



# ENVIRONMENTAL ASSISTANCE GROUP

P.O. Box 2537 TEHACHAPI, CA 93581

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## ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) THREE-YEAR RE-INSPECTION REPORT OCTOBER 2016

Conducted at:

EL MORRO ELEMENTARY SCHOOL  
8681 NORTH COAST HWY.  
LAGUNA BEACH, CA 92651

Prepared for:

JEFF DIXON, DIRECTOR OF FACILITIES  
LAGUNA BEACH UNIFIED SCHOOL DISTRICT  
550 BLUMONT STREET  
LAGUNA BEACH, CA 92651

Prepared by:

ENVIRONMENTAL ASSISTANCE GROUP  
PO BOX 2537  
TEHACHAPI, CALIFORNIA 93581

October 2016

Report generated/reviewed by:

Eldwin "Ed" Kennedy, CAC #93-1249  
President  
Environmental Assistance Group

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## I. EXECUTIVE SUMMARY

## I. EXECUTIVE SUMMARY

On October 18 2016, an Environmental Assistance Group (EAG) Certified Asbestos Consultant (CAC) performed a re-inspection for asbestos-containing building materials (ACBMs) at El Morro Elementary School, located at 8681 North Coast Hwy., Laguna Beach, California 92651. The purpose of the re-inspection was to comply with the U.S. Environmental Protection Agency (EPA) 40 CFR 763 Asbestos Hazard Emergency Response Act (AHERA) six-month surveillance and three-year re-inspection requirement.

Prior to the re-inspection, previous inspection reports were reviewed to determine which building materials had been previously tested and found to contain asbestos, which materials were determined not to be asbestos-containing, and whether any materials had not been tested for asbestos.

After the review of the previous building inspection reports, a complete visual walk-through inspection of the site was performed. As part of this inspection, samples were collected from two materials in building 31-36 because samples of similar materials in other buildings were negative. Sample results confirmed materials did not contain asbestos. Laboratory analytical results are attached. They did not contain asbestos. The inspection revealed that conditions at El Morro Elementary School have changed since the last inspection in March of 2014.

The enclosed table of materials contains specific information regarding buildings, materials, locations, quantities, condition and recommended response actions. Changes to the previous table report are marked in red.

Some ACBMs that remain at El Morro Elementary School listed as “Suspect” or “Assumed” may require sampling prior to disturbance to confirm asbestos content and potentially rule out the need for abatement:

- Wall & ceiling texture in Stage Kitchen of the Administration Bldg.
- Transite board in Classrooms 18-20 and Classrooms 37-40 below windows
- Fire door in Heater Closet of Classroom 17
- Wall & ceiling plaster in Classrooms 31-36 & Restrooms **This material has been sampled negative and will be removed from the report**
- Stucco on the exterior of Classrooms 31-36 **This material has been sampled negative and will be removed from the report**
- Fire door in Heater closet of Classrooms 37-40

Remaining asbestos-containing materials located throughout the school were intact and in good condition at the time of the re-inspection except for as noted in the enclosed table. To ensure the materials' integrity and continued good condition, it is recommended that the materials be placed on the school's Operations and Maintenance (O&M) Program. Surveillance at six-month intervals is also recommended for all materials. Material descriptions and locations can be found in Section II (Survey Results Report), along with additional information for each material.

If you have any questions, or if EAG can be of further assistance, please contact our office at 661-822-8762.

## II. SURVEY RESULTS REPORT

## SURVEY RESULTS REPORT GENERAL INFORMATION

Information in **RED** = Notes/Changes from the previous asbestos re-inspection report

ACM = Asbestos Containing Materials

ACBM = Asbestos Containing Building Materials

Assumed = The material looks like it is ACM but sample analyses determining asbestos content was not available.

NC = No Change since the last inspection

ND = No asbestos Detected

Suspect = ACM (like pipe insulation) could not be visually confirmed present. For example; the inspector believes it is likely to be inside of walls or ceiling spaces.

### **Type**

Misc = Miscellaneous building materials manufactured elsewhere and installed in or on the building

Surfacing = Material sprayed or trowelled onto interior or exterior building surfaces

TSI = Thermal System Insulation applied on pipes and ducts heating and/or cooling buildings

### **Friable**

Yes/No= Building materials that can be crumbled to powder by hand pressure when dry

### **Assessment**

- (1) Damaged or significantly damaged thermal system insulation ACM.
- (2) Damaged friable surfacing ACM.
- (3) Significantly damaged friable surfacing ACM.
- (4) Damaged or significantly damaged friable miscellaneous ACM.
- (5) ACBM with potential for damage.
- (6) ACBM with potential for significant damage.
- (7) Any remaining friable ACBM or friable suspected ACBM.

**Response Action** = Recommendations for all ACM that was found during this inspection. The Response Actions indicate one of the following options.

<b>Response Action/ Priority Levels</b>	<b>Response</b>
1	Removal
2	Repair
3	Enclosure
4	Encapsulation
5	Operations and Maintenance (O&M) Program
6	Periodic Surveillance
7	Removed –No Action Necessary

EL MORRO ELEMENTARY SCHOOL  
 8681 North Coast Hwy. Laguna Beach, CA 92651  
 AHERA 3-Year Re-inspection – October 18, 2016

<i>Bldg.</i>	<i>Location</i>	<i>Material</i>	<i>Approx. Quantity</i>	<i>Type</i>	<i>Friable</i>	<i>Assessment</i>	<i>Response Action</i>	<i>Notes</i>
Admin.	Stage / Kitchen	Drywall/Texture	1,700 SF	Surface	Yes	2	5,6	Minor damage to stage walls NC
Classrooms 17-20 and 37-40	Classrooms 18, 19 & 20 and Rooms 37-40 below window	Transite board	88 SF	Misc.	No	5	5,6	NC
Classrooms 17-20	Classroom 17 Heater Closet	Fire door (ACM core)	2 Ea.	Misc.	Yes	4	2,6	1 door is damaged, core exposed – covered with duct tape NC
Classrooms 37-40	Heater Closets	Fire doors	4 Ea.	Misc.	Yes	7	5.6	NC Assumed
Classrooms 31-36	Classrooms 31,32,33,34,35, 36 & RRs	Wall / ceiling plaster	2,200 SF	Surface	Yes	NA	NA	ND No Asbestos content Sample numbers LagBUSD1116 50 - 58
Classrooms 31-36	Classrooms 31,32,33,34,35, 36	Stucco / Exterior	3,800 SF	Surface	Yes	NA	NA	ND No Asbestos content Sample numbers LagBUSD1116 50 - 58



# Bulk Asbestos Analysis

(EPA Method 600/R-93-116, Visual Area Estimation)

Environmental Assistance Group  
Ed Kennedy  
PO Box 2537

Tehachapi, CA 93561

**Client ID:** L1206  
**Report Number:** B230862  
**Date Received:** 11/10/16  
**Date Analyzed:** 11/15/16  
**Date Printed:** 11/15/16  
**First Reported:** 11/15/16

**Job ID/Site:** LAGBUSD1116; El Morro Elementary

**FALI Job ID:** L1206  
**Total Samples Submitted:** 14  
**Total Samples Analyzed:** 14

**Date(s) Collected:** 11/09/2016

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>LAGBUSD1116-50</b>	51024539						
Layer: Off-White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-51</b>	51024540						
Layer: Off-White Plaster			ND				
Layer: Paint			ND				
Layer: Off-White Skimcoat/Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-52</b>	51024541						
Layer: Beige Plaster			ND				
Layer: White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-53</b>	51024542						
Layer: Off-White Plaster			ND				
Layer: Paint			ND				
Layer: Off-White Skimcoat/Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-54</b>	51024543						
Layer: Beige Plaster			ND				
Layer: White Plaster			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							



Report Number: B230862

Date Printed: 11/15/16

Client Name: Environmental Assistance Group

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>LAGBUSD1116-55</b>	51024544						
Layer: Beige Plaster			ND				
Layer: White Plaster			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-56</b>	51024545						
Layer: Off-White Plaster			ND				
Layer: Paint			ND				
Layer: Off-White Skimcoat/Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-57</b>	51024546						
Layer: Beige Plaster			ND				
Layer: White Plaster			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-58</b>	51024547						
Layer: Off-White Plaster			ND				
Layer: Paint			ND				
Layer: Off-White Skimcoat/Joint Compound			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-59</b>	51024548						
Layer: Grey Cementitious Material			ND				
Layer: White Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-60</b>	51024549						
Layer: Grey Cementitious Material			ND				
Layer: Tan Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-62</b>	51024550						
Layer: Grey Cementitious Material			ND				
Layer: Tan Cementitious Material			ND				
Layer: Light Grey Cementitious Material			ND				
Layer: White Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							

Report Number: B230862

Client Name: Environmental Assistance Group

Date Printed: 11/15/16

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
<b>LAGBUSD1116-63</b>	51024551						
Layer: Grey Cementitious Material			ND				
Layer: Tan Cementitious Material			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							
<b>LAGBUSD1116-64</b>	51024552						
Layer: Grey Cementitious Material			ND				
Layer: Tan Cementitious Material			ND				
Layer: White Cementitious Material			ND				
Layer: Paint			ND				
Total Composite Values of Fibrous Components:		Asbestos (ND)					
Cellulose (Trace)							



Tiffani Ludd, Laboratory Supervisor, Rancho Dominguez Laboratory

Note: Limit of Quantification (LOQ) = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

Analytical results and reports are generated by Forensic Analytical Laboratories Inc. (FALI) at the request of and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies of same will not be released by FALI to any third party without prior written request from client. This report applies only to the sample(s) tested. Supporting laboratory documentation is available upon request. This report must not be reproduced except in full, unless approved by FALI. The client is solely responsible for the use and interpretation of test results and reports requested from FALI. Forensic Analytical Laboratories Inc. is not able to assess the degree of hazard resulting from materials analyzed. FALI reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified. All samples were received in acceptable condition unless otherwise noted.



Forensic Analytical Laboratories, Inc.  
(COC)

Analysis Request Form

Client Name & Address: Environmental Assistance Group  
PO Box 2537  
Tehachapi CA 93581

Client No: 1206

PO / Job: Log BUSD 116  
Date: 11-9-16

Item Arrived Time: Same Day / 1 Day / 2 Day / 3 Day / 4 Day / 5 Day

PCM /  NIOSH 7400A /  NIOSH 7402B /  Recorder

PM 10 /  Standard /  Print Count 400 / 1000 /  CARB 455

ICM Air:  A-HERA /  Yamone2 /  NIOSH 7402

ICM Bulk:  Qualitative /  Quantitative /  Draftfile

TEM (Water):  Stable /  Non-Portable /  Weight %

TEM (Air):  Qual (1.4) /  D5755 (scr/area) /  D5755 (scr/mass)

IAC Particle Identification (PLM LAB) /  PLM Opaques/Sort

Particle Identification (PLM LAB) /  Special Project

Metals Analysis, Method

Technician: Eldwin Kennedy  
DAC # 93-1429

Site Location: El Morro Elementary

Phone: Office: 661-822-8762 Fax: 661-304-8981 661-822-8762

E-mail: comply@HazTrainer.com

Comments: El Morro Elementary

Report Via:  Fax  E-Mail  Verbal

HA	Sample ID	Date / Time	Sample Location / Description	Type	Time On/Off	Avg. LPM	Total Time	Sample Area / Air Volume
1	Log BUSD 116-50	11-9-16	Rm 32 Inside Closet sand finish Plaster E wall	P				
2	51		Rm 32 west wall at plate between north & south	P				
1	52		Bottom right corner of closet, plaster	P				
2	53		Rm 33 Inside Locker closet	P				
2	54		Rm 33 outside west wall of door latch 3' up	P				
2	54		Custodial Room inside adjacent to Huggs door 3' up	P				
1	55		Rm 35 inside Locker closet west wall 6' up from door	P				
2	56		Rm 35 E outside wall of Locker closet 3' up from door	P				
1	57		Rm 36 Inside E wall 3' up from door	P				
2	58		Rm 36 - W Wall & S from door to latch side 2' up	P				
3	59		Blade 36 Exterior Storage south and adjacent left E wall door 3' up	P				

Sampled By: Eldwin Kennedy EK Date: 11-9-16 Time: 10:10 A

Shipped Via:  FedEx  UPS  US Mail  Courier  Drop Off  Other

Relinquished By: Eldwin Kennedy EK Date: 11-10-16 10:10 A

Relinquished By: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Condition Acceptable?  Yes  No Condition Acceptable?  Yes  No

San Francisco Office: 377 Depot Road, Suite 409 Hayward, California 94545-2761 / PH: (510) 887-8878 \* (800) 827-3274 / Fax: (510) 887-4218  
 Los Angeles Office: 2050 Pacific Commerce Drive, Rancho Dominguez, California 90221 / PH: (310) 765-2374 \* (888) 613-9477 / Fax: (310) 763-4450  
 Las Vegas Office: 6765 S. Eastern Avenue, Suite 3, Las Vegas, Nevada 89119 / PH: (702) 734-0340 / Fax: (702) 784-1030



Forensic Analytical Laboratories, Inc.  
(COC)

Analysis Request Form

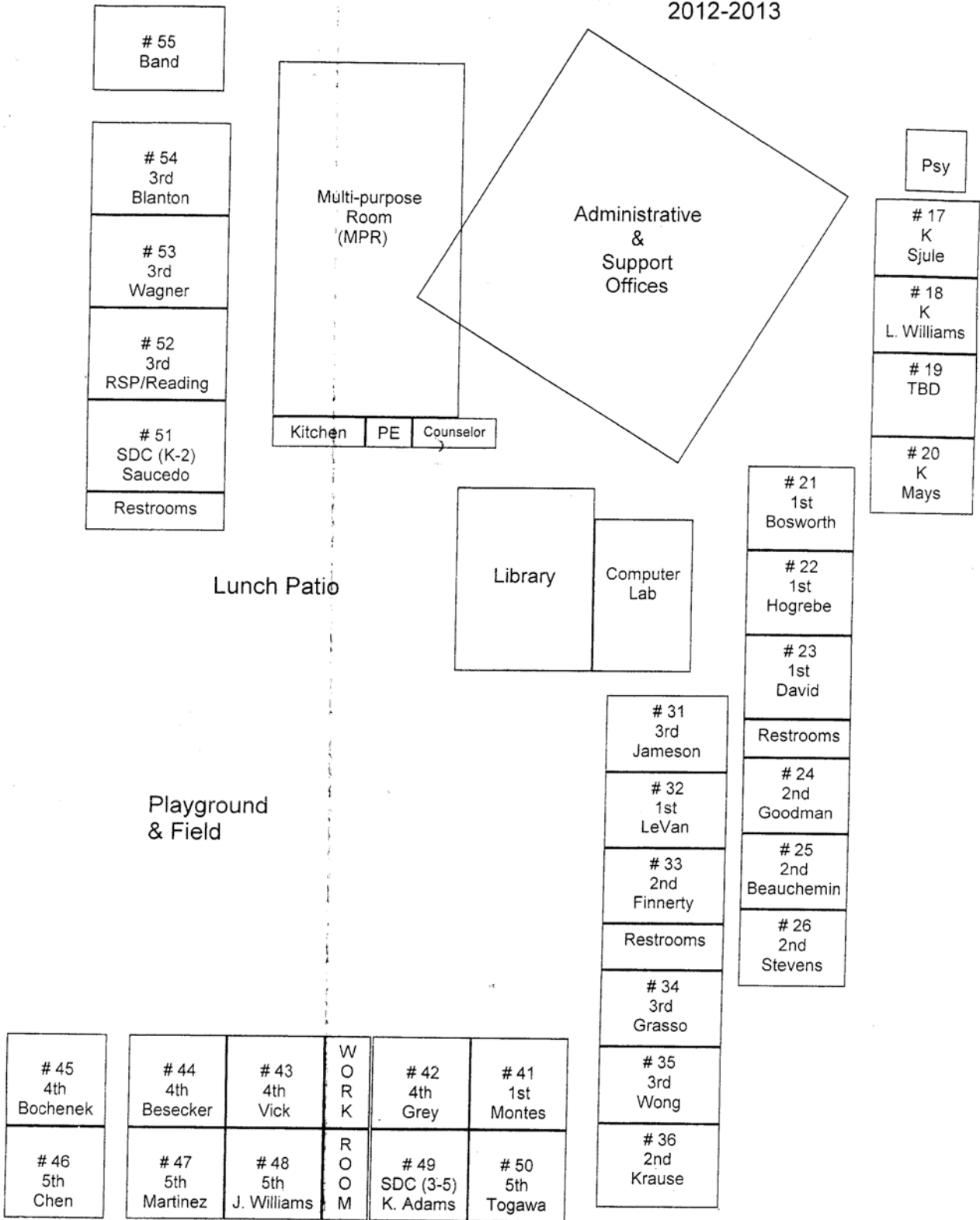
Client Name & Address: Environmental Assistance Group PO Box 2537 Tehachapi CA 93581	Client No.: 11236	PO / Job#: Date: 11-9-16	Turn Around Time: Same Day / 1 Day / 2 Day / 3 Day / 4 Day / 5 Day
Contact: Ed Kennedy	Phone: Office: 661-827-8762 Call: 661-304-8891	Fax: 661-822-8782	<input type="checkbox"/> PCM <input type="checkbox"/> OSH 7100A <input type="checkbox"/> NIOSH 7100B <input type="checkbox"/> Radiometer
F-mail: comply@HazTrain.com	Technician: Eldwin Kennedy CAC # 99-1429	Site location: El Moro Elementary	<input checked="" type="checkbox"/> PLM <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Point Count 100-100% <input type="checkbox"/> IAHH 435
Comments:	Report Via <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail <input type="checkbox"/> Verbal	<input type="checkbox"/> TEM Air: <input type="checkbox"/> AHERA <input type="checkbox"/> Yamaw2 <input type="checkbox"/> NIOSH T407 <input type="checkbox"/> TEM Bulk: <input type="checkbox"/> Quantitative / <input type="checkbox"/> Qualitative / <input type="checkbox"/> Chatfield <input type="checkbox"/> TEM Water: <input type="checkbox"/> Potable / <input type="checkbox"/> Non-Potable / <input type="checkbox"/> Weight % <input type="checkbox"/> TEM Manganese: <input type="checkbox"/> Qual(+) / <input type="checkbox"/> D6765(particulate) / <input type="checkbox"/> D6765(particulate) <input type="checkbox"/> MO Particle Identification (PJM LAB) <input type="checkbox"/> PLM Osmolality/Sol <input type="checkbox"/> Particle Identification (TEM LAB) <input type="checkbox"/> Special Project <input type="checkbox"/> Metals Analysis Method: Valise Analytes	

HA	Sample ID	Date / Time	Sample Location / Description	FOR AIR SAMPLES ONLY			Sample Area / Air Volume
				Type	Time: On/Off	Avg. LPM	
3	61	11-9-16	East wall 3' up - outside Structure Pm 35	A			No Sample
3	62		East side of center water Pain into restroom	A			
3	63		Back of Nth end wall 4' from East Side	A			
3	64		West side of recent Pm 32 at Water Main	A			
				A			
				A			
				A			
				A			
				A			
				A			
				A			
				A			
				A			
				A			

Sampled By: Eldwin Kennedy	Date: 11-9-16	Time: 10:15 AM
Shipped Via: <input checked="" type="checkbox"/> Fed Ex <input type="checkbox"/> D-DL <input type="checkbox"/> UPS <input type="checkbox"/> US Mail <input type="checkbox"/> Courier <input checked="" type="checkbox"/> Drop Off <input type="checkbox"/> Other	Relinquished By: Eldwin Kennedy	Relinquished By: [Signature]
Date / Time: 11-10-16	Date / Time: 11-10-16	Date / Time: 10:30 AM
Received By: [Signature]	Received By: [Signature]	Received By: [Signature]
Date / Time: 11-10-16	Date / Time: 11-10-16	Date / Time: 10:30 AM
Condition Acceptable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No	Condition Acceptable? <input type="checkbox"/> Yes <input type="checkbox"/> No

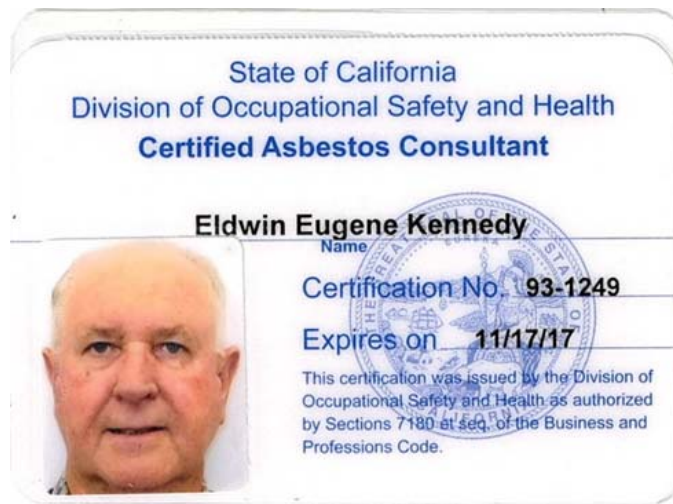
### III. DIAGRAM

EL MORRO ELEMENTARY SCHOOL  
2012-2013



#### IV. INSPECTOR'S CERTIFICATIONS

#### IV. INSPECTOR'S CERTIFICATIONS





## V. DISCLAIMER/REPORT LIMITATIONS

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All reports and recommendations are based on conditions and practices observed and information made available to Environmental Assistance Group (EAG) by the client and the designated sites/facilities on the days the inspection was completed. This report does not purport to set forth all hazards, or to indicate that other hazards do not exist. No responsibility is assumed by EAG for the control or correction of conditions or practices existing at the facilities, or at any other premises surveyed by EAG, for and on the behalf of the client. Services provided by EAG shall be governed by the standard of practice for professional services measured at the time those services are rendered.

All information contained in this report is proprietary and limited to the scope of services, parameters of the analytical methods used and the conditions present at the time of this inspection. Any references to quantities are considered estimates and are not to be construed as actual.

The provided survey was not destructive. Prior to any demolition or renovation a comprehensive (possibly destructive) "Renovation Survey" is highly recommended.