

# CHAPTER 1A ENVIRONMENTAL PROTECTION MEASURES STANDARD SHEET

## Section 1. Administrative Provisions

See the EPM Handbook found at: <https://planning.lacity.gov/zoning/new-code> under "New Zoning Code-Enabled Documents".

## Section 2. Required Notices

In addition to any other requirement in this EPM Handbook, Applicants and Owners are responsible for reading and making themselves familiar with the notices in this Section.

**A. Projects Requiring Grading or Excavation.** Prior to issuance of a permit for grading, excavation, or building, Applicants and Owners shall read the following notices:

- Archaeological, Paleontological, and Tribal Cultural Resources Notice:** Several laws regulate the treatment of archaeological, paleontological, and tribal cultural resources and make it a criminal violation to destroy those resources. These regulations include, but are not limited to:
  - California Penal Code Section 6224, provides the following: "Every person, not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archeological or historical interest or value, whether situated on private lands or within any public park or place, is guilty of a misdemeanor."
  - Public Resources Code Section 50975(a) provides: "A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over the lands." A violation of Section 50975 is a misdemeanor subject to a fine up to \$10,000 and/or a year in jail, and potential restitution.

Appendix 1 (Best Practices) to this City of Los Angeles EPM Handbook includes suggested best practices to avoid damage to archaeological, paleontological, and tribal cultural resources.

- Hazardous Waste, Materials, and Contamination.** Hazardous waste and materials are regulated at the federal, state, and local level, including the contamination of soil with hazardous waste or materials. Owners and applicants are responsible for compliance with all laws prior to and during grading, excavation, and construction activities.

Appendix 1 (Best Practices) to this City of Los Angeles EPM Handbook includes suggested best practices to avoid causing impacts related to hazardous waste, materials, and contamination related to ground disturbing activities.

**B. Projects Requiring Grading, Excavation, or Building.** Prior to issuance of a permit for grading, excavation, or building, Applicants and Owners shall read the following notices:

- Nesting Bird Notice.** Under the federal Migratory Bird Treaty Act, among other prohibitions, it is unlawful to destroy migratory birds or remove bird nests. Under California Fish and Game Code Section 3503, et seq., among other prohibitions, it is unlawful to destroy nests and eggs of any bird.

Appendix 1 (Best Practices) to this City of Los Angeles EPM Handbook includes suggested best practices to avoid damage to Active Nests. Appendix 1 (Best Practices) to this City of Los Angeles EPM Handbook includes suggested best practices to avoid damage to Active Nests.

- Noise and Vibration Notice.** The Los Angeles Municipal Code (LAMC) regulates excessive noise, including from construction activities and uses of property, including but not limited to those regulations in LAMC Chapter XI, "Noise Regulation." Appendix 1 (Best Practices) to this City of Los Angeles EPM Handbook includes suggested best practices to avoid excessive vibration.

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Standards in Section 3 (Environmental Protection Measures) below only apply to work involving New Construction, Major Remodel, Site Modification, or Demolition as defined in [Sec. 14.2.15](#) (Project Activities) of Chapter 1A of the LAMC.

## Section 3. Environmental Protection Measures

For each Environmental Protection Measure (EPM) provided in this Section there is an applicability threshold and a standard. Projects that meet all of the criteria in the applicability thresholds shall comply with the associated EPM standards, as provided in Section 1A (Administrative Provisions).

**A. Air Quality Standard (AQ1)—Operation of Construction Equipment**

### 1. AQ1-1: Dust Control Compliance with SCAQMD Rule 403

- Applicability Threshold**  
Any Project whose construction activities involve the use of construction equipment and require a permit from LADBS.
- Standard**  
Consistent with SCAQMD Rule 403, best available dust control measures (see Appendix 4) shall be implemented during Ground Disturbance Activities and active construction operations capable of generating dust.

### 2. AQ1-2: Equipment Maintenance

- Applicability Threshold**  
Any Project whose construction activities involve the use of construction equipment and require a permit from LADBS.
- Standard**  
Maintain construction equipment in good, properly tuned operating condition, as specified by the manufacturer, to minimize exhaust emissions. Documentation demonstrating that the equipment has been maintained in accordance with the manufacturer's specifications shall be maintained per the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).  
All construction equipment shall achieve emissions reductions that are no less than what could be achieved by a Tier 3 diesel emissions control strategy for a similarly sized engine as defined by California Air Resources Board regulations.

### 3. AQ1-3: Vehicle Idling Limit and Notification Signs

- Applicability Threshold**  
Any Project whose construction activities involve the use of construction vehicles and require a permit from LADBS.
- Standard**  
Vehicle idling during construction activities shall be limited to five minutes as set forth in the California Code of Regulations, Title 13, Section 2449. Signs shall be posted in areas where they will be seen by vehicle operators stating idling time limits.

### 4. AQ1-4: Non-Diesel Fueled Electrical Power

- Applicability Threshold**  
Any Project whose construction activities involve the use of construction equipment and require a permit from LADBS.
- Standard**  
Electricity from power poles rather than temporary gasoline or diesel-powered generators shall be used To the Extent Available and Feasible.

### 5. AQ1-5: Emissions Standards for Off-Road Construction Equipment Greater than 50 Horsepower

- Applicability Threshold**  
Any Project whose construction activities involve the use of construction equipment, require a permit from LADBS, and involve at least 5,000 cubic yards of on-site cut/fill on any given day.
- Standard**  
All off-road diesel-powered construction equipment equal to or greater than 50 horsepower shall meet the U.S. Environmental Protection Agency's (USEPA) Tier 4 emission standards during construction. Operators shall maintain records of all off-road equipment associated with Project construction to document that each piece of equipment used meets these emission standards per the proof of compliance requirement in Sec. 1.D.6. (Additional Requirements).  
In lieu of compliance with the above requirement, an air quality study prepared in accordance with the SCAQMD's Air Quality Handbook may be provided by the Applicant or Owner demonstrating that Project construction activities would not exceed the SCAQMD's regional and localized construction thresholds.

### 6. AQ1-6: Use of Low Polluting Fuels

- Applicability Threshold**  
Any Project whose construction activities involve the use of construction equipment, require a permit from LADBS, and involve at least 5,000 cubic yards of on-site cut/fill on any given day.
- Standard**  
Construction equipment less than 50 horsepower shall use low polluting fuels (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline).  
In lieu of compliance with the above requirement, an air quality study prepared in accordance with the SCAQMD's Air Quality Handbook may be provided by the Applicant or Owner demonstrating that Project construction activities would not exceed the SCAQMD's regional and localized construction thresholds.

### 7. AQ1-7: Emission Standards for On-Road Heavy Trucks

- Applicability Threshold**  
Any Project whose construction activities involve the use of construction equipment, require a permit from LADBS, and involve more than 90 round-trip haul truck trips on any given day for demolition debris and import/export of soil.
- Standard**  
Construction haul truck operators for demolition debris and import/export of soil shall use trucks that meet the California Air Resources Board's (CARB) 2010 engine emissions standards (0.01 g/bhp-hr of particulate matter (PM) and 0.20 g/bhp-hr of nitrogen oxides (NOX) emissions. Operators shall maintain records of all trucks associated with Project construction to document that each truck used meets these emission standards per the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).  
In lieu of compliance with the above requirement, an air quality study prepared in accordance with the SCAQMD's Air Quality Handbook may be provided by the Applicant or Owner demonstrating that Project construction activities would not exceed the SCAQMD's regional and localized construction thresholds.

### 8. AQ1-8: Routes for On-Road Haul Trucks

- Applicability Threshold**  
Any Project whose construction activities involve the use of construction vehicles and require a permit from LADBS.
- Standard**  
Construction contractors shall reroute construction trucks away from congested streets or Sensitive Uses, as feasible. The burden of proving that compliance is infeasible shall be upon the Applicant or Owner. Where avoiding Sensitive Uses and congested streets altogether is infeasible, routing away from Sensitive Uses shall be prioritized over routing away from congested streets.

## B. Biological Resources Standards (BR3)—Nesting Native and Migratory Birds

### 1. BR3-1: Restriction of Ground Disturbance Activity

- Applicability Threshold**  
Any Project for which an active bird nest has been discovered on-site.

### 2. Standard

If any active bird nest is found during a pre-construction nesting bird survey or is discovered inadvertently during earthwork or construction-related activities, a Qualified Biologist shall be hired by the Applicant or Owner to determine an appropriate avoidance buffer which shall be no less than is necessary to protect the nest, eggs and/or fledglings, from damage or disturbance in consideration of the following factors: the bird species, the availability of suitable habitat within the immediate area, the proposed work activity, and existing disturbances associated with surrounding land uses. The buffer shall be demarcated by a brightly colored construction fencing, flagging, construction lath, or other means to mark the boundary of the buffer. All construction personnel shall be notified of the buffer zone and shall avoid entering the protected area. No Ground Disturbing Activities or vegetation removal shall occur within this buffer area until the Qualified Biologist has confirmed that the nesting is complete and the young have fledged the nest and/or that the nest is no longer an Active Nest. The Qualified Biologist shall prepare a report prior to the issuance of any building permit detailing the results of the nesting bird survey and subsequent monitoring, which shall be maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).

## C. Cultural Resources Standards (CR1)—Archaeological Resources

### 1. CR1-1: Inadvertent Discovery

- Applicability Threshold**  
Any Project that requires a permit for grading or excavation.
- Standard**  
If a possible archaeological resource is uncovered during earthwork or construction, all work shall cease within a minimum distance of 50 feet from the find until a Qualified Archaeologist has been retained to evaluate the find in accordance with National Register of Historic Places and California Register of Historical Resources criteria. The Qualified Archaeologist may adjust this avoidance area, ensuring appropriate temporary protection measures or the find are taken while also considering ongoing construction needs in the surrounding area. Temporary staking and delineation of the avoidance area shall be installed around the find in order to avoid any disturbance from construction equipment. Ground Disturbance Activities may continue unimpeded on other portions of the site outside the specified radius.

Any potential archaeological resource or associated materials that are uncovered shall not be moved or collected by anyone other than an Archaeological Monitor until the materials have been determined to be non-unique archaeological resources, as defined in Public Resources Code Section 21083.1(m), by the Qualified Archaeologist. The Qualified Archaeologist shall determine if the resources are unique archaeological resources as defined in Public Resources Code Section 21083.2(g).

Consistent with Public Resources Code Section 21083.2, the handling, treatment, preservation, and recordation of unique archaeological resources shall occur as follows:

- The find should be preserved in place or left in an undisturbed state unless the Project would damage the resource.
- When preforming in place or leaving in an undisturbed state is not possible, excavation and recovery of the find for scientific study should occur unless testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, and this determination is documented by a Qualified Archaeologist.

Ground Disturbance Activities in the area where resources were found may commence once the identified resources are properly assessed and processed by a Qualified Archaeologist. A report that describes the resource(s) and its disposition, as well as the assessment methodology, shall be prepared by the Qualified Archaeologist according to current professional standards and maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements). If appropriate, the report should also contain the Qualified Archaeologist's recommendations for the preservation, conservation, and curation of the resource at a suitable repository, such as the Natural History Museum of Los Angeles County, with which the Applicant or Owner must comply.

## D. Cultural Resources Standards (CR2)—Zanja Madre and the Zanja System

### 1. CR2-1: Zanja Madre HAER Documentation

- Applicability Threshold**  
Any Project that requires a permit for grading or excavation and that is located within one mile of the currently known and mapped segments of the Zanja system (see Appendix 5).
- Standard**  
Projects within 500 feet of the currently mapped known segments of the Zanja system (see Appendix 5) have increased likelihood of encountering segments of the Zanja system during construction. The Zanja system includes the Zanja Madre and its outbranching secondary Zanja segments. If possible segments of the Zanja system are uncovered during earthwork or construction, all work shall cease within a minimum distance of 50 feet from the find until a Qualified Archaeologist has been retained to inspect and evaluate the find. The Qualified Archaeologist may adjust this avoidance area, ensuring appropriate temporary protection measures of the find are taken while also considering ongoing construction needs in the surrounding area. Temporary staking and delineation of the avoidance area shall be installed in order to avoid any disturbance from construction equipment. Ground Disturbance Activities may continue unimpeded on other portions of the site outside the specified radius.

At a minimum, and even if avoided, should the find be determined to be related to the Zanja system, the Qualified Archaeologist shall prepare a memo and complete all relevant State of California Department of Parks and Recreation (DPR) DPR 523 forms documenting the find.

If the Qualified Archaeologist, having evaluated the find, determines that the find relates integrity, documentation consistent with the standards and guidelines established the Historic American Engineering Record (HAER) shall be undertaken and transmitted to the Library of Congress before any alteration, demolition, construction, or removal activity may occur within the determined avoidance area. Documentation shall include narrative records, measured drawings, and photographs in conformance with HAER Guidelines. The found segments shall also be mapped using Geographic Information Systems (GIS) or 3D mapping technology in order to contribute to the existing record of the location and extent of the Zanja system as a whole. At a minimum, GIS data shall include the geographic coordinates and depth of all portions of the find. All records, including geographic data, georeferenced photographs, and information about the depth of the find shall be submitted to City Planning. Report documentation and GIS files shall additionally be provided to the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton.

In addition to HAER documentation, if determined appropriate by the Qualified Archaeologist, one or more of the following specific treatments shall be developed and implemented based on potential California Register eligibility criteria or the significance of the find as a unique archaeological resource:

- Treatment Under Criterion 1: Treatment shall include interpretation of the Zanja system for the public. The interpretive materials may include, but not be limited to, interpretive displays of photographs and drawings reproduced in accordance with the HAER documentation, signage at the Zanja Madre alignment, relocating preserved segments in a publicly accessible display, or other visual representations of Zanja alignments through appropriate means such as a dedicated internet website other online-based materials. At a minimum, the interpretive materials shall include photographs and drawings produced during the HAER documentation and signage. These interpretive materials shall be employed as part of Project public outreach efforts that may include various forms of public exhibition and historic image reproduction. Additionally, the results of the historical and archaeological studies conducted for the Project shall be made available to the public through repositories such as the local main library branch or with identified non-profit historic groups interested in the subject matter. The interpretive materials shall be prepared at the expense of the Project applicant, by professionals meeting the Secretary of the Interior's Professional Qualifications Standards in history or historical archaeology. The development of the interpretive materials shall consider any such materials already available to the public so that the development of new materials would add to the existing body of work on the historical Los Angeles water system, and to this end, shall be coordinated, to the extent feasible and to the satisfaction of the Department of City Planning, in consultation with the Office of Historic Resources. The interpretive materials shall include a consideration of the Zanja segment located on the find in relation to the entire Zanja system. The details of the interpretive materials, including the content and format, and the timing of their preparation, shall be completed to the satisfaction and subject to the approval of the Department of City Planning, in consultation with the Office of Historic Resources.
- Treatment Under Criterion 2: No additional work; archival research about important persons directly associated with the construction and use of the Zanja system would be presented as part of HAER documentation.
- Treatment Under Criterion 3: No additional work; HAER documentation is sufficient.
- Treatment Under Criterion 4: No additional work; archaeological data recovery and HAER documentation are sufficient.
- Treatment as a unique archaeological resource, as defined by PRC Section 21083.2(g). Same as Criterion 1 treatment.

## E. Cultural Resources Standards (CR3)—Paleontological Resources

### 1. CR3-1: Inadvertent Discovery

- Applicability Threshold**  
Any Project that requires a permit for grading or excavation.
- Standard**  
If a probable paleontological resource is uncovered during earthwork or construction, all work shall cease within a minimum distance of 50 feet from the find until a Qualified Paleontologist has been retained to evaluate the find in accordance with the Society of Vertebrate Paleontology's Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. Temporary flagging shall be installed around the find in order to avoid any disturbance from construction equipment. Any paleontological materials that are uncovered shall not be moved or collected by anyone other than a Qualified Paleontologist or his/her designated representative such as a Paleontological Monitor. If cleared by the Qualified Paleontologist, Ground Disturbance Activities may continue unimpeded on other portions of the site. The found deposit(s) shall be treated in accordance with the Society of Vertebrate Paleontology's Standard Procedures. Ground Disturbance Activities in the area where resources were found may commence once the identified resources are properly assessed and processed by a Qualified Paleontologist. A report that describes the resource and its disposition, as well as the assessment methodology, shall be prepared by the Qualified Paleontologist according to current professional standards and maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements). If appropriate, the report should also contain the Qualified Paleontologist's recommendations for the preservation, conservation, and curation of the resource at a suitable repository, such as the Natural History Museum of Los Angeles County, with which the Applicant or Owner must comply.

## F. Cultural Resources Standards (CR4)—Tribal Cultural Resources

### 1. CR4-1: Inadvertent Discovery

- Applicability Threshold**  
Any Project that requires a permit for grading or excavation.
- Standard**  
If a possible tribal cultural resource is uncovered during earthwork or construction, all work shall cease within a minimum distance of 50 feet from the find until a Qualified Tribal Monitor or Archaeological Monitor has been retained to evaluate the find.  
Following discovery, the Applicant or Owner shall immediately contact all Native American tribes that have informed the City of Los Angeles they are traditionally and culturally affiliated with the geographic area of the Project, as well as the Department of City Planning, Office of Historic Resources (OHR). If a Qualified Tribal Monitor or Archaeological Monitor determines, pursuant to Public Resources Code Section 21074(a) (2), that the object or artifact appears to be a potential tribal cultural resource, in its discretion and supported by substantial evidence, the Applicant and Owner shall provide any affected tribe a reasonable period of time, not less than five business days, to conduct a site visit and make recommendations to the Applicant or Owner and OHR regarding the monitoring of future Ground Disturbance Activities and the treatment and disposition of any discovered tribal cultural resources. The Applicant or Owner shall implement the tribe's recommendations if the Qualified Tribal Monitor or Archaeological Monitor reasonably concludes such recommendations are reasonable and feasible.

Consistent with Public Resources Code Section 21083.2, the handling, treatment, preservation, and recordation of tribal cultural resources should occur as follows:

- The find should be preserved in place or left in an undisturbed state unless the Project would damage the resource.
- When preforming in place or leaving in an undisturbed state is not possible, excavation and recovery of the find for scientific study should occur unless testing or studies already completed have adequately recovered the scientifically consequential information from and about the resource, and this determination is documented by a Qualified Tribal Monitor or Qualified Archaeologist.

All collected artifacts and fieldwork notes, if no human remains or other mortuary objects, shall be curated at the Natural History Museum of Los Angeles County or another appropriate curatorial facility for educational purposes. If cleared by the Qualified Tribal Monitor or Archaeological Monitor, Ground Disturbance Activities may continue unimpeded on other portions of the site. Ground Disturbance Activities in the area where resource(s) were found may commence once the identified resources are properly assessed and processed. A report that describes the resource and its disposition, as well as the assessment methodology, shall be prepared by the Qualified Tribal Monitor or Archaeological Monitor, according to current professional standards and maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements). A copy of the report shall be submitted to OHR, the South Central Coastal Information Center at California State University, Fullerton and to the Native American Heritage Commission for inclusion in its Sacred Lands File. If requested by the City, OHR may review and approve any monitoring or mitigation plan prior to implementation.

## G. Hazardous Materials Standards (HM1)—Hazardous Materials Site

### 1. HM1-1: Unanticipated Hazards

- Applicability Threshold**  
Any Project that requires a grading, excavation, or building permit from LADBS.
- Standard**  
In the event that suspected Hazardous Materials, contamination, debris, or other features or materials that could present a threat to human health or the environment are discovered during earthwork or construction, such activities shall cease immediately until the affected area is evaluated by a Qualified Environmental Professional. If the Qualified Environmental Professional determines that a hazard exists, a remediation plan shall be developed by the Qualified Environmental Professional in consultation with the appropriate regulatory agency, and the remediation identified shall be completed. Work shall not resume in the affected area until appropriate actions have been implemented in accordance with the remediation plan, to the satisfaction of the regulatory agency.  
A report that describes the Hazardous Materials, contamination or debris and its disposition, shall be prepared by the Qualified Environmental Professional, according to current professional standards and maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).

### 2. HM1-2: Environmental Site Assessment(s)

- Applicability Threshold**  
Any Project that requires a grading, excavation, or building permit from LADBS and which is:
  - Located on or within 500 feet of a Hazardous Materials site listed in any of the following databases:
    - State Water Resources Control Board GeoTracker (refer to <https://geotracker.waterboards.ca.gov/>);
    - DTSC EnviroStor (refer to <https://www.envirostor.dtsc.ca.gov/public>);
    - DTSC Hazardous Waste Tracking System (refer to <https://hwts.dtsc.ca.gov/>);
    - LAFD Certified Unified Program Agency (refer to the active, inactive, and historical inventory lists at <https://www.lafd.org/fire-prevention/cupsa/public-records>);
    - Los Angeles County Fire Department Health Hazardous Materials Division (refer to the active and inactive facilities, site mitigation, and California Accidental Release Prevention inventory lists at <https://fire.lacounty.gov/public-records-requests>);
    - SCAQMD Facility Information Detail (refer to <https://appprod.aqmd.gov/find/>); or
  - Located on or within 500 feet of a Hazardous Materials site designated as a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator or Large Quantity Generator (refer to the USEPA Envirofacts database at <https://enviro.epa.gov/index.htm>);
  - Located in an Oil Drilling District (O) or located on or within 50 feet of a property identified as having an oil well or an oil field (active or inactive) by the California Geologic Energy Management Division (refer to <https://www.conservaion.ca.gov/calgem/Pages/WellFinder.aspx>); or
  - Located on land currently or previously designated with an industrial use class or industrial zoning, in whole or in part;
  - Located on land currently or previously used for a gas station or dry cleaning facility.

Or:  
vi. The Applicant or Owner are aware or have reason to be aware that the Project site was previously used for an industrial use, gas station or dry cleaner.

And:  
vii. The site has not been previously remediated to the satisfaction of the relevant regulatory agency/agencies for any contamination associated with the above uses or site conditions.

**b. Standard**  
A Phase I Environmental Site Assessment shall be prepared by a Qualified Environmental Professional in accordance with State standards/guidelines and current professional standards, including the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments, to evaluate whether the site, or the surrounding area, is contaminated with hazardous substances from any past or current land uses, including contamination related to the storage, transport, generation, or disposal of toxic or Hazardous Waste or materials.

If the Phase I identifies a Recognized Environmental Condition (REC) and/or if recommended in the Phase I, a Phase II Environmental Site Assessment shall also be prepared by a Qualified Environmental Professional. The Phase I and/or Phase II Environmental Site Assessment(s) shall be maintained pursuant to the proof of compliance requirements in Section 1.D.6 and made available for review and inclusion in the case file by the appropriate regulatory agency, such as the State Water Resources Control Board, the State Department of Toxic Substances Control, or the LAFD Hazard Mitigation Program. Any remediation plan recommended in the Phase II Environmental Site Assessment or by the appropriate regulatory agency shall be implemented and, if required, a No Further Action letter shall be issued by the appropriate regulatory agency prior to issuance of any permit from LADBS, unless the regulating agency determines that remedial action can be implemented in conjunction with excavation and/or grading. If oversight or approval by a regulatory agency is not required, the Qualified Environmental Professional shall provide written verification of compliance with and completion of the remediation plan, such that the site meets the applicable standards for the proposed use, which shall be maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).

### 3. HM1-3: Environmental Site Assessment(s) for Residential Projects

- Applicability**  
Any Housing Development Project that results in the construction of five or more dwelling units, and requires a grading or excavation permit from LADBS, and which is:
  - Located on or within the following buffers as identified by the by the California Geologic Energy Management Division (refer to <https://www.conservaion.ca.gov/calgem/Pages/WellFinder.aspx>):
    - 1,000 feet of a property identified as having an active oil well or an oil field; or
    - 200 feet of a property identified as having an idle oil well or field; or
    - 100 feet of a property identified as having a plugged oil well or field.

Or:  
ii. The site has not been previously remediated to the satisfaction of the relevant regulatory agency/agencies for any contamination associated with the above uses or site conditions, or the site was not previously assessed in a Phase I Environmental Site Assessment (ESA) in the prior two years, which found no Recognized Environmental Conditions (REC), or a subsequent Phase II that concluded there are no RECs.

### b. Standard

i. The Project shall comply with the standard of HM1-2 (Environmental Site Assessment(s)) above.  
ii. Additionally, sites within 100 feet of an active, idle, or plugged oil well or field shall have a Phase I Environmental Site Assessment and/or additional studies reviewed in consultation with the Department of City Planning. After this initial review, the Department of City Planning reserves the right to request a Phase II Environmental Site Assessment, and/or additional studies, for a more extensive review of hazardous substances on the project site. Sites within 100 feet of an idle or plugged oil well shall be required to submit a Soils Management Plan approved by a Qualified Environmental Professional. Sites within 100 feet of an active, idle, or plugged oil well shall also be referred to the appropriate regulatory agency for any applicable review, as determined by the Department of City Planning, prior to issuance of any permit from LADBS.

### 4. HM1-4: County Fire Department Oversight

- Applicability Threshold**  
Any Project that generates or handles Hazardous Materials) and/or Hazardous Waste of quantities in any one time during a year equal to or greater than a volume of 55 gallons, a total weight of 500 pounds, or a total of 200 cubic feet of a compressed gas.
- Standard**  
Prior to the issuance of a building permit, the Applicant and Owner shall report the required operator, site, training, emergency response and contingency information in the California Environmental Reporting System (CERS), in coordination with the Los Angeles County Fire Department Health Hazardous Materials Division Documentation of all CERS reporting shall be maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).

## H. Noise and Vibration Standards (NV1)—Construction Noise

### 1. NV1-1: Noise Shielding and Muffling

- Applicability Threshold**  
Any Project whose earthwork or construction activities involve the use of powered exterior construction equipment and require a permit from LADBS.
- Standard**  
Powered exterior construction equipment (including combustion engines), fixed or mobile, shall be equipped with noise shielding and muffling devices consistent with manufacturers' standards or the Best Available Control Technology. All equipment shall be properly maintained, and the Applicant or Owner shall require any construction contractor to keep documentation on-site during any earthwork or construction activities demonstrating that the equipment has been maintained in accordance with manufacturer's specifications. Construction hours shall be posted on-site along with a contact for any issues related to construction.

### 2. NV1-2: Use of Driven Pile Systems

- Applicability Threshold**  
Any Project whose earthwork or construction activities involve the use of construction equipment and require a permit from LADBS.
- Standard**  
Driven (impact) pile systems shall not be used, except in locations where the underlying geology renders drilled piles, sonic, or vibratory pile drivers infeasible, as determined by a soils or geotechnical engineer and documented in a soils report.
- NV1-3: Enclosure or Screening of Outdoor Mechanical Equipment**
  - Applicability Threshold**  
Any Project whose earthwork or exterior construction activities involve the use of powered construction equipment and require a permit from LADBS.

### b. Standard

All outdoor mechanical equipment (e.g., generators, compressors) shall be enclosed or visually screened. The equipment enclosure or screen shall be impervious to air, solid material and rain, and a minimum height of 2 feet per square foot and break the line of sight between the equipment and any off-site Noise-Sensitive Uses.

## 4. NV1-4: Location of Construction Staging Areas

- Applicability Threshold**  
Any Project whose earthwork or construction activities involve the use of construction equipment and require a permit from LADBS.
- Standard**  
Construction staging areas, including those related to constructing a mat pour foundation, shall be located as far from Noise-Sensitive Uses as reasonably possible and technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. The burden of proving that compliance is technically infeasible shall be upon the Applicant or Owner. Technical infeasibility shall mean that the proposed staging area cannot be located between construction activities and Noise-Sensitive Uses due to site boundaries, topography, intervening roads and uses, and/or operational constraints.

## 5. NV1-5: Temporary Walls

- Applicability Threshold**  
Any Project whose earthwork or exterior construction activities involve the use of powered construction equipment and require a permit from LADBS, and whose construction activities are located within a line of sight to and within 500 feet of Noise-Sensitive Uses, with the exception of Projects limited to the construction of 2,500 square feet or less of floor area.
- Standard**  
Noise barriers, such as temporary walls (minimum 1/2-inch thick plywood) or sound blankets (minimum STC 25 rating), that are a minimum of eight feet tall, shall be erected between construction activities and Noise-Sensitive Uses, to the extent technically feasible in consideration of site boundaries, topography, intervening roads and uses, and operational constraints. The burden of proving that compliance is technically infeasible shall be upon the Applicant or Owner. Technical infeasibility shall mean that noise barriers cannot be located between construction activities and Noise-Sensitive Uses due to site boundaries, topography, intervening roads and uses, and/or operational constraints.

## 6. NV1-6: Noise Study

- Applicability Threshold**  
Any Project whose earthwork or exterior construction activities involve the use of powered construction equipment and require a permit from LADBS, are located within 500 feet of Noise-Sensitive Uses; and have one or more of the following characteristics:
  - 20,000 cubic yards or more of excavated material
  - Entire simultaneous use of five or more pieces of powered construction equipment; or
  - Construction duration (excluding architectural coverings) of 18 months or more.Or any Project whose construction activities involve impact pile driving or the use of 300 horsepower equipment.
- Standard**  
A Noise Study prepared by a Qualified Noise Expert shall be required and prepared prior to obtaining any permit from LADBS. The Noise Study shall characterize expected sources of earthwork and construction noise that may affect identified Noise-Sensitive Uses, quantify expected noise levels at these Noise-Sensitive Uses, and recommend measures to reduce noise exposure to the extent noise reduction measures are available and feasible, and to demonstrate compliance with any noise requirements in the LAMC. Specifically, the Noise Study shall identify noise reduction devices or techniques to reduce noise levels in accordance with 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. The Noise Study shall also anticipate noise reduction measures that are designated or determined to be with the noise reduction measures. Applicants and Owners shall be required to implement and comply with all measures identified and recommended in the Noise Study. The Noise Study and copies of any contractor agreements shall be maintained pursuant to the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).

## 7. NV1-7: LAUSD Notification

- Applicability Threshold**  
Any Project located within 200 feet of an LAUSD facility whose earthwork or construction activities involve the use of powered exterior construction equipment and require a permit from LADBS.
- Standard**  
LAUSD shall be notified of future construction activities.

## I. Noise and Vibration Standards (NV2)—Construction Vibration

### 1. NV2-1: Baseline Survey and Notification Control Plan

- Applicability Threshold**  
Any Project, with the exception of Projects limited to the construction of 2,500 square feet or less of floor area, whose earthwork or construction activities: (1) involve the use of construction equipment, including Heavy Construction Equipment, that produces 0.12 PPV or more of vibration at a distance of 25 feet (see reference vibration levels in Appendix 6), (2) require a permit from LADBS, and (3) which occur:
  - Within 25 feet of any building extremely susceptible to vibration damage, including unreinforced masonry buildings, wood-frame multi-story buildings with soft, weak or open front walls, and non-ductile concrete wall buildings, existing wood-frame multi-story buildings with weak or open front walls, and existing non-ductile concrete buildings, or a building that is designated or determined to be a historic resource pursuant to local or state law or that is determined to be potentially eligible for historic designation in a Historic Resources Survey; or
  - Within 15 feet of non-engineered timber and masonry buildings.Or any Project whose construction activities involve the use of pile drivers within 135 feet of any building extremely susceptible to vibration damage, including existing unreinforced masonry buildings, existing tilt-up concrete wall buildings, existing wood-frame multi-story buildings with weak or open front walls, and existing non-ductile concrete buildings, or a building that is designated or determined to be a historic resource pursuant to local or state law or that is determined to be potentially eligible for historic designation in a Historic Resources Survey.
- Standard**  
Prior to demolition, grading/excavation, or construction, a Qualified Structural Engineer shall prepare a survey establishing baseline structural conditions of potentially affected structures and a Vibration Control Plan, which shall include methods to minimize vibration, including, but not limited to:
  - A visual inspection of the potentially affected structures to document by video and/or (photography) the apparent physical condition of the building (e.g., cracks, broken panes, etc.).
  - A shoring design to protect the identified structures from potential damage;
  - Use of drilled piles or a sonic vibratory pile driver rather than impact pile driving, when the use of vibrating equipment is unavoidable;
  - Use of rubber-tired equipment rather than metal-tracked equipment; and
  - Avoiding the use of vibrating equipment when allowed by best