

APPENDIX A – ENVIRONMENTAL STANDARDS

A. General Rule.

As described in Section I-9 of the CPIO District, environmental standards are included in this CPIO District to implement the Mitigation & Monitoring Program included as part of the Hollywood Community Plan Update and reviewed in the Hollywood Community Plan Update Environmental Impact Report (Case No. ENV-2016-1451-EIR), certified by the City Council.

Any Project in any of the CPIO Districts Subareas is required to comply with all Environmental Standards in Section E, below, and all other requirements in this Appendix. Any discretionary Project in the boundaries of the CPIO District and not in a Subarea that seeks to rely on the Hollywood Community Plan Update EIR for its CEQA clearance (including through tiering, preparing an addendum, supplemental EIR or a statutory infill exemption), shall incorporate or impose the Environmental Standards in Subsection E, below, on the Project (and any supplemental development standard identified as a Hollywood Community Plan Update EIR mitigation measure), unless the mitigation measure is modified or deleted pursuant to CEQA.

B. Other Requirements.

In addition to complying with any applicable Environmental Standard as required in this Appendix A and any requirement in Section I-9, an owner shall comply with all of the following:

1. Imprint all Environmental Standard(s) on all plans that are reviewed and approved by LADBS. More specifically, if an owner submits construction or operational plans as part of the Project description for a land use application, the owner shall imprint the Environmental Standard, as required in this Appendix, on those plans.
2. Sign and submit a notice of the Environmental Standards and commitment to comply with LADBS, at Plan Check prior to the issuance of any grading, excavation, or building permit, in which the owner acknowledges the Environmental Standard(s) and signs a statement of intent to comply.
3. Notify any contractor hired by the owner who is doing work subject to one or more Environmental Standard of the requirement to comply with the applicable Environmental Standard(s); and collect a signed acknowledgement of the notice from the contractor.
4. Maintain a copy of all applicable Environmental Standards on the Project site at all times during construction.
5. Maintain a copy of all records documenting compliance with the Environmental Standards for a minimum of five years after the Certificate of Occupancy is issued.
6. Upon request of a City inspector or officer, produce records of compliance, referenced in Paragraph 5, above, for inspection as follows:
 - a. Immediately, while construction activities are on-going at the site.

b. At any other time, within 72 hours' notice.

C. **Definitions.** In addition to the definitions in Section I-4 of the CPIO District, for purposes of this Appendix, the following words and phrases used herein are defined as follows:

Los Angeles Building Code. Chapter IX of the LAMC.

Paleontological Monitor. A paleontologist who has a minimum of a bachelor's or equivalent degree in geology or paleontology and no less than one year of experience performing paleontological monitoring and salvaging fossil materials in the relevant geologic province; or an equivalent degree in biology or pursuit of a degree in geology or paleontology and no less than two years of comparable experience.

Qualified Archaeologist. A professional archaeologist who meets the Secretary of the Interior's Archeology and Historic Preservation Professional Qualification Standards and is eligible for listing on the Register of Professional Archaeologists or the Society for American Archaeology; holds a graduate degree in archaeology or a related field; and has a minimum of five years of experience completing and supervising field work in archaeological contexts similar to the Project site.

Qualified Biologist. A biologist with the appropriate education, training and experience to conduct biological surveys, monitor Project activities that have the potential to affect biological resources, provide construction worker education programs related to the protection of biological resources, and supervise or perform other tasks related to biological resources; possesses a bachelor's or equivalent degree in biology, ecology, or a related environmental science; and has at least five years of professional experience that requires knowledge of natural history, habitat affinities, and identification of flora and fauna species, and relevant local, state and federal laws and regulations governing the protection of biological resources.

Qualified Environmental Professional. An environmental professional who is credentialed through the Institute of Professional Environmental Practice (IPEP); holds a bachelor's or equivalent degree in physical, earth or natural sciences, engineering, or mathematics; and has at least five years of professional environmental work experience, or eight years of professional environmental work experience with a degree in a discipline other than those listed above.

Qualified Noise Expert. An acoustics professional who is a member of the Institute of Noise Control Engineering (INCE) or National Council of Acoustical Consultants (NCAC) and has a minimum of five years of experience conducting noise and vibration measurements, monitoring, modeling, and mitigation; analysis of such measurements; and related activities.

Qualified Paleontologist. A paleontologist who meets the Society of Vertebrate Paleontology standards for a Principal Investigator or Project Paleontologist; has demonstrated competence in field techniques, preparation, identification, curation, and reporting and/or a graduate degree in paleontology or geology or a publication record in peer reviewed journals; at least two years professional experience with administration and project management experience; proficiency in recognizing fossils in the field and determining their

significance; expertise in local geology, stratigraphy, and biostratigraphy; and experience collecting vertebrate fossils in the field.

Qualified Structural Engineer. A civil engineer who holds licenses as both a Professional Engineer (PE) and a Structural Engineer (SE) from the State Board for Professional Engineers, Land Surveyors, and Geologists and who has at least three years of civil engineering experience.

Qualified Tribal Monitor. A tribal representative who possesses the knowledge, skills, abilities and experience established by the Native American Heritage Commission's (NAHC) Guidelines for Native American Monitors/Consultants (2005), and as may be amended.

To the Extent Available and Feasible. Employment of best efforts to implement or comply with a requirement, assuming any necessary technology, equipment, or other resources are readily available and costs or other constraints are not prohibitive.

Trustee Agencies. As defined in CEQA Guidelines Section 15386.

Waters of the State As defined by Caltrans in its Standard Environmental Reference, including but not be limited the following waterbodies and wetlands in the State: swamps; freshwater, brackish water, and saltwater marshes; bogs; vernal pools; periodically inundated saltflats; intertidal mudflats; wet meadows and pastures; springs and seeps; and portions of lakes, ponds, rivers and streams.

Waters of the US. As defined in 33 CFR 328.3(a).

- D. Violation.** Any violation of an Environmental Standard or any other requirement in this Appendix by an owner or an applicant shall be a violation of the LAMC subject to any civil, criminal, or administrative remedy or penalty available for violation of the LAMC.
- E. Environmental Standards.**

AIR QUALITY	
AQ1	<p>A Project shall comply with the following measures or measures of equal or greater effectiveness in reducing air emissions:</p> <ul style="list-style-type: none"> • All off-road diesel-powered construction equipment greater than 50 horsepower shall meet the USEPA Tier 4 emission standards, where available. In the event that Tier 4 engines are not available for any off-road equipment larger than 100 horsepower, that equipment shall be equipped with a Tier 3 engine, or an engine that is equipped with retrofit controls to reduce exhaust emissions of NOX and DPM to no more than Tier 3 levels unless certified by engine manufacturers or the on-site air quality construction mitigation manager that the use of such devices is not practical for specific engine types. For purposes of this standard, the use of such devices is "not practical" for the following, as well as other, reasons: <ul style="list-style-type: none"> ○ There is no available retrofit control device that has been verified by either the CARB or USEPA to control the engine in question to Tier 3; ○ The construction equipment is intended to be on site for five days or less; or ○ Relief may otherwise be granted from this requirement if a good faith effort has been made to comply with this requirement and that compliance is not practical for technical, legal, economic, or other reasons. • All construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. • Construction contractors shall use electricity from power poles rather than temporary gasoline or diesel power generators, To the Extent Available and Feasible, or solar where available. • Construction contractors shall use prepainted construction materials, To the Extent Available and Feasible. • Construction contractors shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow. • Construction contractors shall provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site, To the Extent Available and Feasible. • Construction contractors shall reroute construction trucks away from congested streets or sensitive receptor areas, To the Extent Available and Feasible. • Construction contractors shall appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.
BIOLOGICAL RESOURCES	
BR1	<p>For any Project in or within 200 feet of Griffith Park or dedicated open space, or a Project subject to the Baseline Hillside Ordinance, prior to issuance of any permit under the Los Angeles Building Code, the applicant shall obtain a biological resources assessment report to characterize the biological resources on-site and to determine the presence or absence of sensitive species. The report shall identify (1) approximate population size and distribution of any sensitive plant or animal species, (2) any sensitive habitats (such as wetlands or riparian areas), and (3) any potential impacts of</p>

	<p>Project on wildlife corridors and wildlife movement across the property or within the property vicinity. Off-site areas that may be directly or indirectly affected by the Project shall also be surveyed. Survey times should correspond with the most likely time the potential species would be observed. The report shall include site location, literature sources, methodology, timing of surveys, vegetation map, site photographs, and descriptions of on-site biological resources (e.g., observed and detected species, as well as an analysis of those species with the potential to occur on-site). The biological resources assessment report and surveys shall be conducted by a Qualified Biologist, and any special status species surveys shall be conducted according to standard methods of surveying for the species as appropriate. The biological resources assessment report will document the potential for the sensitive species to occur on the site. The biological resources assessment report shall be submitted to City Planning (LACP), California Department of Fish and Wildlife (CDFW) and Santa Monica Mountains Conservancy (SMMC) prior to the approval of the Project or the issuance of any permit under the Los Angeles Building Code.</p> <p>If sensitive species are absent from the Project site or there is no suitable habitat to support the sensitive species on the Project site or adjacent lands potentially affected by the Project, a written report substantiating such shall be submitted to LACP, CDFW, and SMMC prior to approval of the Project or issuance of any permit under the Los Angeles Building Code.</p> <p>If sensitive species and habitat to support sensitive species are absent, the City shall consult with Trustee Agencies prior to approval of the Project or the issuance of any permit under the Los Angeles Building Code.</p> <p>If sensitive species or habitat to support sensitive species are identified, the biological resources assessment report shall require pre-construction surveys for sensitive species and/or construction monitoring to ensure avoidance, relocation, or safe escape of the sensitive species from the construction activities, as determined appropriate by the Qualified Biologist. If avoidance of protected species is not feasible, habitat substitution protocols shall be identified by the Qualified Biologist that involve on-or off-site permanent protection or restoration of the same habitat type at a specified substitution ratio recommended by CDFW. The City shall submit the biological resource assessment report to Trustee Agencies and consult with said agencies to determine the completeness and appropriate mitigation for the Project. If sensitive species are found to be nesting, brooding, denning, etc. on-site during the pre-construction survey or during construction monitoring, construction activities shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitat areas. A Qualified Biologist shall be on-site to conduct surveys, for construction monitoring, to perform or oversee implementation of protective measures, and to determine when construction activity may resume. A follow-up report documenting construction monitoring, relocation methods, and the results of the monitoring and species relocation shall also be submitted to LACP and CDFW following construction.</p>
BR2	If indicated as appropriate by a biological resources assessment report required in Environmental Standard BR-1, focused surveys for special status plants shall be

	<p>conducted. Prior to issuance of any permit under the Los Angeles Building Code and vegetation clearing for construction in open space areas, special status plants identified in the focused surveys shall be counted and mapped and a special-status plant relocation plan shall be developed and implemented to provide for translocation of the plants. The plan shall be prepared by a Qualified Biologist and shall include the following components: (1) identify an area of appropriate habitat, on-site preferred; (2) depending on the species detected, determine if translocation will take the form of seed collection and deposition, or transplanting the plants and surrounding soil as appropriate; (3) develop protocols for irrigation and maintenance of the translocated plants where appropriate; (4) set forth performance criteria (e.g., establishment of quantitative goals, expressed in percent cover or number of individuals, comparing the restored and impacted population) and remedial measures for the translocation effort; and (5) establish a five-year monitoring procedures/protocols for the translocated plants. LACP shall submit the special-status plant relocation plan to both the SMMC and CDFW for review and comment prior to approval of the Project or the issuance of any permit under the Los Angeles Building Code. If relocation is not feasible, habitat substitution protocols shall be proposed by the Qualified Biologist that involve on- or off-site permanent protection or restoration of the same habitat type at a specified substitution ratio recommended by CDFW. LACP shall submit the biological resource assessment report to Trustee Agencies and consult with said agencies to determine the completeness and appropriate mitigation for the Project. Five years after initiation of the restoration activities, a report shall be submitted by the Applicant to LACP, CDFW and SMMC, which shall at a minimum discuss the implementation, monitoring, and management of the restoration activities over the five-year period and indicate whether the restoration activities have, in part or in whole, been successful based on the established performance criteria. The restoration activities shall be extended if the performance criteria have not been met at the end of the five-year period to the satisfaction of LACP, CDFW, and SMMC, when applicable.</p>
BR3	<p>Prior to issuance of any permit under the Los Angeles Building Code, a Project site shall be surveyed by a Qualified Biologist for Waters of the US or Waters of the State if the Project is on or near an area potentially containing Waters of the US or Waters of the State, that may be directly or indirectly affected by Project. Whenever possible, a Project shall be designed and sited to avoid disturbance to or loss of Waters of the US and Waters of the State. If Waters of the U.S. or Waters of the State cannot be avoided and would be affected by the Project, an applicant shall demonstrate to LACP that the requirements of agencies with jurisdiction over the subject resource can be met prior to obtaining a building permit for the Project, including but not limited to doing the following as necessary: consulting with regulating agencies, securing the appropriate permits, waivers, or agreements, and making necessary arrangements with a local or regional mitigation bank including paying in lieu fees.</p>
BR4	<p>Prior to approval of the Project or issuance of any permit under the Los Angeles Building Code, at the discretion of any applicable federal, state or local regulatory agency, including LACP, a Project resulting in the modification, change, and/or loss of Waters of the U.S. or Waters of the State shall be required to contribute to a mitigation bank, contribute to an in-lieu fee program, establish on-site or off-site restoration of in-</p>

	<p>kind habitat, or establish on-site or off- site restoration of out-of-kind habitat that is of high value to the watershed and provides important watershed functions. Applicants shall submit a compensatory plan for review and approval by relevant regulatory agencies, including LACP, if applicable. The compensatory plan shall be developed by a Qualified Biologist or restoration ecologist and approved by the relevant regulatory agency. The plan shall be based on the U.S. Army Corps of Engineers (USACE) <i>Final Mitigation Guidelines and Monitoring Requirements</i> (April 19, 2004) and the Los Angeles District's Recommended Outline for Draft and Final Compensatory Mitigation and Monitoring Plans. In broad terms, this plan shall at a minimum include:</p> <ul style="list-style-type: none"> • Description of the project/impact and mitigation sites • Specific objectives • Implementation plan • Success criteria • Required maintenance activities • Monitoring plan • Contingency measures <p>At the discretion of LACP and relevant regulatory agencies, Waters of the U.S. and Waters of the State shall be replaced at a minimum 3:1 ratio. The specific success criteria and methods for evaluating whether a Project has been successful at meeting those criteria shall be determined by the Qualified Biologist or restoration ecologist and included in the compensatory plan.</p> <p>Implementation of the compensatory plan shall commence prior to issuance of any permit under the Los Angeles Building Code. If the compensatory plan involves establishment or restoration activities, these activities shall be implemented over a five-year period. The establishment or restoration activities shall incorporate an iterative process of annual monitoring and evaluation of progress, and allow for adjustments to the activities, as necessary, to achieve desired outcomes and meet the success criteria. Five years after initiation of establishment or restoration activities, a final report shall be submitted to the relevant regulatory agencies and LACP, which shall at a minimum discuss the implementation, monitoring, and management of the activities over the five-year period, and indicate whether the activities have, in part, or in whole, been successful based on established success criteria. The establishment or restoration activities shall be extended if the success criteria have not been met to the satisfaction of LACP and relevant regulatory agencies.</p>
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BR5	<p>Prior to the issuance of any permit under the Los Angeles Building Code for a Project with a Project site that contains seasonal or perennial streams, year-round or intermittent wetlands, riparian habitat, or the Los Angeles River, applicants shall be required to prepare and submit to the U.S. Army Corps of Engineers a "Preliminary Delineation Report for Waters of the U.S." (which shall delineate any on-site wetlands) and, as appropriate, a Streambed Alteration Notification package to CDFW. If these agencies determine that project features are not regulated under their jurisdiction, then no further action is necessary. However, if the U.S. Army Corps of Engineers determines that a federally-protected wetland is located on-site or considers the feature to be jurisdictional through a "significant nexus" test per recent U.S. Army Corps of Engineers and USEPA guidance, then a Clean Water Act Section 404 permit shall be obtained from the U.S. Army Corps of Engineers, and any permit conditions shall be agreed to, prior to the start of construction activities in the affected area. If CDFW determines that the drainage is a regulated "streambed", then a Streambed Alteration Agreement shall be entered into with CDFW and any associated conditions shall be agreed to prior to the start of construction in the affected area.</p>
BR6	<p>Prior to issuance of any permit under the Los Angeles Building Code, for any Project in or within 200 feet of Griffith Park or dedicated open space, or a Project subject to the Baseline Hillside Ordinance, if the biological resources assessment report required in Mitigation Measure BR-1, found the individual development project could affect wildlife corridors and wildlife movement, the biological resources assessment report shall include a biological constraints analysis that shall identify measures (such as providing native landscaping to provide cover on the wildlife corridor) that the individual project would be required to implement such that the existing wildlife corridor would remain. Wildlife corridors identified in the biological resources assessment report shall not be entirely obstructed from wildlife passage by the Project and shall be kept open to the maximum extent feasible. Measures to support wildlife movement include but are not limited to: retention of onsite native trees and vegetation, or unobstructed setbacks or wildlife friendly fencing on at least two edges of the property, or minimum 25-foot buffers from the edge of stream, reservoir, riparian or wetland habitat. The biological resources assessment report and constraint analysis shall be submitted to LACP, CDFW and SMMC for review and comment prior to approval of the Project or issuance of any permit under the Los Angeles Building Code.</p>
CULTURAL RESOURCES	
CR1	<p>For any Project that involves disturbance of previously undisturbed soils, a Qualified Archaeologist shall be required to monitor excavation and grading activities in soils that have not been previously disturbed, to identify, record, and evaluate the significance of any archaeological finds during construction. If archaeological resources are uncovered (in either a previously disturbed or undisturbed area), LADBS shall be notified immediately, and all work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with Public Resources Code Section 21083.2. Archaeological materials and associated materials shall not be moved. Construction activity may continue unimpeded on other portions of the Project site. The found deposits shall be treated in accordance with California Public Resources Code Section 21083.2. Construction activities in the area where resources were found may</p>

	commence once the identified resources are properly assessed and processed by a Qualified Archeologist.
CR2	All archaeological resources identified on a Project site shall be assessed and treated in a manner consistent with Public Resources Code Section 21083.2, as determined appropriate by a Qualified Archaeologist in consultation with the OHR. A report shall be prepared according to current professional standards that describes the resource, how it was assessed, and disposition, which shall be submitted to LACP.
CR4	<p>Prior to issuance of a CPIO Approval for a Project that involves grading, trenching, or other new ground disturbance in areas with high paleontological resource sensitivity, the applicant shall conduct a paleontological assessment to further evaluate the potential impacts to paleontological resources and, as necessary, take actions to preserve significant paleontological resources. Specific requirements include:</p> <ul style="list-style-type: none"> a) Retain a Qualified Paleontologist. Prior to initial ground disturbance, the applicant shall retain a Qualified Paleontologist, to direct all mitigation measures related to paleontological resources. b) Paleontological Resources Assessment. Prior to any construction activity in areas determined to have a low to high paleontological sensitivity that increases with depth, a Qualified Paleontologist shall prepare a Paleontological Resources Assessment to the satisfaction of the City to evaluate potential for impacts to paleontological resources from development of the Project. The Paleontological Resources Assessment may require a museum records search from the Natural History Museum of Los Angeles County to identify whether previous paleontological localities exist within the development area and if so, at what depth(s). If the project paleontologist determines that sediments on a development site are sensitive for scientifically important paleontological resources, the steps in paragraphs c to g, below, shall be taken prior to, during, and after construction activities. A Paleontological Resources Assessment shall not be required for development areas already identified as having a high paleontological sensitivity at the surface. c) Paleontological Mitigation and Monitoring Program. Prior to construction activity a Qualified Paleontologist shall prepare a Paleontological Mitigation and Monitoring Program, subject to City approval, to be implemented during ground disturbance activity for the proposed Project. This program should outline the procedures for construction staff Worker Environmental Awareness Program (WEAP) training, paleontological monitoring extent and duration, salvage and preparation of fossils, the final mitigation and monitoring report, and paleontological staff qualifications. d) Paleontological Worker Environmental Awareness Program (WEAP). Prior to the start of construction, the Qualified Paleontologist or his or her designee shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The WEAP shall be fulfilled at the time of a preconstruction meeting at which a Qualified Paleontologist shall attend. In the event of a fossil discovery by construction personnel, all work in the immediate vicinity of the find shall cease and a Qualified Paleontologist shall be contacted to evaluate the find before restarting work in the area. If it is determined that the fossil(s) is(are)

	<p>scientifically significant, the Qualified Paleontologist shall complete the following conditions to mitigate impacts to significant fossil resources.</p> <p>e) Paleontological Resource Construction Monitoring. Ground disturbing construction activities (including grading, trenching, foundation work and other excavations) in undisturbed sediments, below five feet, with high paleontological sensitivity should be monitored on a full-time basis by a Paleontological Monitor during initial ground disturbance. The Paleontological Mitigation and Monitoring Program shall be supervised by the Paleontological Monitor. Monitoring should be conducted by a Paleontological Monitor. The duration and timing of the monitoring will be determined by the Qualified Paleontologist. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely. Monitoring would be reinstated if any new or unforeseen deeper ground disturbances are required and reduction or suspension would need to be reconsidered by the Qualified Paleontologist. Ground disturbing activity that does not occur in undisturbed sediments with high paleontological sensitivity would not require paleontological monitoring.</p> <p>f) Fossil Salvage. If fossils are discovered, a Qualified Paleontologist or Paleontological Monitor shall recover them. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case, the Qualified Paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the Natural History Museum of Los Angeles County), along with all pertinent field notes, photos, data, and maps. Fossils of undetermined significance at the time of collection may also warrant curation at the discretion of the project paleontologist.</p> <p>g) Final Paleontological Mitigation Report. Upon completion of ground disturbing activity (and curation of fossils if necessary) the Qualified Paleontologist shall prepare a final mitigation and monitoring report outlining the results of the mitigation and monitoring program. The report shall include discussion of the location, duration and methods of the monitoring, stratigraphic sections, any recovered fossils, and the scientific significance of those fossils, and where fossils were curated.</p> <p>h) For any discoveries of paleontological resources not covered by the above process, the applicant shall comply with paragraph f, above.</p>
CR5	<p>The City shall require that all paleontological resources identified on a Project site be assessed and treated in a manner determined by a Qualified Paleontologist in consultation with OHR. A report shall be prepared by a Qualified Paleontologist according to current professional standards that describes the resource, how it was assessed, and disposition. Any reports and surveys shall be submitted to the OHR and the Natural History Museum of Los Angeles County.</p>
CR7	<p>For a Project where excavation could extend below previously disturbed levels, notification shall be provided to California Native American tribes that are traditionally</p>

	<p>and culturally affiliated with the geographic area of the Project site and have submitted a written request to the Department of City Planning to be notified of proposed projects in that area. If the potential for tribal resources exists as determined by City Planning based on substantial evidence, excavation in previously undisturbed soils shall be monitored by a Qualified Tribal Monitor or if none is available, an archaeologist qualified to identify tribal resources. If tribal resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until an appropriate Tribal Representative has evaluated the find. Construction personnel shall not collect or move any tribal resources. Construction activity may continue unimpeded on other portions of the Project site. Any tribal resources shall be treated with appropriate dignity and protected and preserved as appropriate.</p>
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HAZARDS AND HAZARDOUS MATERIALS

HM1	<p>A Project that involves construction related soil disturbance located on land that is currently or was historically zoned as industrial, or previously had a gas station, dry-cleaning facility on-site, or oil well, shall conduct a comprehensive search of databases of sites containing hazardous waste or hazardous materials, including on lists prepared pursuant to Government Code Section 65962.2. A report setting forth the results of this database search shall be provided to the City and shall be made publicly available (e.g. historical environmental reports prepared by Enviroscan, EDR or similar firms). If the report indicates the Project site or property within one-quarter mile of the Project site has the potential to be contaminated with hazardous waste or hazardous materials for any reason, Phase I and, as needed, Phase II Environmental Site Assessments shall be prepared by a Qualified Environmental Professional. Applicants shall implement the recommendations provided in the Phase II Environmental Site Assessment report, where such a report was determined to be necessary for the construction or operation of the Project, for remedial action. All remediation shall be subject to City review and approval, in the City's discretion. Applicants shall consult with appropriate oversight agencies, including the Department of Toxic Substances Control and the Los Angeles Regional Water Quality Control Board, and implement remediation measures to minimize human exposure and prevent further environmental contamination. No permit shall be issued under the Los Angeles Building Code until a letter of No Further Action is obtained, if required, by an appropriate agency.</p>
HM2	<p>For Projects not subject to Environmental Standard HM1, that seek to excavate below previously undisturbed soil, prior to issuance of any permit under the Los Angeles Building Code, LADBS shall obtain an acknowledgement that the applicant is aware of the following, which shall be inscribed on the plans:</p> <p>Hazardous Materials are regulated at the federal, state and local level through numerous laws and regulatory schemes. Applicants are legally required to comply with these laws when development activities involve soils contaminated with hazardous materials. Applicants should make themselves familiar with these laws and should consult with attorneys and environmental professionals as applicable and necessary. Without limitation or making any representations or providing assurances about what may be necessary for the applicant's Project and site to comply with all legal requirements related to hazardous materials and contamination, best management practices to ensure compliance with these federal, state and local laws may include the following:</p> <ul style="list-style-type: none">• Prior to doing any soil disturbing activities, a comprehensive search of databases of sites containing hazardous waste or hazardous materials (e.g. historical environmental reports prepared by Enviroscan, EDR or similar firms) is conducted, including on lists prepared pursuant to Government Code, section 65962.2.• If the database search indicates the project site, or property is within one-quarter mile of the project site, has the potential to be contaminated with hazardous waste or hazardous materials for any reason, Phase I and, as needed, Phase II Environmental Site Assessments shall be prepared by a qualified Environmental Professional.• Recommendations provided in any Phase II Environmental Site Assessment report for the Project site shall be implemented for remedial action.• Property owners and/or applicants consult with appropriate oversight agencies, including the Department of Toxic Substances Control and the Los Angeles

	<p>Regional Water Quality Control Board, and implement remediation measures to minimize human exposure and prevent further environmental contamination.</p> <ul style="list-style-type: none">• No development occurs until a letter of No Further Action is obtained, if required, by an appropriate agency.
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NOISE AND VIBRATION	
N1	<p>The following vibration control plan shall be prepared for any Project that would require operational heavy-duty construction (e.g., large bulldozer or excavator) equipment within 25 feet, or use a pile driver within 135 feet of, an Eligible Historic Resource or Designated Historic Resource, unless determined not to be a historical resource as defined by Public Resources Code Section 21084.1 by the Director, in consultation with OHR.</p> <ul style="list-style-type: none"> • The Vibration Control Plan shall be approved by the City prior to issuance of a any permit under the Los Angeles Building Code. <ul style="list-style-type: none"> ○ The Vibration Control Plan shall be completed by a Qualified Structural Engineer. ○ The Vibration Control Plan shall include a pre-construction survey letter establishing baseline conditions at potentially affected historical resource structure. The survey letter shall provide a shoring design to protect the historical resource structure from potential damage. The Qualified Structural Engineer may recommend alternative procedures that produce lower vibration levels, such as sonic pile driving or caisson drilling instead of impact pile driving. Development projects shall implement the Qualified Structural Engineer's recommendations. At the conclusion of vibration causing activities, the Qualified Structural Engineer shall issue a follow-up letter describing damage, if any, to any impacted buildings. The letter shall include recommendations for any repair, as may be necessary, in conformance with the Secretary of the Interior's Standards. Repairs shall be undertaken and completed in conformance with all applicable codes including the California Historical Building Code (Part 8 of Title 24).
N2	<p>For Projects not subject to Environmental Standard N1, prior to issuance of any permit under the Los Angeles Building Code, LADBS shall obtain an acknowledgement that the applicant is aware of the following, which shall be inscribed on the plans:</p> <p>Best management practices to reduce damage to vibration-sensitive uses, where appropriate, include the following:</p> <ul style="list-style-type: none"> • Impact pile drivers shall be avoided to eliminate excessive vibration levels. Drilled piles or the use of a sonic vibratory pile driver are alternatives that shall be utilized where geological conditions permit their use. • Construction activities shall involve rubber-tired equipment rather than metal-tracked equipment. • The construction contractor shall manage construction phasing (scheduling demolition, earthmoving, and ground-impacting operations so as not to occur in the same time period), use low-impact construction technologies, and shall avoid the use of vibrating equipment when allowed by best engineering practices.
N3	<p>A noise study shall be required prior to issuance of any Conditional Use Permits under LAMC Chapter 1A, Sections 13.B.2.1, 13.B.2.2, and 13.B.2.3 for a Project that includes sources of exterior noise, as described below, and is located within 500 feet of noise-sensitive uses. Noise-sensitive uses are residences, transient lodgings, schools, libraries, churches (or other places of assembly), hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. The noise study shall be prepared by a Qualified Noise Expert. The Noise Study shall characterize the proposed noise sources, quantify noise levels at sensitive uses, and require mitigation measures to reduce noise</p>

	<p>levels to less than 5 dBA CNEL above the existing noise levels, To the Extent Available and Feasible. Feasible mitigation measures include:</p> <ul style="list-style-type: none"> ○ Installation of sound barriers between noise source and receptor; ○ Use of building design to block line-of-sight between noise source and receptor; and ○ Decibel and time limitations for stationary sources. <ul style="list-style-type: none"> • A noise study shall be required for a Project that includes the following sources of exterior noise: loud source of impulsive sound, as defined in the LAMC Section 111.01(e). The noise study shall characterize the proposed noise sources, quantify noise levels at sensitive uses, and require mitigation measures to reduce noise levels to less than 20 dBA above the existing noise levels, To the Extent Available and Feasible. • Industrial activity yards that include the operation of heavy equipment shall be shielded by sound barriers that block the line-of-sight to sensitive receptors. • Parking structures located within 200 feet of any residential use shall be constructed with a solid wall abutting the residences and utilize textured surfaces on garage floors and ramps to minimize tire squeal.
N4	<p>A Noise Study, prepared by a Qualified Noise Expert and reviewed and approved by City Planning to meet the requirements herein, shall be required for a Project within 500 feet of noise-sensitive land uses (e.g., residences, schools, hospitals, and recording studios) and have one or more of the following characteristics:</p> <ul style="list-style-type: none"> • Two or more subterranean levels or more or 20,000 cubic yards or more of excavated material; • Construction duration (excluding architectural coatings) of 18 months or more; • Use of large, heavy-duty equipment rated 300 horsepower or greater; or • The potential for impact pile driving. <p>Noise-sensitive land uses are residences, transient lodgings, schools, libraries, churches (or other places of assembly), hospitals, nursing homes, auditoriums, concert halls, amphitheaters, playgrounds, and parks. The noise study shall characterize sources of construction noise, quantify noise levels at noise-sensitive uses, and identify measures to reduce noise exposure. The noise study shall characterize sources of construction noise, quantify noise levels at noise-sensitive uses, and identify measures to reduce noise exposure. Specifically, the noise study shall identify reasonably available noise reduction devices or techniques to reduce noise levels to acceptable levels and/or durations including through reliance on any relevant federal, state or local standards or guidelines or accepted industry practices, and in compliance with LAMC standards. Noise reduction devices or techniques shall include but not be limited to: mufflers, shields, sound barriers, and time and place restrictions on equipment and activities. Each measure in the noise study shall identify anticipated noise reductions at noise sensitive land uses.</p> <p>Applicants shall be required to comply with all measures identified and recommended by the noise study and shall provide proof that notice of, as well as compliance with, the identified measures have been included in contractor agreements.</p>