January 25, 2025

Mr. Anthony Espinoza, Environmental Health Manager
**LOS ANGELES UNIFIED SCHOOL DISTRICT**
Office of Environmental Health and Safety
333 S. Beaudry Avenue, 28th Floor
Los Angeles, California 90017

**Attention: Mr. Filmon Tesfaslasie**

**Re: Technical Memorandum, Post-Fire Visual Inspection, Community Magnet Charter School 11301 Bellagio Rd, Los Angeles, CA 90049**

**NV5 Project No. LAUS-25-03371**

Dear Mr. Espinoza,

NV5, Inc. (NV5) was retained by the Los Angeles Unified School District – Office of Environmental Health and Safety (LAUSD-OEHS) to conduct a site inspection consisting of a visual inspection for the presence of visible ash and any fire-related debris throughout the Community Magnet Charter School, located at 11301 Bellagio Road, Los Angeles, California. The inspection was conducted by NV5 and OEHS personnel under the oversight of a Certified Industrial Hygienist (CIH).

## 1 SITE INSPECTION

The inspection was performed on January 18, 2025 by NV5 personnel (David Schack, Noah Stevens, and Jorge Robles). The inspection was conducted to evaluate for the presence of fire-related ash and debris likely originating from recent fires within the Pacific Palisades area. Specifically, NV5 evaluated for the presence of fire-related ash and debris that may have been aerially deposited on surfaces within the interior spaces of classrooms and other buildings (i.e. administrative offices, auditoriums, etc.). The presence of smoke-like odors was not recorded at the site. A photo-ionization detector (PID), calibrated to 50 parts per million by volume (ppmv), was utilized to screen for volatile organic compounds (VOCs) within the buildings and outdoor areas. NV5 did not inspect any ventilation or ductwork at the school. LAUSD OEHS Dept informed NV5 that all HVAC filters have been changed at the school after the wildfires of January 2025.

## 2 SUMMARY OF FINDINGS

A summary of the findings of the visual inspections of interior spaces are as follows:

- No excessive or significant visual evidence of dust or debris were observed to be present.

- No ash was observed to be present in areas inspected.
- No significant smoke-like odors were detected during our inspection.
- The build-up of minor dust and debris was observed to be present at the doorway entrances (interior/exterior door threshold).
- Dust and debris were observed to be present on door mats.
- PID readings ranged from 0.0 ppmv to 0.5 ppmv. The PID readings are interpreted to be representative of baseline conditions for the school. The PID readings are listed on the Indoor Air Source Screen Form, included in Attachment A. A crude field map showing relative locations of the inspected buildings and PID readings was also prepared and included in Attachment A.

# 3 CONCLUSIONS

Based on the visual observations, NV5's conclusions are the following:

- Comprehensive cleaning efforts have been successfully completed. The primary contaminants, including ash and soot have been effectively removed in the indoor areas inspected by NV5.
- Continuous cleaning and monitoring should be implemented to ensure the maintenance of those areas.

Other Observations and Recommendation

It should be noted during our inspection we observed the presence of paint chips around the exterior of many of the buildings. Since paint chips may contain lead, NV5 recommends the paint chips to be cleaned up and removed.

# 4 ASSUMPTIONS AND LIMITATIONS

This Technical Memorandum was prepared exclusively for use by LAUSD and may not be relied upon by any other person or entity without NV5's express written permission. The information described in this Technical Memorandum apply to conditions existing at certain locations when services were performed and are intended only for the specific purposes, locations, time frames and project parameters indicated. NV5 cannot be responsible for the impact of any changes in conditions, standards, practices or regulations after performance of services.

In performing our professional services, we have applied present engineering and scientific judgment and used a level of effort consistent with the current standard of practice for similar types of studies.

For and on behalf of NV5:

Steven Ridenour, PG
Senior Project Manager/Senior Geologist III


Cecile Felsher, CIH, CSP
Vice President, EHS & Air

Attachments:

A – Indoor Air Source Screen Forms

# Attachment A

**Indoor Air Source Screen Forms**

# Indoor Air Source Screen Form



This form should be used while conducting field screening (Step 3B.3, Supplemental Vapor Intrusion Guidance). An Indoor Source Screen Survey of indoor air will help identify potential sources of vapor forming chemicals (VFCs) and/or potential subsurface vapor entry points. Common screening tools, such as, Photoionization Detector (PID), Gas Chromatography-Photoionization Detector (GC-PID), Gas Chromatography Mass Spectrometry (GC-MS), or Gas Chromatography-Electron Capture Detector (GC-ECD), should be used to detect the presence of VFCs in the air.

Use this form to document the room/area and location where the measurement was recorded during the Indoor Air Source Screen Survey, the field instrument type used, and the instrument reading and units. If a consumer product is identified and surrounding air tested, the location and the volatile ingredients of the product should be noted. (If the item(s) may be contributing VFCs to the indoor air, the items should be removed in advance of indoor air sampling.) This survey should be used to support the development of a conceptual understanding of how vapor intrusion may be occurring at the building and used in selecting sample locations for evaluating spatial distribution of VFCs in indoor air.

| Site Information | Input |
|---|---|
| Building Address: | 11301 Bellagio Rd. Los Angeles CA 90049 |
| Site/Facility Name: | Community Magnet Charter School |
| Screening Event Date: | 01/18/25 |
| Screening Event Time: | 11:30 - 12:30 |
| Event Weather Conditions: | Santa Monica Airport weather: 47°, WSW wind < 10 mph No Haze Sunny, No wind, No extreme weather, Adjacent Fire Closure |
| Name of Person(s) Conducting Sampling: | Noah Stevens, Jorge Robles, Dave Schack |
| Company Conducting Sampling: | NV5 |
| Field Instrument Type[1]: | 1, PID |
| Instrument Calibration Date: | See Attached |
| Analyte Name: | Calibrated 1:1 Hexane |

1 - Photoionization Detector (PID), Gas Chromatography-Photoionization Detector (GC-PID), Gas Chromatography-Mass Spectrometry (GC-MS), Gas Chromatography-Electron Capture Detector (GC-ECD), etc.

# Indoor Air Source Screen Form



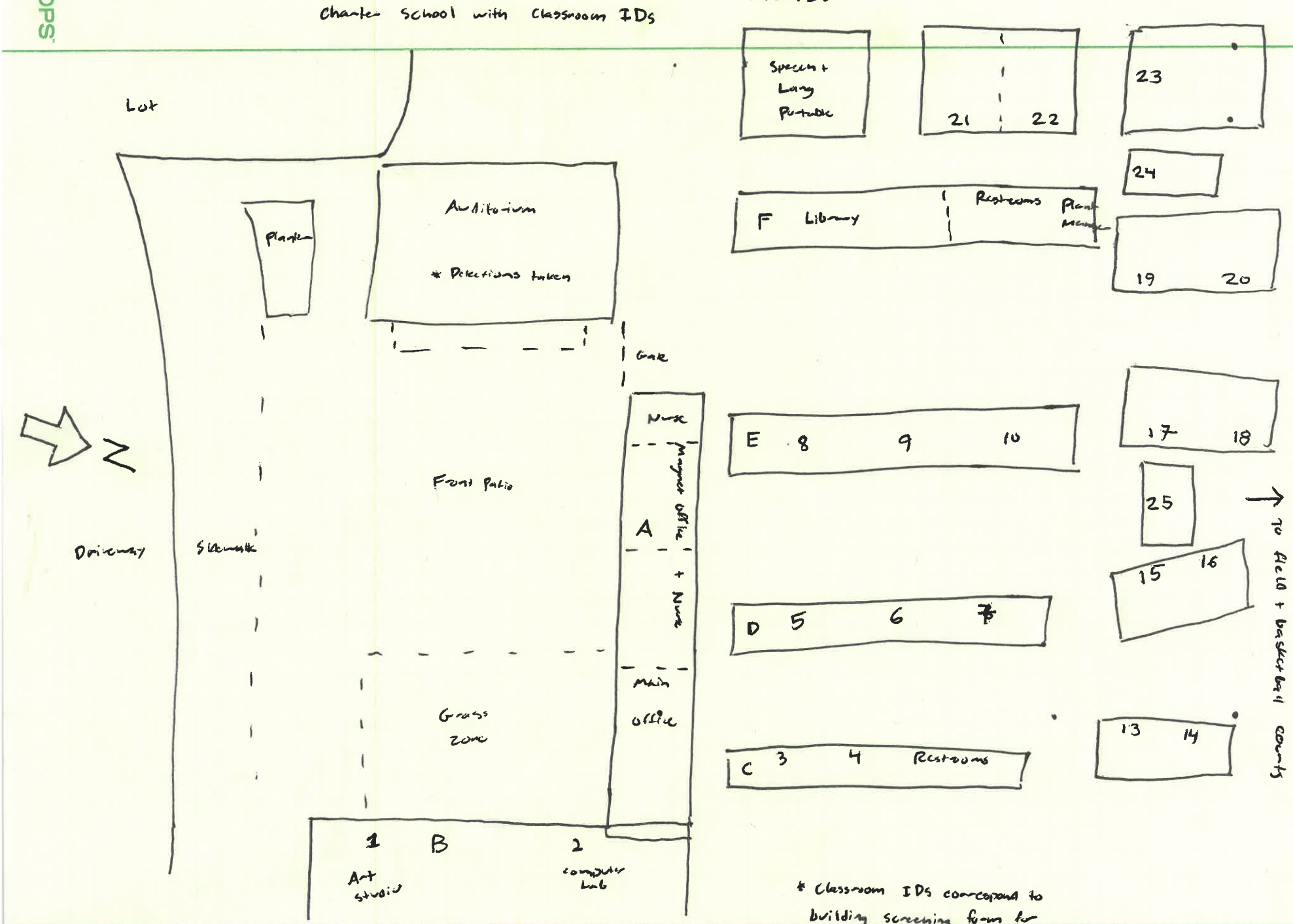
| Sample Room/Area | Sample Location | Sample ID | Instrument Reading | Units | Volatile Ingredients in Consumer Products Identified Near Sample |
|---|---|---|---|---|---|
| - Auditorium | - community magnet | — | 0.2 | ppm | NA |
| - Speech + Language | - Charter School | — | 0.0 | | |
| - 21 | - | — | 0.2 | | |
| - 22 | - | — | 0.2 | | |
| - 23 | - | — | 0.1 | | |
| - Outdoor Air | - | — | 0.1 | | |
| - 24 | - | — | 0.1 | | |
| - 19 | - | — | 0.1 | | |
| - 20 | - | — | 0.1 | | |
| - 18 | - | — | 0.1 | | |
| - 17 | - | — | 0.1 | | |
| - 25 | - | — | 0.2 | | |
| - 16 | - | — | 0.1 | | |
| - 15 | - | — | 0.1 | | |
| - 14 | - | — | 0.2 | | |
| - 13 | - | — | 0.2 | | |
| - Boys RR units | - | — | 0.2 | | |
| - 4 | - | — | 0.4 | | |
| - 3 | - | — | 0.4 | | |
| - 5 | - | — | 0.2 | | |
| - 6 | - | — | 0.4 | | |
| - 7 | - | — | 0.4 | | |
| - 8 | - | — | 0.4 | | |
| - 9 | - | — | 0.5 | | * odor of cleaning supplies |
| - 10 | - | — | 0.4 | | |
| - Plant Manager Service | - | — | 0.3 | | |
| - Library | - | — | 0.4 | | |
| - Magnet + Main office | - | — | 0.4 | | |
| - Main office | - | — | 0.4 | | |
| - Main staff office | - | — | 0.4 | | |
| - Computer Lab | - | — | 0.4 | | |

**Comments:**
Art studio

0.4

Map of Community Magnet Charter School with Classroom IDs

NS
01/20/25




* Classroom IDs correspond to building screening forms for Community Magnet Charter School

# INSTRUMENT CALIBRATION REPORT

**Pine Environmental Services, LLC.**

## Alta Enviromental "Long Beach"

**Instrument ID** 592-925204
**Description** MINIRAE3000
**Calibrated** 3/24/2022

**Manufacturer** RAESYSTEMS
**Model Number**
**Serial Number** 592-925204
**Location**
**Department**

**Frequency** quarterly
**Status**
**Temp** 24.9
**Humidity** 41

### Calibration Specifications

**Group #** 1
**Group Name** VOC
**Stated Accy** Pct of Reading

**Range Acc %** 0.0000
**Reading Acc %** 3.0000
**Plus/Minus** 0.00

| Nom In Val / In Val | In Type | Out Val | Out Type | Fnd As | Lft As | Dev% | Pass/Fail |
|---|---|---|---|---|---|---|---|
| 50.00 / 50.00 | PPM | 50.00 | PPM | 50.00 | 50.00 | 0.00% | Pass |

### Test Instruments Used During the Calibration

(As Of Cal Entry Date)

| Test Instrument ID | Description | Manufacturer | Model Number | Serial Number / Lot Number | Last Cal Date | Next Cal Date / Expiration Date |
|---|---|---|---|---|---|---|
| CA HEX 50PPM LOT#TGBI-289 -50-2 | CA HEXANE 50PPM LOT#TGBI-289-50-2 | Pine Environmental Services, Inc. | 34LS-289-50 | TGBI-289-50-2 | | 6/13/2022 |

**Notes about this calibration**

**Calibration Result** Calibration Successful
**Who Calibrated** Andrew Bettencourt

**Pine Environmental Services, LLC. hereby certifies that this instrument is calibrated and functions to meet the manufacturer's specifications using NIST traceable standards, or is derived from accepted values of physical constants.**