



MITIGATION MEASURES CHECKLIST

Cornfield Arroyo Seco Specific Plan

Note

This checklist is an attachment to the Cornfield Arroyo Seco Specific Plan (CASP) Administrative Review Form ([CP13-3507](#)).

Related Code Sections

Chapter 1.2 C.2 of the [CASP](#) authorizes administrative review for projects in compliance with the Specific Plan; Ordinance 182,617 established the [CASP](#). Procedures for Administrative Review are governed by LAMC Section 13B.3.1. of Chapter 1A. Refer to the sections in Chapter 2.4 - Open Space referenced below when completing this checklist.

Drawing Sheet

Administrative Use Only

Section 4 – Transportation Demand Management (TDM) Strategies

Reference: Chapter 2.5 Parking and Access

1. Indicate the drawing sheet that includes a TDM plan, demonstrating how the project will provide the following:
 - Unbundled Parking
 - Bicycle Facilities
 - Transportation Information Center
 - Rideshare or Carshare Parking
 - Scooter, Moped and Motorcycle Parking

Section 6 – Earth Resources

1. Seismic Standards

All projects shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety (LADBS).

Drawing Sheet

Administrative Use Only

2. Geotechnical Report (and) Liquefaction

Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the LADBS, for review and approval.

3. Hillside Grading Areas

All projects that require a grading permit and are located within a designated hillside area shall conform to the City’s Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the LADBS - Grading Division.

4. Grading Activities

For all projects that require grading permits for 20,000 cubic yards, or 60,000 square feet of surface area or greater:

a. Indicate the drawing sheet that includes the Best Management Practices detailed in Section 6.5 of the CASP Mitigation Monitoring Plan (MMP) or other current practices accepted by the city.

b. Indicate the drawing sheet that shows the location of the required signage containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.

Section 7 – Hydrology and Water Quality

1. Floodplain

For projects located within the 100-year floodplain:

Indicate the drawing sheet that demonstrates compliance with the requirements of the Flood Hazard Management Specific Plan, and any required occurrence from FEMA that the new development

Drawing Sheet

Administrative Use Only

complies with the requirements of that agency.

2. Stormwater Infiltration

Indicate the drawing sheet that demonstrates that the infiltration of stormwater on the site will not raise groundwater conditions to such a level that they would adversely affect existing facilities or structures, as required by the Low-Impact Development (LID) Ordinance.

3. Dewatering System

For projects in which a permanent dewatering system is necessary and unavoidable:

Indicate the drawing sheet that includes a Dewatering Plan demonstrating compliance with the requirements detailed in Section 7.3 of the CASP MMP.

4. Stormwater Pollution Prevention

Indicate the drawing sheet that includes the required construction practices detailed in Section 7.4 of the CASP MMP.

5. Standard Stormwater Mitigation Plan (SUSMP)

Indicate the drawing sheet that demonstrates compliance with the requirements of the Standard Urban Stormwater Mitigation Plan (SUMP) approved by Los Angeles Regional Water Quality Control Board.

Section 8 – Biological Resources

1. Habitat Modification

For all projects that require a grading and/or building permit, and that cannot feasibly avoid activities during the breeding bird season (generally March 1 – August 31):

Drawing Sheet

Administrative Use Only

Indicate the drawing sheet that includes the requirements detailed in Section 8.1 pertaining to the protection of native birds.

2. Oak Trees

Indicate the drawing sheet that includes the requirements detailed in Section 8.2 of the CASP MMP pertaining to the protection of oak trees.

Section 9 - Cultural Resources

1. Archeological Resources, Paleontological Resources, and Human Remains

Indicate the drawing sheet that includes the provisions contained in Section 9.1 of the CASP MMP, and that includes a site plan showing the location where these provisions will be posted for the purpose

2. Historic Resources

Provide documentation verifying that the project has obtained clearance from the Office of Historic Resources.

3. Native American Gabrielino Ground Disturbance Monitor

For all projects that require a grading permit which will include ground disturbances 15 feet or more below the surface:

Provide documentation verifying that a Native American of Gabrielino descent has been retained to observe and monitor sub-surface activities.

Section 10 - Hazardous Materials

1. Hazardous Substances

For projects requiring a use of land or building permit for any new industrial uses, or a change in the existing occupancy/use permit to an industrial use:

Provide a letter from the Fire Department (LAFD) stating that it has permitted the facility's use, storage, transport, creation, and disposal of hazardous substances.

2. Hazardous Materials near Schools

For projects requiring a use of land or building permit for any new commercial or industrial uses within ¼ mile of an existing school:

Provide a letter from LAFD stating that it has permitted the facility's use, storage, transport, creation, and disposal of hazardous substances as well as provided adequate provisions with respect to emergency response and evacuation procedures.

3. Contaminated Soil or Groundwater

- a. *For all projects, unless it is already determined through previous monitoring activities that contamination exists, or unless a remedial plan is already underway to address on-site contaminants:*

Provide documentation verifying that a Phase I Environmental Site Assessment (ESA), and if required a Phase II ESA, has been conducted; and that on-site contaminants have been addressed to the satisfaction of either the Cal/EPA or Los Angeles County Fire Department (LACFD) Site Mitigation Unit (SMU).

- b. *For any open case and for projects in which a Phase II ESA confirms groundwater contamination above the Maximum Concentration Level (MCL) for*

Drawing Sheet

Administrative Use Only

the proposed use(s):

Provide documentation verifying that a dewatering plan and treatment plan/soil Remedial Action Plan (RAP) has been submitted to and approved by the Los Angeles Regional Water Quality Board (LARWQCB) and the Los Angeles County Fire Department (LACFD) Site Mitigation Unit (SMU).

4. Existing Toxic/Hazardous Construction Materials

For any project requiring a permit for the demolition or alteration of existing structure(s):

a. Provide a letter from a qualified asbestos abatement consultant indicating that no Asbestos-Containing-Materials (ACM) are present in the building, or if ACMs are found to be present, that they have been abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.

b. Provide documentation verifying that a lead-based paint survey has been performed, and if lead-based paint materials are identified, that standard handling and disposal practices have been implemented pursuant to OSHA regulations.

c. Provide documentation verifying that a polychlorinated biphenyl (PCB) abatement contractor has conducted a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

5. Human Health Hazard

Indicate the drawing sheet that includes the required maintenance practices detailed in Section 10.8 of the CASP MMP.

Drawing Sheet

Administrative Use Only

6. Methane Zone

Applies to projects located in a Methane Zone or Methane Buffer Zone

a. *For all commercial industrial, and institutional buildings:*

Indicate the drawing sheet that shows the specifications for a Methane Control System that meets the requirements detailed in Section 10.8.

b. *For all commercial, industrial, institutional, and multiple residential buildings covering over 50,000 square feet of lot area or with more than one level of basement:*

Provide documentation verifying that a qualified engineer has conducted an independent analysis, and that the engineer’s design recommendations have been implemented subject to LADBS and LAFD approval.

c. *For all multiple residential buildings:*

Indicate the drawing sheet that shows the specifications for ventilation and a gas-detection system that meets the requirements detailed in this section.

7. Abandoned Wells

For properties that include abandoned wells:

Provide documentation verifying that an investigation of the abandoned wells has been conducted, and that any necessary remedial actions have been taken as detailed in Section 10.9.

Drawing Sheet

Administrative Use Only

8. Underground Storage Tanks

Provide documentation verifying that any underground storage tanks have been decommissioned or removed, and that any necessary remedial actions have been taken, as detailed in Section 10.10.

9. Emergency Evacuation Plan

Provide documentation verifying that an emergency response plan has been developed in consultation with the LAFD.

Section 11 - Air Quality

1. Sensitive Land Uses near Freeways

a. *For all projects that propose sensitive land uses, which may include residential uses, daycare centers, medical facilities, and other sensitive receptors:*

Indicate the drawing sheet that includes a site plan showing the distance from:

- The I-5 and SR-110 freeways
- Heavy railways (i.e., LATC railyard)
- Distribution centers (that accommodate more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU operations exceed 300 hours per week)
- Dry cleaners
- Fuel dispensing facilities

b. *If the project is within at least 500 feet from either the I-5 or SR-110 freeways:*

Provide documentation verifying that a health risk assessment (HRA) has been submitted and indicate whether the HRA shows that the incremental cancer risk exceeds 'an acceptable level'.

c. *If the HRA shows that the incremental cancer risk exceeds ‘an acceptable level’:*

Provide documentation identifying and demonstrating that Best Available Control Technologies for Toxics (T-BACTs) are capable of reducing potential cancer and non-cancer risks to an acceptable level, including appropriate enforcement mechanisms. T-BACTs may include but are not limited to installation of Minimum Efficiency Reporting Value (MERV) filters rated at 13 or better at all residential units.



2. Sensitive Land Uses Near Freeways and/or Heavy Railway and/or Distribution Centers (or) Sensitive Land Uses within 1500 feet of a Freeway, TAC and other Sources of DMP (or) Sensitive Land Uses beyond 1500 feet of a Freeway or TAC Sources

For new developments that propose sensitive land uses:

Indicate the drawing sheet that includes a site plan showing the distance from:

- Heavy railways (i.e., LATC railyard)
- Distribution centers (that accommodate more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU operations exceed 300 hours per week)
- Other industrial facilities which emit toxic air contaminants
- Dry cleaners
- Fuel dispensing facilities



3. Added Measures for Air Filtration Systems

If the project is within the minimum distances from any of the above, as specified in Mitigation Measures 11.3 – 11.5:

Drawing Sheet

Administrative Use Only

Indicate the drawing sheet that includes a mechanical plan showing:

- Specifications for air filters in the intake of ventilation systems meeting or exceeding the Minimum Efficiency reporting Value (MERV) rating specified in Sections 11.3 – 11.6.
- Specifications for heating, air conditioning and ventilation (HVAC) systems installed with a fan unit designed with sufficient power to force air through the air filters.

4. Sensitive Land Uses within 1,000 feet of Heavy Railway or other DPM Sources

For any project that proposes a sensitive land use within 500 feet of freeways, or within 1,000 feet of heavy railways (i.e., LATC railyard) and other sources of DPM or known carcinogens:

Indicate the drawing sheet that includes a landscape plan showing appropriate vegetation to screen the receptor from the DPM source to reduce exposure unless it is determined by an HRA to not be necessary to reduce health impacts. The vegetation shall be selected (such as certain types of coniferous trees) on the demonstrated effectiveness in filtering air pollution.

Complete and attach the recorded Covenant Agreement form ([CP-6770](#)) with a statement specifying that the vegetation will be maintained in good condition as an Exhibit¹.

5. Sensitive Land Uses-Site and Building Orientation (and) Active Use Recreational Areas

For any project that proposes a sensitive land use, unless an HRA shows that the incremental cancer risk is less than one in one hundred thousand (1.0E-05), or

¹ Prior to recordation, submit the completed and notarized Covenant and Agreement Form, any Exhibits, and/or document(s) to be recorded, to the Project Planner for approval and signature. All Exhibits must be labeled accordingly.

Drawing Sheet

Administrative Use Only

the appropriate non-cancer hazard index is less than 1.0:

Indicate the drawing sheet that includes a site plan showing that:

- The project is oriented to reduce exposure from the main entry and exit points of distribution centers.
- All outdoor active-use public recreational areas associated with Proposed Alternatives are located more than 500 feet from the nearest lane of traffic on the SR-110 or I-5 freeways.

6. Permission to Install an Alternative Design Feature

For projects that propose an alternative design feature or mitigation than those measures that are prescribed by the City:

Provide documentation verifying that a HRA has demonstrated the air quality impacts to on-site occupants would be less than significant after inclusion of specific site design features.

7. Construction Emission Control Measure (and) Construction Equipment Standards

Indicate the drawing sheet that includes the required construction practices detailed in this section.

Section 12 - Noise and Vibration

1. Residences, Hospitals, or Nursing Homes Adjacent to Spring Street, North Broadway, Main Street, San Fernando Road, I-5 or SR-110

For projects that include residential uses, daycare centers, medical facilities, or other sensitive receptors, and which are located on parcels of land adjacent to Spring Street, North Broadway, Main Street, San Fernando Road, I-5, or SR-110:

Indicate the drawing sheet that shows the specifications

Drawing Sheet

Administrative Use Only

for exterior windows and walls meeting the requirements detailed in this section, or alternative means of sound insulation.

2. Commercial Uses Adjacent to North Broadway and Main Street

For projects that include commercial uses located on parcels of land adjacent to North Broadway and Main Street:

Indicate the drawing sheet that shows the specifications for alternative means of sound insulation meeting the requirements in this section.

3. Public Parks

For all public parks:

Indicate the drawing sheet that includes a site plan showing how grading, barrier walls, or setbacks have been employed in the design of the park to mitigate traffic noise from adjacent roads.

4. School, Library, and/or Church Facilities

For any project that includes school, library, and/or church facilities:

Indicate the drawing sheet that shows the specifications for alternative means of sound insulation meeting the requirements detailed in Section 12.1.d.

Indicate the drawing sheet that includes a site plan showing how grading, barrier walls, or setback distance will mitigate traffic noise from adjacent roads

5. Construction Noise

For all projects requiring a development permit:

Indicate the drawing sheet that includes the required construction practices detailed in Section 12.2

Drawing Sheet

Administrative Use Only

6. Operational Noise Attenuation

Indicate the drawing sheet that shows the engineering and acoustical specifications for project mechanical HVAC and utility transformers, demonstrating that the equipment design (types, location, enclosure, specifications) can control noise to meet the requirements of the City's Noise Ordinance at nearby residential and other noise-sensitive land uses.

7. Groundborne Vibration

For projects located within the Federal Transit Administration (FTA)'s Screening Distances for Vibration Assessment of an existing rail line:

Provide documentation that verifies that: 1) vibration measurements and analysis were conducted and 2) that the FTA Groundborne Vibration Impact Criteria for the proposed land use will not be exceeded. If the criteria cannot be met, then the project will need to specify the modifications that will be made to ensure criteria compliance.

Section 14 - Public Services and Recreation Facilities Fire

For any project requiring a Change of Use or Building Permit:

Indicate the drawing sheet that includes a site plan demonstrating compliance with the Firefighting Personnel and Firefighting Apparatus Access Standards detailed in Section 14.1.

Section 15 - Utilities

1. Water

Indicate the drawing sheet that shows specifications for water meters, faucets, appliances, etc. meeting the requirements detailed in Section 15.1.

Drawing Sheet

Administrative Use Only

2. Wastewater

Indicate the drawing sheet that shows specifications for a holding tank and a grey water system meeting the requirements detailed in Section 15.2.

Section 16 - Energy and Greenhouse Gases

Reference: Chapter 2.6 Section D of the CASP

Provide documentation verifying that a minimum of 20 percent of non-residential and 10 percent of residential energy demand will be supplied with renewal energy generation.