



**SECTION H**

**LIMITED ASBESTOS &  
LEAD BASE PAINT SURVEY**

**CSA 29 LUCERNE VALLEY  
COMMUNITY CENTER  
RENOVATION PROJECT**

FOR

**CSA 29 LUCERNE VALLEY  
LUCERNE VALLEY, CALIFORNIA**

**PROJECT NO.: 30.30.0162**

# *L.Y. Environmental, Inc.*

1050 Nevada Street, Suite# 401, Redlands, CA 92374 • Phone (909) 307-9730 • Fax (909) 307-9740

September 28, 2023

San Bernardino County  
Attn: Alfonso Fausto  
222 W. Hospitality Lane, 2nd Floor  
San Bernardino, CA 92415  
Phone: 909-386-8827  
Cell: 909-771-1702  
Email: Alfonso.Fausto@sdd.sbcounty.gov

## **Summary Report: Limited Asbestos & Lead Based Paint Survey** **33187 Old Woman Springs Rd, Lucerne Valley, CA 92356**

### **I. Introduction**

L.Y. Environmental Inc., (LYEI) received a request to conduct a Limited Asbestos & Lead Based Paint Survey for the property located on 33187 Old Woman Springs Rd, Lucerne Valley, California. LYEI was requested to inspect the above-mentioned property for the existence of asbestos and lead containing materials and to provide a written report of findings.

### **II. Background**

Yonan Benjamin (CAC DOSH #02/3228) of LYEI conducted the survey at the subject site on September 22, 2023. The report was reviewed and completed by Yonan Benjamin, a Certified Asbestos Consultant and Certified Industrial Hygienist with LYEI.

The structure is slated for remodeling and appears to be intact and in good condition. The samples of the Wall, Ceiling, Floor, Basecove, and Ceiling Tile Materials were collected. Samples were taken, all of which were analyzed by Inland Asbestos Lab located in Redlands, California, which is an NVLAP Lab (NVLAP Code 201000-0; Ph: 909-435-5504). Asbestos Bulk samples were analyzed by PLM using EPA Method 600/R-93/116, (July 1993), in accordance with 40 CFR 763, Sub-part F, Appendix A (AHERA), and if applicable, the Point Count Method 600/R-93/116 (1000 Point), (July 1993). The survey was conducted in accordance with CAL/OSHA, EPA AHERA and South Coast Air Quality Management District sampling protocols using non-destructive representative sampling techniques. See attached, Asbestos Bulk Sampling Field Log for materials and locations of samples collected.

In addition, XRF Niton XL #9739, Model XLp 300A, 40 mCi Cd-109, readings of all impacted and painted components were taken onsite by Yonan Benjamin, Lead Inspector/Assessor, Cert.# LRC-00008161.

### III. Findings/Conclusions

#### *Asbestos*

Results of the bulk sample analysis are attached to this report and showed **trace quantities, less than 1%, of asbestos in the gray floor tile material collected and tested (approx. 3,000ft<sup>2</sup>). In addition, there were positive concentrations of asbestos in the acoustical ceiling material collected and tested (approx. 3,000ft<sup>2</sup>).** However, there were no concentrations of asbestos in the beige floor tile material in the Kitchen / Restrooms nor in the other structural materials collected and tested. See attached, Asbestos Sampling Field Log for the results and locations.

*Note: In California, the Department of Occupational Safety and Health (DOSH) enforces the OSHA regulations under Section 1529 of Title 8 of the California Code of Regulations (CCR). DOSH also requires that asbestos consultants & asbestos abatement contractors performing work in California be trained and certified. In California, materials containing concentrations of asbestos greater than one-tenth of one percent (>0.1%) are regulated.*

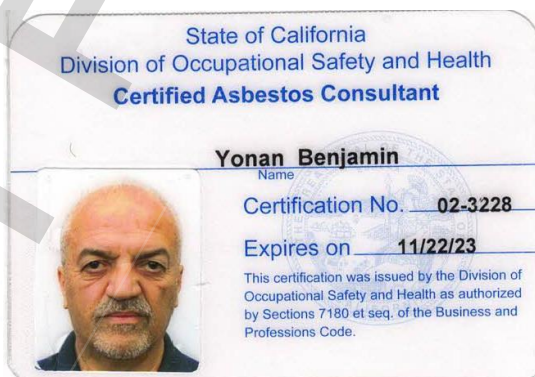
#### *Lead Based Paint*

The results of the onsite XRF readings of the painted components showed readings below the HUD & CDPH standard/guideline of 1.0 mg/cm<sup>2</sup>.

Thank you for giving L.Y. Environmental, Inc. the opportunity to participate in this investigation. We would be happy to provide any additional services, if necessary. Should there be any questions, or if I may be of further assistance, please feel free to contact me.

Sincerely,  
L.Y. Environmental, Inc.

*Yonan Benjamin*



Yonan Benjamin, CIH CAC LPM  
Director, Indoor Air Quality and Industrial Hygiene  
Certified Industrial Hygienist (ABIH #7299)  
California Asbestos Consultant (DOSH #02/3228)  
Lead Inspector/Assessor (LRC-00008161)

Attachments:  
Laboratory Results for Asbestos  
Chain of Custody

## **CONDITIONS AND LIMITATIONS**

L.Y. Environmental, Inc. ("LYEI") has prepared this report for the exclusive use of its client. LYEI, in its survey's measurements, applies approximations of the dimensional areas (square footage) it is not to be relied upon for bidding purposes.

LYEI, in performing its professional services, has applied engineering and scientific judgment that it believes is consistent with OSHA and AHERA industry standards. LYEI has inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. LYEI has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, LYEI accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

It is always possible that chemical and/or biological agents may be present in a building that have not been targeted for assay, have not been identified by science as a potential health threat, or are present in such small quantities or low levels that they were not detected by the sampling and/or analytical methods employed. It is also possible that variables in sample collection, such as those associated with an isolated or intermittent contaminant, the random selection of a sample location, etc., will affect analytical results. Accordingly, it cannot be determined with absolute certainty that there is no risk of exposure to some chemical and/or biological agents.

LYEI will accept no liability for any loss, injury, claim or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. LYEI makes no warranty, expressed or implied.

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Yonan Benjamin L.Y. Environmental, Inc. 909-307-9730 yonan@lyenvironmental.com		Inland Asbestos Ref No.: 23091226											
		Number of Samples: 30					Date Collected: September 22, 2023						
		Sampler: Y. Benjamin					Date Received: September 25, 2023						
		Sample Condition: Acceptable					Date Analyzed: September 25, 2023						
Client Reference: 33187 Old Woman Springs Rd., Lucerne Valley, CA		Asbestos Type, %						Non-Asbestos Constituents, %					QC
		Asbestos Detected	Chrysotile	Amosite	Crocidolite	Anthophyllite	Tremolite	Actinolite	Cellulose	Fiberglass	Synthetic Fibers	Non-Asbestos Non-Fibrous	
Client Sample ID Inland Sample ID	Sample Description - Color Comment												
L-2 231226-23	Linoleum - beige / blue / gray Inseparable adhesive	No										100	
L-3 231226-24	Linoleum - beige / blue / gray Inseparable adhesive	No										100	
BC-1 231226-25	Basecove - black	No										100	
BC-1 231226-25-1	Adhesive - yellow	No										100	
BC-1 231226-25-2	Basecove - brown	No										100	
BC-2 231226-26	Basecove - black	No										100	
BC-2 231226-26-1	Adhesive - yellow	No										100	
BC-2 231226-26-2	Basecove - brown	No										100	
BC-3 231226-27	Basecove - black	No										100	
BC-3 231226-27-1	Adhesive - yellow	No										100	
BC-3 231226-27-2	Brown - brown	No										100	
CT-1 231226-28	Ceiling Tile - white / brown	No							45			55	
CT-2 231226-29	Ceiling Tile - white / brown	No							45			55	
CT-3 231226-30	Ceiling Tile - white / brown	No							45			55	



September 25, 2023

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Analyzed by: Julia Benjamin, Laboratory Director  
Approved Signatory

The above analyses of the samples were performed in general compliance with the procedures outlined in EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, in conjunction with EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples. Non-friable organically bound materials may present a problem matrix, therefore Inland Asbestos Lab, Inc. recommends gravimetric analysis. The client is responsible for interpretation and use of test results. This report relates only to the samples reported above and reflects the samples as received. Sample descriptions are generated from the client's field sampling data on the Chain of Custody. This report may not be reproduced, except in full, without written approval from Inland Asbestos Lab, Inc. and must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. Inland Asbestos Lab, Inc. bears no responsibility for client sample collection activities or analytical method limitations. The limit of detection for this analytical method is less than 1% and total sample constituents may total greater than 100% due to trace amounts. Building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample unless requested otherwise by the client. Inland Asbestos Lab, Inc. is accredited under the NIST/NVLAP (NVLAP Lab Code: 201000-0) program for bulk asbestos analysis using polarized light microscopy. Samples are within quality control criteria and met method specifications unless otherwise noted. Estimation of uncertainty is available upon request. Please feel free to contact Inland Asbestos Lab, Inc. regarding any questions about this report.

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# L.Y. ENVIRONMENTAL, INC.

Pg. 1 of 2 \* Limited to indoors only  
 \* COMMUNITY CENTER FOR Remodel In tact & Good Condition

Date: 9-22-2023  
 Project No:  
 Client: San Bernardino County - Dept. of Public Works  
 Site: 33187 Old Woman SPRINGS Rd., Lucerne Valley, CA.  
 Inspector (s): YONAN BENJAMIN, CAC 02-3218

## ASBESTOS / LEAD BULK SAMPLING FIELD LOG / CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Quantity (ft <sup>2</sup> )	Analytical Results	Fitability	Condition	Damaged %
WS-1	Drywall & Joint Compd.	Center East	3900-T		N	I	0
WS-2	"	"	3900-T		N	I	0
WS-3	"	Storage	3900-T		N	I	0
WS-4	"	Hallway	3900-T		N	I	0
WS-5	"	Center/Kitchen	3900-T		N	I	0
CS-1	"	Kitchen	3300-T		N	I	0
CS-2	"	Men's Restroom	3300-T		N	I	0
AC-1	Acoustical Ceiling	on ceiling & 3 feet on Walls throughout	3000-T		N	I	0
AC-2	"	"	3000-T		N	I	0
AC-3	"	"	3000-T		N	I	0
AC-4	"	"	3000-T		N	I	0
AC-5	"	"	3000-T		N	I	0
CS-3	Drywall & Joint Compd.	WOMEN'S R.R.	3300-T		N	I	0
CS-4	"	Hallway	3300-T		N	I	0
CS-5	"	Lobby	3300-T		N	I	0

LBP (-)

ND = Not Detected  
 F = Friable ; N = Non Friable  
 I = Intact ; D = Damaged ; SD = Significantly Damaged

RELINQUISHED BY	DATE	RECEIVED BY (Lab)	DATE
Yonan Benjamin	9-22-2023 (06)	<i>[Signature]</i>	9/25/23 0800
		Julia Benjamin	

23091226  
**L.Y. ENVIRONMENTAL, INC.**

Date:	9-22-2023
Project No:	
Client:	San Bernardino County Dept. Public Works
Site:	33187 Old Woman Springs Rd., Lucerne Valley, CA.
Inspector (s):	YONAN BENJAMIN, CAC 07-3228

ASBESTOS / LEAD BULK SAMPLING FIELD LOG / CHAIN OF CUSTODY

Sample Number	Material Sampled	Sample Location	Quantity (ft <sup>2</sup> )	Analytical Results	Friability	Condition	Damaged %
FT-1	FLOOR Tile & Mastie	Main Center/Lobby	3000-T		N	I	0
FT-2	"	STORAGE	3000-T		N	I	0
FT-3	"	Hallway & OFFICE	3000-T		N	I	0
FT-4	"	Kitchen	850-T		N	I	0
FT-5	"	Kitchen	850-T		N	I	0
FT-6	"	Kitchen/Restrooms	850-T		N	I	0
L-173	Lino/PUW	STORAGE EAST	30-T		N	I	0
BC-1	BaseCore	Kitchen	40-T		N	I	0
BC-2	"	Hallway & RA.	40-T		N	I	0
BC-3	"	Hallway & OFFICES	40-T		N	I	0
CT-173	Ceiling Tile	Main Center area	3000-T		N	I	0

RELINQUISHED BY	DATE	RECEIVED BY (Lab)	DATE
Yonon Benjamin (P.E.)	9-22-2023	Julia Benjamin	9/25/23 0800

ND = Not Detected  
 F = Friable ; N = Non Friable  
 I = Intact ; D = Damaged ; SD = Significantly Damaged  
 T = Total Homogeneous Material

