



November 27, 2024
2024-08-17_City of Coachella

Asbestos Supervisor
South Coast Air Quality Management District
21865 Copley Drive
Diamond Bar, California 91765

**Subject: REV 1. PROCEDURE 5 PLAN
MISCELLANEOUS MATERIALS REMOVAL
RESIDENTIAL DWELLING
52156 TRIPOLI WAY
CITY OF COACHELLA, CALIFORNIA 92236**

Dear Asbestos Supervisor:

On behalf of the City of Coachella (City), Air Quality Testing Services (AQTS) is requesting approval from the South Coast Air Quality Management District (SCAQMD) of this Rule 1403 Procedure 5 Plan (the Plan) to remove asbestos-containing miscellaneous materials (4-inch inside diameter [ID] pipe), asbestos-containing surfacing material (skim-coat with associated plaster, drywall, and debris on the joists and rafters) and asbestos-contaminated fire debris from the pipe and skim-coat on the floor of the residential dwelling (Site) located at 52156 Tripoli Way, City of Coachella, California 92269. The concrete 4-inch ID pipe is approximately 12 linear feet (LF), consisting of approximately 13 square feet (SF) of pipe. The skim coat and associated plaster, drywall and debris on the joists and rafters cover approximately 3,640 SF of the walls and ceilings of the building. The pipe and skim coat were significantly damaged by the fire, and debris and the debris on the floor (1,072 SF) were assumed to be an asbestos containing materials (ACM). The Assessment of asbestos containing materials ACMs is provided in the report "Revision 3 Hazardous Building Material Survey Report, 52156 Tripoli Way, City of Coachella, California 92236" (Report) prepared by AQTS, dated November 27, 2024.

All work performed to comply with the requirements with this Procedure 5 cleanup plan must be performed solely by the DOSH-registered abatement contractor that submitted the notification for this project.

Details concerning this project are presented in the following sections.

SCOPE OF THE OVERALL PROJECT

The City is demolishing the fire damaged single family residential dwelling (Project) for community safety. As reported in the Report, AQTS performed sampling of miscellaneous materials associated with the concrete 4-inch ID pipe (13 SF), the surfacing material (skim coat with associated plaster, drywall, and debris on the joists and rafters [3,640 SF]) and the debris on the floor are assumed to be ACM (1,072 SF). To protect the community and workers for demolition, the ACM pipe, ACM skim coat with associated plaster and drywall, and ACM debris will need to be removed.

ASBESTOS MATERIAL AT THE SITE, ITS CONDITION, TYPE, AMOUNT, AND LOCATION

The 4-inch ID concrete pipe contains 12% chrysotile asbestos. There is approximately 13 SF of ACM pipe which was significantly damaged and is friable. The skim coat contains less than 1% chrysotile asbestos and is assumed to be an ACM since the concentration is not able to be confirmed by 400-point count to not be an ACM. The skim coat was significantly damaged and was friable. The plaster, drywall, and debris on the joist and rafters associated with the skim coat were also assumed to be an ACM with the skim coat (3,640 SF). Since the skim coat and concrete pipe were significantly damaged, the debris on the floor were assumed to be an ACM (1,072 SF).

Therefore, Mr. Wesley Willow, California Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultant (CAC) Number (No.) 22-7008 has assumed that the skim coat with associated plaster, drywall, and debris on the joists and rafters (3,640 SF) and debris field on the floor (1,072 SF), with the exception of large pieces of steel or wood debris, are an ACM and subject to rule 1403.

All ACM fire debris will be handled and disposed as friable asbestos-containing waste material (ACWM). A Material Location Map is provided as an attachment to the Plan.

ABATEMENT PROJECT STAGES WITH DATES AND TIMELINES

The abatement project will start once this Plan is approved by SCAQMD. It is anticipated that removal of the ACM pipe and ACM debris will take one day. The abatement project will be performed between the hours of 07:00 AM and 06:00 PM.

PROVISIONS FOR SITE PREPARATION AND CONTROL AND PREVENTION OF CONTAMINATION MIGRATION, INCLUDING INGRESS/EGRESS ZONES

Initially, clear 6-mil poly sheeting containment will be installed on the perimeter of the building. Due to the fire damage and based on conversations with the Inland Contractors, Inc. (Abatement Contractor), a State-certified asbestos abatement contractor, applying poly sheeting to the roof is not feasible due to safety concerns. This would also make the setup of a negative pressure enclosure (NPE) not feasible.

A decontamination area including a 3-stage decontamination unit, and a hand washing area will be constructed at the entrance to the containment. The regulated work area boundary will consist of "Danger Asbestos" barricade tape and will be posted with appropriate asbestos warning signs in English and Spanish.

One lockable roll-off dumpster for friable asbestos-containing waste material (ACWM) storage, will be lined with two layers of transparent 6-mil poly and positioned adjacent to the regulated area.

ENGINEERING WORK PRACTICES AND ASBESTOS EMISSION CONTROLS

The Abatement Contractor, will remove the 4-inch Concrete ACM pipe, skim coat with associated plaster and drywall, and ACM debris within the regulated area at the Site. Contact information for Abatement Contractor is included on the attached Contact List.

ACM pipe will be removed by the Abatement Contractor intact by using hand tools (**non-powered manually operated hand tools**). The ACM pipe, the skim coat with associated plaster, drywall, and debris on the joists and rafters, and fire debris on the floor will be kept wet with amended water from an airless water sprayer. Before removing the ACM pipe, the abatement contractor will wrap and seal the sections of ACM pipe with two layers of transparent 6-mil poly sheeting, secured with duct tape to be leak tight and proper warning and waste labels. The wrapped section of pipe will then be loaded into the friable ACWM roll-off bin lined with two layers of transparent 6-mil poly.

Following completion of ACM pipe removal activities, the Abatement Contractor will remove the ACM skim coat with associated plaster, drywall and debris on joists and rafters, and the ACM debris on the floor. The ACM will be kept wet with amended water from an airless water sprayer. ACM debris will be placed into transparent leak tight asbestos waste bags using hand tools (**non-powered manually operated hand tools**) and loaded into the same friable ACWM roll-off bin storing the ACM pipe.

The abatement contractor will utilize Tyvek® suits, respirators with high efficiency particulate air (HEPA) filters, hard hats, steel toe boots, and leather or cut-resistant gloves as personal protective equipment during removal.

PROCEDURES FOR CLEAN-UP AND/OR DECONTAMINATION AFTER BULK REMOVAL

Following completion of ACM debris removal activities in the regulated area, the Abatement Contractor will clean the concrete floor (**1,072 SF**) and the joist and rafters (**3,640 SF**) of the containment by first HEPA-vacuuming then wet wiping these surfaces and HEPA-vacuuming again. Once clean, a Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultant (CAC) will visually inspect the containment area for any remaining ACM debris. Remaining ACM debris, if observed, will be placed by hand into transparent asbestos waste bags by the abatement contractor and handled as stated in the previous section. Once the containment passes visual clearance, the abatement contractor will apply encapsulant to the concrete floor, joists, and rafters before taking down the containment.

Decontamination procedures for workers shall include removal of protective clothing by reverse-rolling the clothing material, placement of the removed garment into an appropriately-labeled transparent and leak tight waste disposal bag, and removal of gloves prior to entering the shower. Workers will shower off before entering the clean area. In the clean area, the workers shall remove their respirators and dry off before putting on street clothes. Eating, smoking, drinking, or other related activities will be prohibited inside the regulated work area, since these activities may potentially result in exposure to asbestos fibers. The abatement contractor shall ensure that its workers take proper care of their assigned respirators and safety equipment.

PROVISIONS FOR HANDLING, STORING, TRANSPORTING, AND DISPOSING OF ASBESTOS-CONTAINING WASTE

The Abatement Contractor shall determine current waste handling, transportation, and disposal regulations for the work site and waste disposal landfill. The contractor shall comply fully with these regulations and all Department of Transportation (DOT) and United States Environmental

Protection Agency (USEPA) requirements. The asbestos waste material will be delivered for burial directly to the pre-designated disposal site within 5 days following the completion of the removal. All labels and signs used shall be in accordance with USEPA, Cal/OSHA, and DOT regulations. The waste containers shall be labeled with the generator's information and kept locked when not in use. The abatement contractor shall fill out hazardous waste manifest forms for the Owner's signature (as Generator). Original disposal receipts and manifests will be turned in at project completion to the Owner.

The disposal site chosen for friable ACWM shall be permitted to receive this type of waste.

AIR MONITORING TYPE AND CLEARANCE LEVEL TO BE ACHIEVED

The abatement contractor will be responsible for monitoring its employees' exposure and maintaining proper records (pursuant to 29 Code of Federal Regulations 1926.1101 and 1910.1001). Daily air monitoring and clearance air monitoring is not planned for this abatement project because the Site is not accessible by the general public and will not be re-occupied following completion of removal activities. Final clearance for the removal activities will be performed by a CAC and will consist of visual clearance inspection only.

REMAINING ASBESTOS TO BE REMOVED OR MANAGED IN PLACE AND BY WHOM

Once the removal activities are complete, ACM will no longer be present at the Site. In the event other ACMs are identified at the Site during future demolition activities, these materials will be managed in place or removed by the City as Site owner.

CLOSING REMARKS

Kleinfelder thanks the SCAQMD for its prompt consideration of this plan. Should you have questions, please feel free to contact Wesley Willow at (724) 612-0003.

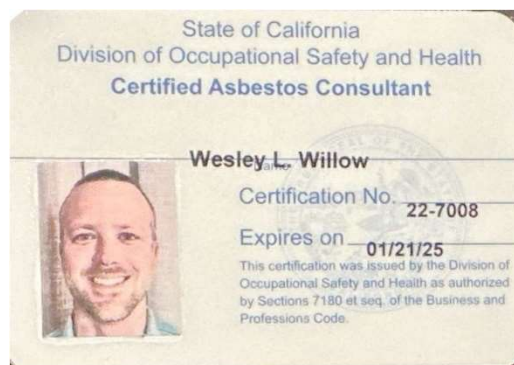
Respectfully submitted,

KLEINFELDER, INC.

Wesley L Willow
 Certified Asbestos Consultant No. 22-7008
 Expires January 21, 2025

Attachments:

- 1 Contact List
- 2 Material Location Map



ATTACHMENT 1

CONTACT LIST

**CONTACT LIST
MISCELLANEOUS MATERIALS REMOVAL
RESIDENTIAL DWELLING
52156 TRIPOLI WAY
CITY OF COACHELLA, CALIFORNIA 92236**

List of Companies and Contacts

Abatement Contractor: **Inland Contractors, Inc.**
231 East Alessandro Boulevard, Suite A388
Riverside, CA 92508
Phone: (951) 276-0600
Fax: (951) 276-0602
California CLSB License No.: 887337
DOSH Asbestos Registration No.: 924

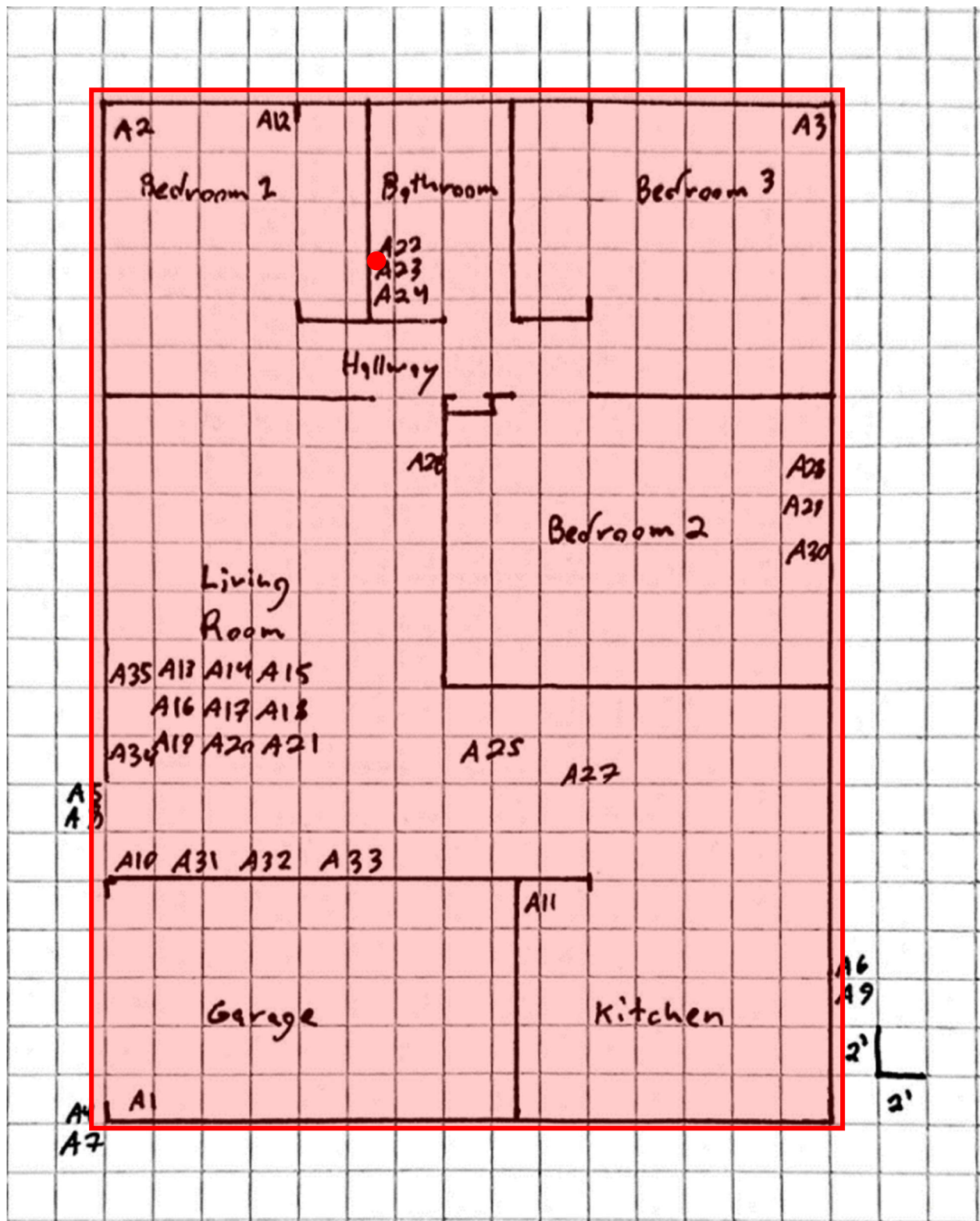
Abatement Project Contact: Franklin Greenawalt
Cell: (951) 413-4641

Owner: **City of Coachella**
Code Compliance Manager: Rene Rosales
Office: (760) 398-4978 Ext. 116
Email: RRosales@coachella.org

Consultant **Air Quality Testing Services**
Wesley Willow, CAC
Cell: (724) 612-0003
Email: Wesley.Willow@gmail.com

ATTACHMENT 2

MATERIAL LOCATION MAP



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- 4-Inch Concrete ACM Pipe
- ACM Debris and Ceiling/Rafters
- ACM Walls/Joists



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Palm Desert CA 92260

DRAWN BY: Wesley Willow
DATE: November 27, 2024

Material Location Map

52156 Tripoli Way
Coachella, CA 92269

PLATE

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