

EXHIBIT F1:

Amendments to the Environmental Protection (EPM) Handbook

San Pedro Zoning Code Update

CPC-2025-7122-GPA-ZC-CPIO-SP-CA; ENV-2020-6762-EIR-ADD4

Recommended by the City Planning Commission (CPC) on June 11, 2026

Additions to the EPM Handbook

AQ-1-9: Large Construction Projects within the (San Pedro Community Plan)

a. Applicability Threshold

Any Project within the San Pedro Community Plan Area with construction activities that span an area greater than 5 acres, and require a permit from LADBS. Projects that are statutorily or categorically exempt under CEQA would not be subject to this standard.

b. Standard

i. The project shall not exceed SCAQMD's Localized Significance Thresholds for CO, NOx, PM10, and PM 2.5, as demonstrated in an air quality study prepared in accordance with the SCAQMD's Air Quality Handbook and maintained by the Applicant/ Owner in accordance with the proof of compliance requirements in Sec. 1.D.6. (Additional Requirements).

ii. Any project unable to comply with standard AQ-1-9 b.i. above must prepare an Environmental Impact Report.

New Definition

CERP: The Community Emissions Reduction Plan (CERP) outlines the actions and commitments made by the Community Steering Committee (CSC), the South Coast AQMD, and the California Air Resources Board (CARB), to reduce air pollution within AB 617 communities.

J. Water Resource Standards (WR1)

1. WR1-1: Water Resource Clearance from California Fish and Wildlife

a. Applicability Threshold

Any Project involving New Construction or Site Modification, as defined in Sec. 14.2.15. (Project Activities) of Chapter 1A of the LAMC, and that is located within the Water Resource Map (see Appendix XX).

b. Standard

i. To prevent damage or disturbance to *water resources* during construction or *ground disturbance activities* and to ensure consistency with California Fish and Wildlife Code § 1602, projects located on *lots* identified on the Water Resource Map (see Appendix XX) shall require initial approval from the California Department Fish and Department (CDFW) prior to obtaining a grading or building permit from LADBS. A preliminary water resource assessment may be required by CDWF prior to obtaining a grading or building

permit from LADBS, based on CDFW standards, California Code, Fish and Game Code - FGC § 1602.

2. WR1-2: Water Resource Pre-Construction Survey

a. Applicability Threshold

Any Project involving New Construction or Site Modification, as defined in Sec. 14.2.15. (Project Activities) of Chapter 1A of the LAMC, and that is located within the Water Resource Map (see Appendix XX).

b. Standard

ii. Pre-Construction Survey. If a project includes *ground disturbance activities* and is located within 50 feet of a mapped *water resource*, a *pre-construction survey* shall be conducted. The *pre-construction survey* shall be performed on foot within the project site boundaries by a *Qualified Biologist*, retained by the applicant or owner, to determine the presence of a water resource.

iii. No Water Resource Found. If the *pre-construction survey* determines that a *water resource* is not present, no further avoidance measures are required.

iv. Buffer for Water Resources. If *water resources* are identified during the *pre-construction assessment*, the *Qualified Biologist* shall recommend an avoidance buffer sufficient to protect the stream channel, banks, or associated riparian communities from damage or disturbance. In determining the size and configuration of the buffer, the *Qualified Biologist* shall consider, at minimum: the extent and composition of riparian vegetation; bank stability and erosion potential; the type, duration, and intensity of proposed work activity; equipment access routes; and existing disturbances associated with surrounding land uses. The buffer shall be clearly demarcated using bright orange construction fencing, flagging, construction lath, or similar means. All construction personnel shall be notified of the buffer boundaries and shall avoid entering the protected area. No *ground disturbing activities*, equipment staging, fueling, or vegetation removal shall occur within the buffer.

New Definition

Water Resource shall refer to all forms of protected surface water features that are defined by their hydrologic characteristics. A water resource is determined on site by a *Qualified Biologist* based on measurable hydrologic variables and functions, including, but not limited to: stream gradient; bed or channel width; tributary drainage area; groundwater recharge potential; dominant vegetative species. The presence or absence of a mapped feature does not determine whether a water resource exists. A water resource exists when hydrologic variables demonstrate that the feature performs the ecological or hydrologic functions of a watercourse. *Riparian Community* shall mean the plant and wildlife assemblage associated with streams, creeks, rivers, and other watercourses, including perennial, intermittent, and ephemeral systems.