hazard Ranking	1	Recommended Response Action
		Type	TSI	Routine Operations And Maintenance
		Friable Non-Friable	F	

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Technician 17-5918**


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