

City of Rancho Palos Verdes ENVIRONMENTAL CHECKLIST FORM



1. Project title:

St. John Fisher Master Plan: Remodel and Expansion (Case No. ZON2007-00492)

2. Lead agency name/ address:

City of Rancho Palos Verdes
Department of Planning, Building & Code Enforcement
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

3. Contact person and phone number:

Leza Mikhail, Associate Planner
City of Rancho Palos Verdes
(310) 544-5228

4. Project location:

St. John Fisher
5448 Crest Road (APN 7581-024-010 and 7581-024-011)
City of Rancho Palos Verdes
County of Los Angeles

5. Project sponsor's names and addresses:

City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275

6. General Plan designation:

Religious

7. Coastal Plan designation:

This project is not located in the City's Coastal Zone

8. Zoning:

Institutional (I)

9. Description of project:

The proposed project involves a request for Conditional Use Permit #96 – Revision “D”, a Grading Permit, Minor Exception Permit and Sign Program to establish a Master Plan for the St. John Fisher Church and school property. The overall project includes a major remodel and expansion of the existing facilities. Details of the proposed project are listed below:

A request to construct a combined total of 34,406 square feet of new building area to the existing site as delineated below:

- A new 18,400 square foot sanctuary at the northwest corner of the property. The new sanctuary will be circular in shape, whereby the main structure will range in height from 15'- 0" at the east end of the structure to 48'-0" at the west and southeast ends

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

of the structure. In addition, the new sanctuary would include a bell tower/steeple, at the west end of the structure, with a maximum height of 72'-0" to the top of the bell tower/steeple and 88'-0" to the top of the cross. The proposed bells are proposed to ring intermittently between the hours of 8:00 am and 6:00 pm Monday through Saturday and 8:50 am and 6:00 pm Sunday.

- A new 11,268 square foot administration building (8,968 square foot first floor and 2,300 square foot basement)
- A 1,074 square foot addition for the creation of a new two-classroom preschool (currently no preschool on-site)
- A new 1,289 square foot art room at the northwest corner of the existing classrooms
- A new 1,217 square foot school library at the northeast corner of the existing classrooms
- A 304 square foot expansion to Barrett Hall for storage area
- A new 454 square foot garage at the southeast corner of the property, adjacent to the priest's new residence (previously nun's residence)
- A 400 square foot addition north of the existing music room to accommodate two (2) new offices

In addition to the proposed new construction, the applicant is proposing to demolish a combined total of 10,329 square feet of the existing facilities (offices, youth building and existing priest residence) and remodel 26,544 square feet of the existing structures (existing nun's residence to be converted to priest's residence, existing sanctuary to be converted to new gymnasium, office areas and classrooms).

A total of 30,688 cubic yards of grading is required (19,694 cubic yards of raw cut and 10,994 cubic yards of fill to be reused on-site) to accommodate the new construction, major remodel, proposed retaining walls and new parking lot. The existing property has a total of 359 parking spaces with 0 loading spaces. As the new sanctuary will be located on a portion of the existing parking lot, the applicant is grading and reconfiguring the parking lot at the south end of the property to accommodate a total of 331 parking spaces with 3 loading spaces. The total number of proposed parking spaces is based on a parking needs analysis for the highest peak hour of operation.

The applicant is proposing to phase the project. Phase One would include the construction of the new sanctuary, a remodel of the existing sanctuary into a gymnasium, parking and site work improvements, and demolition of the existing rectory and conversion of the existing convent into a new rectory for the priests' living quarters. Phase Two would include remodeling the existing administration building and constructing the new administration building, preschool, library and art room. At this time, the Applicant has not identified the timing for the Phase Two construction. Notwithstanding the proposed phasing, the project in its entirety, as discussed above, was analyzed for the purposes of this environmental assessment. Thus, all environmental conclusions decided herein, assume construction of the entire project at generally the same time. If Phase Two is initiated after a substantial amount of time has passed after certification of this Mitigated Negative Declaration, then additional CEQA analysis for Phase 2 may be required.

**Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008**

10. Description of project site (as it currently exists):

The St. John Fisher property is located at 5448 Crest Road, on the southeast corner of the intersection at Crest Road and Crenshaw Boulevard. The property is currently developed with an elementary school (K-8), administrative/parish offices, recreational hall (Barrett Hall), rectory (priest's residence), convent (no longer in use) and sanctuary. The existing campus is sited 15 – 20 feet above the adjacent streets, Crest Road and Crenshaw Boulevard.

The main parking lot is located along the south property line and provides 227 parking spaces for everyday use. Additional parking is located near the northwest corner of the property and is currently utilized as a playground during regular school hours (Monday through Friday). This parking provides an additional 132 parking spaces for overflow parking when needed.

There are two access driveways for ingress/egress on the property. One driveway is located at the southwest corner of the property and ascends approximately 43 feet from Crenshaw Boulevard (elevation 1182) to the main parking lot (average elevation 1225). A second driveway is located at the northeast corner of the property and ascends approximately 30 feet from Crest Road (elevation 1195) to the main parking lot (average elevation 1225).

11. Surrounding land uses and setting:

	Land Uses	Significant Features
On-site	Institutional	The 399,804 square foot (9.2 acres) lot is privately owned and currently operated as an elementary school and Catholic Church. The property is located at the southeast corner of Crest Road and Crenshaw Boulevard and is sited with multiple buildings (classrooms, offices, recreational hall, residential buildings for on-site priest's and a sanctuary). The property is 15 – 20 feet above Crest Road and Crenshaw Boulevard.
North	Public right-of-way and Single-Family Residential	Single-family residences surround the property to the north, across Crest Road, a primary street in the City of Rancho Palos Verdes. These residences are located at the Northeast corner of Crest Road and Crenshaw Boulevard, within the RS-2 zoning district, a minimum of 15 feet below Crest Road and 25 – 30 feet below the St. John Fisher building pad.
South	Single-Family Residential with an open space buffer	The Del Cerro Homeowners Association owns a large hillside (greater than 35% slope) immediately south of the St. John Fisher property that is zoned RS-2 but maintained as open space due to the hillside configuration. The hillside descends 15 – 25 feet from the St. John Fisher property to single-family residences located at the toe of the slope, in the RS-2 zoning district.

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

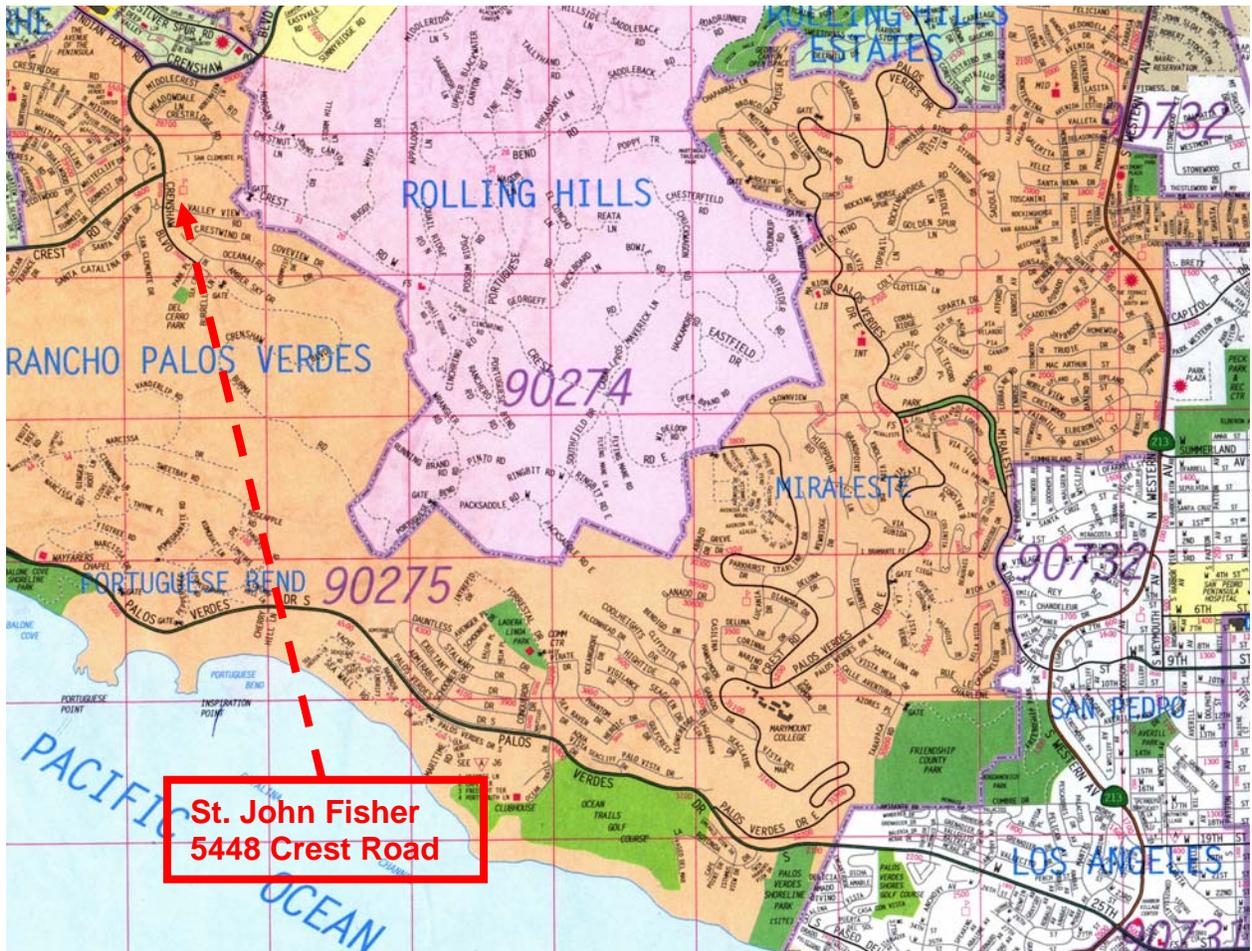
	Land Uses	Significant Features
East	Institutional	The property to the east is owned by the Daughters of Mary and Joseph and encompasses 5.98 acres at an elevation approximately 10 above the St. John Fisher property. This property is used to conduct retreats, prayer meetings and religious conferences. The site consists of a chapel, two retreat centers, a lounge, service building and living quarters for active and senior members of the Daughters of Mary and Joseph Community (sisters)
West	Single-Family Residential	Single-family residences surround the property to the west, across Crenshaw Boulevard, a primary street in the City of Rancho Palos Verdes. These residences are located at the Southwest corner of Crest Road and Crenshaw Boulevard, within the RS-2 zoning district. These residences are approximately 15 – 25 feet below the St. John Fisher building pad.
Northwest	Single-Family Residential	Single-Family Residences are located at the Northwest corner of Crest Road and Crenshaw Boulevard, within the RS-4 zoning district. The building pads of these residences range in elevation from 20 to 35 feet above the intersection of Crest Road and Crenshaw Boulevard, catty-corner from the St. John Fisher property.

10. Other public agencies whose approval is required:

None

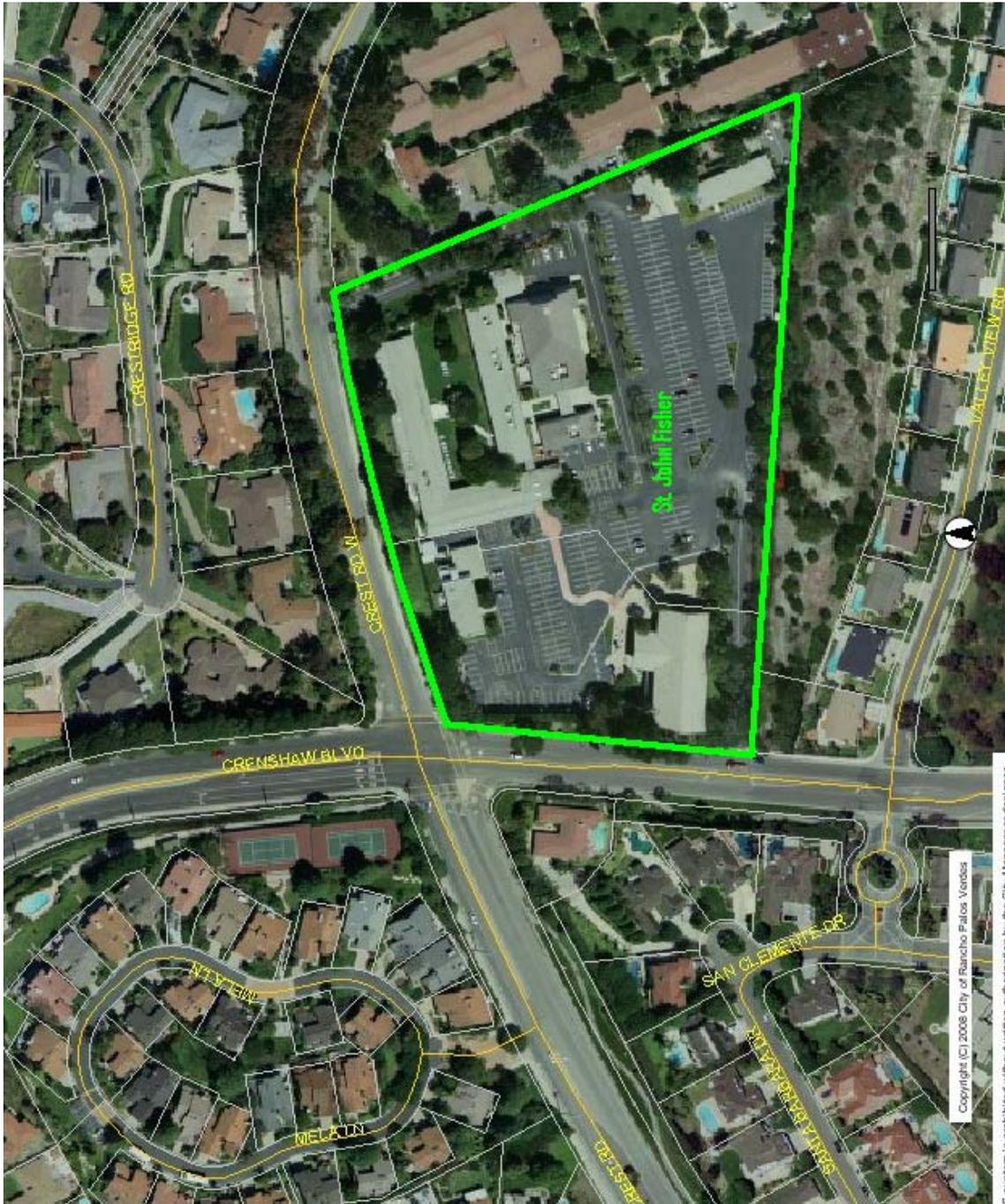
Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Figure 1: Project Vicinity



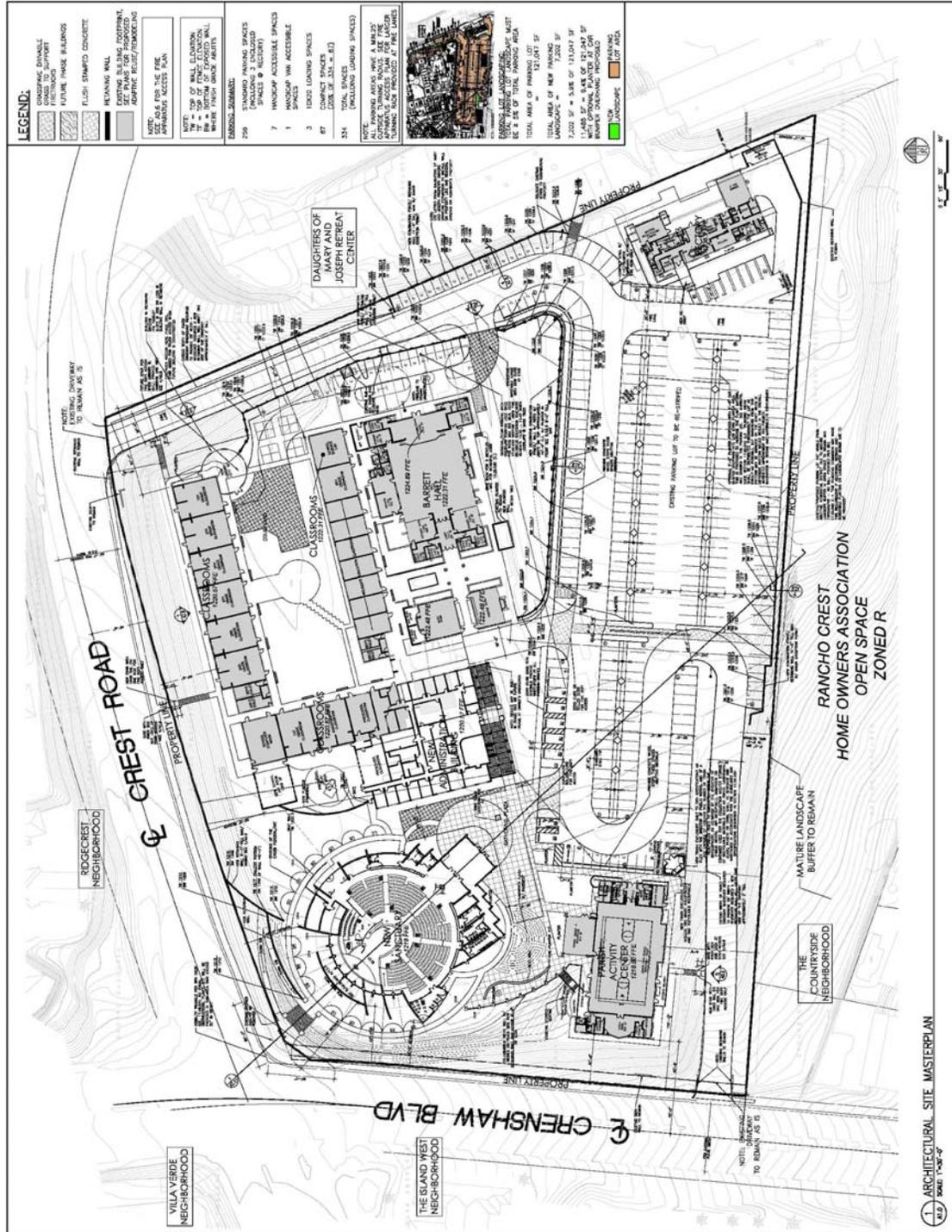
Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Figure 2: Aerial of Subject property and immediate neighborhood



Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Figure 3: Proposed Site Plan



**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

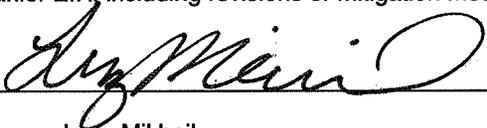
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicted by the checklist on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology and Soils | <input type="checkbox"/> Population and Housing | |

DETERMINATION:

On the basis of this initial evaluation:

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT is required but must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effect (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed on the proposed project

Signature:  Date: June 3, 2008

Printed Name: Leza Mikhail For: City of Rancho Palos Verdes
 Associate Planner

**Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008**

EVALUATION OF ENVIRONMENTAL IMPACTS:

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the proposal:					
a) Have a substantial effect on a scenic vista?	1		X		
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historical buildings, within a state scenic highway?					X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	1		X		

Comments:

a) **Potentially Significant Unless Mitigation Incorporated:** No officially-designated scenic vistas, corridors or resources are in the vicinity of the St. John Fisher property as specifically designated in the City's General Plan. Some of the residential properties located at the northwest corner of Crest and Crenshaw (catty-corner of St. John Fisher property), however enjoy views of the Pacific Ocean and Catalina, which are considered protected views within Section 17.02.040 of the City's Development Code. As proposed, the project may potentially affect "far views" from these properties due to the height of the proposed Sanctuary and the elevation of these residential properties. In order to mitigate any potential view impacts, the following mitigation measure has been added:

A-1: If the new sanctuary results in significant view impairment from the viewing areas of surrounding properties, as defined by the City or Rancho Palos Verdes' Development Code, then elements of the proposed project which significantly impair views shall be reduced to a less than significant impairment.

b) **No Impact:** The proposed project is located in a developed residential neighborhood on a lot zoned and developed for Institutional use. There are existing trees and shrubs on the existing property and on other developed residential properties in the surrounding neighborhood, however the property does not contain scenic resources that could be substantially damaged by construction of the project. The area is not near a State highway that is designated as a scenic highway, as stated above. Therefore, the proposed project would not have a substantial adverse effect upon, or cause damage to, scenic resources. Thus, there would be no impact, an no further analysis would be required.

c) **Potentially Significant Unless Mitigation Incorporated:** The existing property is currently developed with multiple buildings (sanctuary, classrooms, offices, residential quarters and a recreational hall) and has been graded and landscaped. Additionally, the immediate neighborhood is currently developed with residential properties that have been disturbed through grading, landscaping or other uses associated with residential development. Consequently, the majority of the area has limited scenic characteristics as the surrounding neighborhood is already developed. Outside of the proposed sanctuary at the corner of Crest Road and

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Crenshaw Boulevard, most of the elements of the proposed project will not be visible from the public right-of-way or private properties. will not be The proposed new 18,400 square foot sanctuary, however would be constructed at the northwest corner of the subject property and will be easily visible from the public right-of-way, specifically, the intersection of Crest and Crenshaw. The applicant has incorporated a variety of architectural elements and articulated the structure to minimize the appearance of a solid, bulky structure. Specifically, the sanctuary has been designed to include a number of tall windows and architectural "fins" that project from the main structure that eliminate the appearance of a uniform structure. Further, the sanctuary has been designed in a circular shape at varying heights to minimize the appearance of harsh angles and a massive structure. Notwithstanding, due to the proposed size and location of the proposed sanctuary, this component of the proposed project has the potential to result in bulk and mass impacts. To address the potential impacts, they following mitigation measure has been added:</p> <p><u>A-2:</u> If the new sanctuary is determined to create bulk and mass impacts, then elements of the proposed project shall be reduced in height or architecturally modified to minimize said impacts.</p> <p>d) Potentially Significant Unless Mitigation Incorporated: The applicant is proposing to provide new light standards within the new parking lot and exterior light fixtures around the new sanctuary. As a result, the proposed lighting may create a potential, aesthetic impact to the surrounding neighborhood. The applicant has submitted a photometric site lighting plan indicating that the proposed lighting in the parking lot will have shields to prevent lighting from spilling onto adjacent properties. Additionally, the applicant has noted that the pedestrian access at the northwest corner of the property will provide a minimum of one-foot candle of light source up to the sidewalk, as required for emergency pedestrian ingress/egress. To ensure that there will be no light or glare impacts as a result of the new, on-site lighting, the following mitigation measures have been added:</p> <p><u>A-3:</u> Subject to the satisfaction of the Director of Planning, Building and Code Enforcement, and prior to issuance of Certificate of Use and Occupancy for the sanctuary and parking lot, each fixture head shall incorporate appropriate shields on the fixtures to adequately shield the light source from adjacent property. The fixtures shall be hooded so that the light is directed downward.</p> <p><u>A-4:</u> After installation of all lighting, but prior to Issuance of Certificate of Use and Occupancy of any and all of the proposed buildings, the applicant shall request that the City conduct an inspection of the site to ensure that there is no spill-over of on-site lighting onto adjacent properties.</p> <p><u>A-5:</u> A trial period of six months from issuance of Certificate of Use and Occupancy for assessment of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening, reduction in intensity of any light or the incorporation of time-restricting for exterior lighting that has been determined to be excessively bright.</p> <p>Therefore, the project, as mitigated, will not create a significant aesthetic impact as a result of the proposed project.</p>					
II. AGRICULTURE RESOURCES: Would the proposal:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on					X

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to non-agricultural use?					
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	3				X
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?	1,3				X
Comments: a) – c) No Impact: The proposed project will be on a privately owned property that is not zoned for agricultural purposes. No agricultural resources are present on the project site. The site is zoned for institutional use, and is not in conflict with the Williamson Act. As such, there would be no impact and no further analysis is required.					
III. AIR QUALITY. Would the proposal:					
a) Conflict with or obstruct the implementation of any applicable air quality plan?	1,6				X
b) Violate any air quality standard or contribute to an existing or projected air quality violation?	6		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?	6		X		
d) Expose sensitive receptors to substantial pollutant concentrations?	6		X		
e) Create objectionable odors affecting a substantial number of people?	6		X		
Comments: a) No Impact: The proposed project site is within the South Coast Air Basin (SCAB), which is in the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD establishes the Air Quality Management Plan (AQMP) for the SCAB, which sets forth a comprehensive program that will lead the SCAB					

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>into compliance with all federal and State air quality standards. However, the SCAB is an area of non-attainment for Federal air quality standards for ozone, carbon monoxide, and suspended particulate matter. The proposed project would be an expansion to an existing development, within an existing urban area. This project is consistent with the local land use plans. Additionally, the project does not include any new residential development, housing, or large local or regional employment centers, nor is it growth-inducing. As such, it is appropriate to conclude that the proposed project is in compliance with the current AQMP. Therefore, impacts would be less than significant and no further analysis would be required.</p> <p>b), c), d) & e) Potentially Significant Unless Mitigation Incorporated: As a result of the proposed construction and grading activities, limited short-term air quality impacts may occur throughout the construction process. Pollutants resulting from the construction of the project will be negligible on a local and regional basis, as no objectionable odors are expected to emanate from the site that would adversely affect site visitors or nearby residents. Further, although the proposed project would be adjacent to single-family residences, construction emissions are considered a temporary nuisance that would end following construction completion. Although there are short-term air quality impacts as a result of construction, in order to ensure that air quality standards are up held, the following mitigation measures have been imposed:</p> <p>AQ-1: Prior to issuance of any Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures, as specified in the South Coast Air Quality Management District's Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:</p> <ul style="list-style-type: none"> • All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site; • All delivery truck tires shall be watered down and/or scraped down prior to departing the job site; • All active portions of the construction site shall be watered to prevent excessive amounts of dust; • All materials excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering with complete coverage, shall occur at least twice daily, preferably in the late morning and after school hours; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e. greater than 25 mph average over one hour); <p>AQ-2: Prior to issuance of any Building Permit and/or Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and properly tuned per manufacturer's specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector</p>					

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
shall be responsible for ensuring that contractors comply with this measure during construction.					
<p>AQ-3: Prior to issuance of any Grading Permit, the City shall verify that the construction contract standard specifications include a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Directory of Public Works. Measures shall include provisions for property maintenance of equipment engines, measures to avoid equipment idling more than two minutes, and avoidance of unnecessary delay of traffic along off-site access roads by heavy equipment blocking traffic.</p>					
<p>AQ-4: During construction and in compliance with South Coast Air Quality Management District Rule 1113, ROG emissions from architectural coatings shall be reduced by using pre-coated/natural-colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency.</p>					
<p>AQ-5: Prior to issuance of any Grading Permit, the contractor shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:</p> <ul style="list-style-type: none"> • The Applicant shall submit, for review and approval by the City, a Construction Traffic Management Plan that specifies that construction activities shall be organized so as not to interfere significantly with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to the existing roadways; • The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and • The General Contractor shall state in the Grading Plans that work crews turn off equipment when not in use. 					
IV. BIOLOGICAL RESOURCES. Would the proposal:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of fish and Game or US Fish and Wildlife Service?	8				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	8				X
	8				X

**Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filling, hydrological interruption, or other means?					
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	8				X
e) Conflict with any local polices or ordinances protecting biological resources, such as tree preservation policy or ordinance?	8				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	8				X
<p>Comments:</p> <p>a) - f) No Impact: The project site is located in a developed area of the City or Rancho Palos Verdes. The area is not located in or adjacent to the City's Natural Communities Conservation Plan (NCCP) habitat preserve, and is not located in or adjacent to any existing or proposed Significant Ecological Areas (SEA). As such, the area is unlikely to be inhabited by species identified as candidates or as sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service. The project site is not located within any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the resource agencies. Further, the project site is not located within federally-protected wetlands (as defined by Section 404 of the Clean Water Act) and no special-status animals or habitats are known to exist on or directly adjacent to this property.</p> <p>Therefore, there would be no impact to biological resources and no further analysis is required.</p>					
V. CULTURAL RESOURCES. Would the proposal:					
g) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?	1				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the	10				X

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
State CEQA Guidelines?					
c) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	10				X
d) Disturbed any human remains, including those interred outside of formal cemeteries?	12, 13			X	
<p>Comments:</p> <p>a) No Impact: According to the City's General Plan, the subject site is not located within or identified as an archaeologically sensitive area. There are no existing structures or facilities that would be considered a historical resource as defined in §15064.5 of the State CEQA Guidelines. Therefore, there would be no impact and no further assessment would be required.</p> <p>h) No Impact: There are no known archeological or historical resources on the project site. It is not anticipated that any cultural resources would be found at the project site since the project is in a fully developed neighborhood. As such, there will be no impact and no further assessment is required.</p> <p>i) No Impact: The project site is located in a fully developed neighborhood. As such, it is unlikely that the presence of unique paleontological resources exist. Further, no unique geologic features exist on the subject property and it is unlikely to contain material of paleontological value. Therefore, there is no impact and no further analysis is required.</p> <p>j) Less than Significant Impact: No formal cemeteries are known to have occupied the proposed project area. However, human burials, in addition to being potential archaeological resources, have specific provisions for treatment in Section 5097 of the California Public Resources Code. Measures required by the Public Resources Code would ensure that this impact remains less than significant by ensuring appropriate examination, treatment, and protection of human remains. Impacts would be less than significant and no further assessment is required.</p> <p>As such, the environmental impacts of the proposed project with respect to air quality are expected to be less than significant to no impact, and no further analysis is required.</p>					
VI. GEOLOGY AND SOILS. Would the proposal:					
a) Expose people or structure to potentially substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the	5, 14				X

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
State Geologist for the area or based on other substantial evidence of a known fault?					
ii) Strong seismic ground shaking?	15			X	
iii) Seismic-related ground failure, including liquefaction?	5			X	
iv) Landslides?	4			X	
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	4		X		
d) Be located on expansive soil, as defined in the Uniform Building Code, thus creating substantial risks to life or property?			X		
e) Have soils incapable or adequately supporting the use of septic tanks or alternative wastewater disposal systems, where sewers are not available for the disposal of wastewater?					X

Comments:

- a) (i)(ii)(iii)(iv) **Less than Significant Impact to No Impact:** The project site is not located within an Alquist-Priolo special study zone. According to the Official Maps of Seismic Hazard Zones provided by the State of California Department of Conservation, the site is not located within an earthquake-induced landslide zone or liquefaction zone. Therefore, potential impacts are less than significant and no further assessment is required.
- b) **Less than Significant Impact** The project would involve 30,688 cubic yards of grading. Of the total grading quantity, 19,694 cubic yards will be exported. A majority of the grading would accommodate the construction of the new sanctuary and a basement in the proposed administration building. Soil erosion during construction will be controlled using conventional on-site methods. Removal of topsoil during construction, outside of the grading associated with the new sanctuary and basement, is expected to be very minor. Further, the applicant will be required to submit an Erosion Control Plan to the Building Official for approval, prior to issuance of Building Permits. Additionally, the applicant will be required to provide measures for consistency with the City's National Pollutant Discharge Elimination System (NPDES) permit and provide Best Management Practice measure as required through the Building and Safety Department.
- c) – d) **Potentially Significant Unless Mitigation Incorporated:** In general, the City regulates development (and reduces geologic impacts) through the requirements of the California Building Code that are subject to the Municipal Code, including, but not limited to, Section 15.04.010, [California] Building Code and Section

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>15.04.040, Building Code Amended – Seismic Safety Requirements. As much of the Palos Verdes Peninsula is underlain by soils characterized as expansive, appropriate construction plans would be reviewed by the City’s Building Official for consistency with current building codes and erosion control standards, as well as for consistency with the City’s National Pollutant Discharge Elimination System (NPDES) permit. Nonetheless, due to the expansive soils common on the peninsula, the City Geologist may require submittal of a geotechnical report prior to the construction of, and grading for the new sanctuary, parking lot and related grading. In order to ensure that there will be no risk from expansive soil or from liquefaction, the following measures have been added:</p> <p>GS-1: The applicant shall submit a geotechnical report for review and approval by the City Geologist prior to the issuance of a building and/or grading permit for the property, unless the City Geologist deems that a geotechnical report is not warranted, based on field assessment of the site.</p> <p>GS-2: The applicant shall ensure that all applicable conditions, as specified within the geotechnical report, and all measures required by the City Geologist are incorporated into the project.</p> <p>k) No Impact: The proposed project would not include the use septic tanks or alternative wastewater disposal systems. No impacts are related to soils supporting septic tanks are relevant and no further assessment is required.</p>					
<p>VII. HAZARDS AND HAZARDOUS MATERIALS. Would the proposal:</p>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?					X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	1, 3				X
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	16				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a					X

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?					
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	1				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	7				X
<p>Comments:</p> <p>a), b), c), d), e), f), g), & h) No Impact: The proposed project will not result in the transportation, use, or disposal of hazardous materials. In terms of wildland fires, according to the Los Angeles County Fire Department's map of Fire Hazard Severity Zones, the entire City is located within a Very High Wildland Fire Hazard Severity Zone. Implementation of the project will not result in impacts that expose people or structures to a significant loss, injury or death involving wildland fires. Although the proposed project includes a major remodel to the existing St. John Fisher school and the addition of a new preschool, the proposed construction does not include the production or emission of hazardous materials, substances or waste. Further, no public or private airstrip is located within two miles of the project site; and the project will not interfere with applicable emergency response plans or emergency evacuation plans. As such, there will be no environmental impacts resulting from project and no further assessment is required.</p>					
VIII. HYDROLOGY AND WATER QUALITY. Would the proposal:					
a) Violate any water quality standard or wastewater discharge requirements?			X		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater?					X
c) Substantially alter the existing drainage pattern of the site or areas, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or					X

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
siltation on- or off-site?					
d) Substantially alter the existing drainage pattern of the site or areas including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?					X
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?					X
f) Otherwise substantially degrade water quality?					X
g) Place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?					X
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?	12				X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	12				X
j) Inundation by seiche, tsunami, or mudflow?					X
<p>Comments:</p> <p>a) Potentially Significant Unless Mitigation Incorporated: The proposed project includes the demolition of 10,329 square feet of the existing facilities and the construction of 34,406 square feet of new building area. Additionally, the project would include 30,688 cubic yards of grading (19,694 cubic yards of cut and 10,994 cubic yards of fill, or re-compaction). Although the project involves new construction and grading, the majority of the proposed work will be conducted within areas of the property that are already improved with a parking lot or paved area. A small amount of grading is proposed on the existing slope at the northwest corner of the subject property to accommodate new stairs and a handicap ramp to the new sanctuary. Additionally, the proposed project will be required to be in compliance with existing National Pollutant Discharge Elimination System (NPDES) requirements, provide Best Management Practices for the construction process and submit a drainage report for review and approval by the Building Official. In order to ensure that the proposed project will be in compliance with water quality standards and wastewater discharge requirements during and after construction, the following mitigation measures have been added:</p>					

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>HWQ-1): The Applicant shall submit and obtain approval of a drainage report from the Building Official, prior to issuance of any Grading Permit and/or a Building Permit for new construction.</p> <p>HWQ-2): The Applicant shall submit and obtain approval of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.</p> <p>HWQ-3): The Applicant shall submit and obtain approval of a Local Stormwater Pollution Prevention Plan (SWPPP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.</p> <p>b) No Impact: The proposed project does not involve the construction of any facilities which would require the use of groundwater supplies. Additionally, as the majority of the proposed project will be located in areas of the property that are currently impervious, construction improvements will not interfere with groundwater recharge. Further, the project is not significantly redirecting water flows or creating large areas of impervious surfaces. Therefore, the proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and no further analysis would be required.</p> <p>c) No Impact: The proposed construction of the project would not alter any drainage patterns. The majority of the proposed construction and grading will occur on areas of the property that are currently developed with structures or paved areas. Further, the proposed grading would follow the existing contours found throughout the site. Temporary and/or minor changes to the existing drainage pattern of the area due to construction of the proposed buildings and parking lot would be minimal and would not substantially alter the existing drainage pattern of the proposed project site or area in such a way that it would result in substantial erosion or siltation on- or off-site. As such, the project will not result in significant impacts and no further analysis would be required.</p> <p>d) – f) No Impact: The subject property is currently developed and the majority of new construction will occur on the existing impervious areas of the lot and the proposed grading will result in contours that match and follow the exiting contours found on-site. Therefore, the proposed project will not substantially alter the existing drainage pattern of the site. Further, the subject project would not substantially increase runoff rates to surrounding areas or storm water drainage systems. As such, there are no impacts and no further assessment is required.</p> <p>g), h) No Impact: The project does not include additional housing. In terms of flooding, according to the preliminary revised flood maps prepared by FEMA, the site does not fall within a flood hazard area. As such, no impacts would occur and no further assessment is required.</p> <p>i) No Impact: The proposed project is not within a dam inundation area and is not identified as a flood hazard area. As such, there is no impact and no further analysis is required.</p> <p>j) No Impact: The project site is not subject to a seiche or tsunamis due to its distance from the ocean. The</p>					

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
potential for mudflow would not be any greater than what currently exists on the hillsides at the rear of the property. As such, there is no impact and no further assessment is required.					
IX. LAND USE AND PLANNING. Would the proposal:					
a) Physically divide an established community?	1,4				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	1,4				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	1,4,10				X
<p>Comments:</p> <p>a) – c) No Impact: The project involves the construction of a new sanctuary and other buildings associated with the St. John Fisher school (see project description) at the corner of Crest and Crenshaw. The subject property is 9.2 acres in size and provides ample space for the proposed construction. Additionally, the proposal is consistent with the City's General Plan and Zoning Ordinance, which designates the subject property as Institutional. The project is consistent with the intent of the Zoning Ordinance, which allows for religious and educational uses in areas zoned Institutional. Further, the project site is not included in the City's Natural Communities Conservation Plan (NCCP) preserve, and is not located in or adjacent to any existing or proposed Significant Ecological Areas (SEA). As such, there is no impact and no further analysis is required.</p>					
X. MINERAL RESOURCES. Would the proposal:					
a) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	1				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	1				X

**Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>Comments:</p> <p>a) & b) No Impact: According to the Natural Environment Element of the General Plan, areas in Rancho Palos Verdes were quarried for basalt, diatomaceous earth, and Palos Verdes stone between 1948 and 1959. However, these quarries are not situated on the project site. This General Plan Element further states that there are no mineral resources present within the community that would be economically feasible for extraction. Further, no land use plan delineates the site as a locally important mineral resource recovery site. Therefore, there is no impact and no further assessment is required.</p>					
<p>XI. NOISE. Would the proposal result in:</p>					
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	1,4		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	1, 4			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	1, 4			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	1, 4		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					X
<p>Comments:</p> <p>a), b), & c) Potentially Significant Unless Mitigation Incorporated: In order to control excessive noise and vibration, the City has adopted an Environmental Protection Ordinance. The main goal of the City's environmental ordinance is to protect surrounding and nearby properties and persons from environmental</p>					

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>nuisances and to set limits on adverse environmental effects created by the development of land. The Applicant would be required to adhere to the provisions of Chapter 17.56 of the Rancho Palos Verdes Municipal Code, which states that "it is unlawful to carry on construction, grading or landscaping activities or to operate heavy equipment except between the hours of seven a.m. and seven p.m. Monday through Saturday." Further, construction activities are not permitted on Sundays. Aside from this regulation, the City does not have noise level standards established in either the General Plan or by local ordinance. Although the project includes the installation and operation of a bell tower with a chime schedule, the bells would ring on a set schedule, intermittently throughout the day. The proposed bells are scheduled to ring on the following dates and times: Monday through Saturday at 8:00 AM, 12:00 PM, 5:05 PM and 6:00 PM; and Sunday at 8:50 AM, 10:35 AM, 12:00 PM, 12:20 PM, 4:50 PM and 6:00 PM. While the bells will be audible, the sound from the bells would occur for a relatively short period of time. Furthermore, most of the bell rings would occur during the hours when heavy construction is permitted between 7:00 AM and 7:00 PM. Therefore, operation of the project site as a church and school would not result in generation of noise that would produce excessive and/or ambient noise levels and is considered less than significant in terms of ambient noise generated on-site and in the surrounding neighborhood.</p> <p>On a short-term basis, noise generated by the implementation of the project may result in negligible impacts to the environment resulting from human interaction, manual labor and small machine equipment. As for long-term impacts, the proposed project will not contribute to the increase of on-site noise. The improvements are intended to provide an expansion of the facilities to the existing site. The project would not generate or expose persons to excessive ground-borne vibration or produce substantial permanent increase in ambient noise levels. However, as the project is proposed to be phased over a period of time to be determined by the Planning Commission, short-term construction mitigation measures have been incorporated as follows:</p> <p><u>N-1:</u> Prior to issuance of any Grading Permit, the Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a Construction Noise Mitigation and Monitoring Program. Such plan would ensure that the proposed project shall provide the following:</p> <ul style="list-style-type: none"> • Construction contracts specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuations devices. • Property owners and occupants located within 0.25-mile of the Project construction site shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posed at the project construction site. All notices and signs shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, prior to mailing or posting and shall indicate the dates and duration of construction activities, a well as provide a contact name and telephone number where residents can inquire about the construction process and register complaints. • The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning, Building and Code Enforcement. All notices that are sent to residential units within a 0.25-mile radius of the construction site and all signs posted at the construction site shall include the 					

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>contact name and the telephone number for the Disturbance Coordinator.</p> <ul style="list-style-type: none"> • Prior to issuance of a Building Permit and/or Grading Permit, the Applicant shall demonstrate to the satisfaction of the Building Official how construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas and electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. <p>d) Potentially Significant Unless Mitigation Incorporated: The proposed project will generate temporary construction noise. The noise levels associated with the proposed construction will vary depending on the particular type, number and duration of use of various pieces of construction equipment. As the project will generate construction related noise, the following mitigation measures have been added:</p> <p>N-2: Construction activity associated with the proposed project and grading operations shall be limited to the hours of 7:00 am and 7:00 pm, Monday through Saturday, per Section 17.56 of the RPVMC. There shall be no construction on Sundays or federally observed holidays without the approval of a Special Construction Permit by the City's Department of Planning, Building and Code Enforcement.</p> <p>N-3: During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 am, Monday through Saturday, in accordance with the permitted hours of construction stated in mitigation N-2.</p> <p>N-4: Prior to issuance of any Demolition, Grading or Building Permit, the Director of Planning, Building and Code Enforcement shall review and approve a Construction Management Plan, which shall specify that demolition debris hauling shall be limited between 9:00 AM and 4:00 PM.</p> <p>N-5: There shall be no staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris would occur on the St. John Fisher site.</p> <p>e) No Impact: The proposed project would not be located within an airport land use plan or within two miles of a public airport. No further analysis is required.</p> <p>i) No Impact: The propose project would not be located within the vicinity of a private airstrip. Therefore, there is no impact and no further analysis is required.</p> <p>Therefore, with the implementation mitigation measures, the environmental impacts resulting from the proposed project , with respect to noise, will be less than significant.</p>					
<p>XII. POPULATION AND HOUSING. Would the proposal:</p>					

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g. through extension of roads or other infrastructure)?	3				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	3				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	3				X
<p>Comments:</p> <p>a) No Impact: The proposed project will not induce a substantial amount of population growth in the area. The project does not include the construction of new homes or the subdivision of lots. In fact, there will be a reduction in living quarters as the existing rectory will be demolished and the convent will be converted into living quarters for the priests'. Further, the project does not include the extension or expansion of roads or other forms of infrastructure typically developed to support new development. It is important to note, the proposed project is subject to the City's Affordable Housing requirements set forth in Section 17.11.140 of the RPVMC, which requires nonresidential projects of a certain size to address affordable housing as part of their project. The proposed project will be required to comply with said section of the code prior to issuance of a certificate of occupancy for any structures. Therefore, there would be no impact and no additional assessment is required.</p> <p>b) & c) No Impact: The subject property is currently developed with rectory and convent, however the convent is no longer in use. As such, the proposed project would not displace any housing and there is no impact. No additional assessment is required.</p>					
<p>XIII. PUBLIC SERVICES. Would the proposal result in:</p>					
<p>a) Substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:</p>					
i) Fire protection?				X	
ii) Police protection?					X

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
iii) Schools?					X
iv) Parks?					X
v) Other public facilities?					X
<p>Comments:</p> <p>a) (i)(ii)(iii)(iv) & (v) Less than Significant Impact to No Impact: The structures will incorporate interior fire suppression devices required by the Los Angeles County Fire Department and will be constructed in accordance with applicable fire codes; thus, the project presents minimal risk of fire. The level of use is not expected to increase as a result of the proposed project, and there will be no impact on police protection services. Lastly, the project will not generate additional population, and there will be no impacts to schools parks or other public facilities. As such, there will be no environmental impacts associated with the proposed project.</p>					
XIV. RECREATION. Would the proposal:					
a) Increase the use of neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?					X
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?					X
<p>Comments:</p> <p>a) & b) No Impact: The proposed project will not increase the use of parks or other recreational facilities, as the project will not result in any new residents. As such, there will be no impact and no further assessment is required.</p>					
XV. TRANSPORTATION/TRAFFIC. Would the proposal:					
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system?	17			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion	17			X	

**Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
management agency for designated roads or highways?					
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?					X
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	17				X
e) Result in inadequate emergency access?					X
f) Result in inadequate parking capacity?	17, 18			X	
g) Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?					X

Comments:

- a) **Less than Significant Impact:** The project site is located at the southeast corner of Crest Road and Crenshaw Boulevard, a four-way stop-controlled intersection. According to the traffic study prepared for the project, and reviewed by the City's Traffic Engineer, the study intersection (Crest Road and Crenshaw Boulevard) and nearby roadway segments (Crenshaw Boulevard, north of Crest Road and Crest Road, west of Crenshaw Boulevard) are operating at acceptable levels of service (LOS D or better) during peak hours for both weekday (7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM) and Sunday conditions (8:00 AM to 12:00 PM). Further, the traffic study states that under "existing with ambient growth and project" conditions, the proposed St. John Fisher project is not expected to significantly impact the study locations beyond the threshold limits required by the City for review. As such, impacts would be less than significant.
- b) **Less than Significant Impact:** The traffic analysis included trip generations for a number of close-by developments, near the intersections of Crenshaw Boulevard and Deep Valley Drive and Crenshaw Boulevard and Silver Spur Road, for the purpose of studying "existing with ambient growth and cumulative projects". These projects are considered large projects for the neighborhood and include condos, retail, flats, townhomes and medical offices. According to the traffic study, which was reviewed by the City's Traffic Engineer, the proposed project is not expected to significantly impact the study locations beyond the thresholds mandated by the City. As such, impacts would be less than significant.
- c) **No Impact:** The proposed project would not result in air traffic patterns. Therefore, there would be no impact and no further analysis is required.
- d) **No Impact:** The existing property is currently improved with two ingress/egress driveways that are situated more than 300 feet from the intersection of Crest Road and Crenshaw Boulevard. The project would maintain the existing driveways in their current locations. Thus, there would be no impact and no further assessment is

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>required.</p> <p>e) No Impact: The project has been reviewed by the Land Use department of the Los Angeles County Fire Department. The applicant has provided all necessary measures required by the Fire Department (pedestrian stair access with knock box and lock, hammerhead turn-outs, fire hydrants and adequate driveway widths) resulting in adequate emergency access (vehicular and pedestrian) to various areas of the property. As such, the project will not result in inadequate emergency access and there is no impact.</p> <p>f) Less than Significant Impact: The existing property has a total of 359 parking spaces and 0 loading spaces. Of this existing amount, 227 spaces are dedicated for everyday use and 132 spaces are utilized for overflow parking. The project proposal includes the elimination of the overflow parking area to accommodate the new sanctuary. The existing parking area along the south property line would be reconfigured to accommodate 331 everyday parking spaces and 3 loading spaces. According to the parking tables, the highest number of parking spaces necessary to accommodate potential vehicles during the highest peak hour of operation (10:00 AM to 12:00 PM on Sundays) for the entire property (all uses) would be 331 parking spaces. As such, the proposed project will not create an inadequate parking capacity for the project site and proposed uses based on the expected highest peak hour of campus use. Therefore, impacts to the existing parking will be less than significant.</p> <p>g) No Impact: The proposed project will have no impact on any adopted policies, plans, or programs supporting alternative transportation projects, including existing bus stops.</p>					
<p>XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:</p>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					X

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?					X
g) Comply with federal, state, and local statutes and regulations related to solid waste?					X
<p>Comments:</p> <p>a), - g) Less than Significant Impact to No Impact: Although there may be a minimal increase in wastewater and water usage as a result of the project, it will not exceed the capacity of existing infrastructure or require the construction of new treatment facilities or new entitlements to serve the subject property. The property owner will be required to provide adequate site drainage to the existing storm drainage system through street outlets or underground drains, and comply with NPDES standards and requirements. Additionally, the Applicant will be required to obtain approvals from CalWater for water supply connections and Los Angeles County Sanitation for sewer connections. Lastly, the property owner and developer are required to comply with all applicable federal, state and local statutes and regulations related to solid waste. As such, there will be less than significant impacts with respect to utilities and service system issues.</p>					
17. MANDATORY FINDINGS OF SIGNIFICANCE.					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?					X
<p>Comments: As described in the above analysis, the proposed St. John Fisher Project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of major periods of California history. No endangered, threatened, or sensitive biological resources, historic structures, or known cultural resources are located within the project site. No adverse impact will result.</p>					
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the				X	

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
effects of other current projects, and the effects of probable future projects)?					
<p>Comments: The proposed project may have impacts that are individually limited, but these impacts will not be cumulatively considerable in the context of the entirety of the St. John Fisher property and existing facilities. The site is developed with many buildings including an exiting sanctuary that is proposed to be converted to a gymnasium, exiting classrooms and offices, two residential quarters (one that will be demolished due to non-use) and a recreational hall. Additionally, the traffic analysis, which was reviewed by the City's Traffic Engineer, noted that the level of service for traffic flow will not be significantly impacted. Cumulative impacts resulting from the proposed project would be less than significant and no further analysis would be required.</p>					
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
<p>Comments: The impacts resulting from the proposed project would be less than significant. Although the residents of houses that border the St. John Fisher property may have a slight increase in noise from users, the project would not create any substantial hazards or subject people to substantial risks related to health and safety. As such, impacts would be less than significant and no further analysis is required.</p>					
<p>18. EARLIER ANALYSES.</p>					
<p>Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case a discussion should identify the following items:</p>					
<p>a) Earlier analysis used. Identify earlier analyses and state where they are available for review.</p>					
<p>Comments: Not applicable</p>					
<p>b) Impacts adequately addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.</p>					
<p>Comments: Not applicable</p>					
<p>c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions of the project.</p>					

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
---	---------	--------------------------------	--	------------------------------	-----------

Comments: The following is a list of mitigation measures applied to the St. John Fisher Master Plan: Revision, Remodel and Expansion project, as described below:

Aesthetics

A-1: If the new sanctuary results in significant view impairment from the viewing areas of surrounding properties, as defined by the City or Rancho Palos Verdes' Development Code, then elements of the proposed project which significantly impair views shall be reduced to a less than significant impairment.

A-2: If the new sanctuary is determined to create bulk and mass impacts, then elements of the proposed project shall be reduced in height or architecturally modified to minimize said impacts.

A-3: Subject to the satisfaction of the Director of Planning, Building and Code Enforcement, and prior to issuance of Certificate of Use and Occupancy for the sanctuary and parking lot, each fixture head shall incorporate appropriate shields on the fixtures to adequately shield the light source from adjacent property. The fixtures shall be hooded so that the light is directed downward.

A-4: After installation of all lighting, but prior to Issuance of Certificate of Use and Occupancy of any and all of the proposed buildings, the applicant shall request that the City conduct an inspection of the site to ensure that there is no spill-over of on-site lighting onto adjacent properties.

A-5: A trial period of six months from issuance of Certificate of Use and Occupancy for assessment of exterior lighting impacts shall be instituted. At the end of the six-month period, the City may require additional screening, reduction in intensity of any light or the incorporation of time-restricting for exterior lighting that has been determined to be excessively bright.

Air Quality

AQ-1: Prior to issuance of any Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventative measures, as specified in the South Coast Air Quality Management District's Rules and Regulations. In addition, South Coast Air Quality Management District Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
- All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;
- All active portions of the construction site shall be watered to prevent excessive amounts of

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>dust;</p> <ul style="list-style-type: none"> • All materials excavated or graded shall be sufficiently watered to prevent excessive amounts of dust; watering with complete coverage, shall occur at least twice daily, preferably in the late morning and after school hours; • If dust is visibly generated that travels beyond the site boundaries, clearing, grading, earth moving, or excavation activities that are generating dust shall cease during periods of high winds (i.e. greater than 25 mph average over one hour); <p>AQ-2: Prior to issuance of any Building Permit and/or Grading Permit, the Directory of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans and specifications stipulate that, in compliance with South Coast Air Quality Management District Rule 403, ozone precursor emissions from construction equipment vehicles shall be controlled by maintaining equipment engines in good condition and properly tuned per manufacturer’s specifications, to the satisfaction of the City Engineer. Maintenance records shall be provided to the City. The City Inspector shall be responsible for ensuring that contractors comply with this measure during construction.</p> <p>AQ-3: Prior to issuance of any Grading Permit, the City shall verify that the construction contract standard specifications include a written list of instructions to be carried out by the construction manager specifying measures to minimize emissions by heavy equipment for approval by the Directory of Public Works. Measures shall include provisions for property maintenance of equipment engines, measures to avoid equipment idling more than two minutes, and avoidance of unnecessary delay of traffic along off-site access roads by heavy equipment blocking traffic.</p> <p>AQ-4: During construction and in compliance with South Coast Air Quality Management District Rule 1113, ROG emissions from architectural coatings shall be reduced by using pre-coated/natural-colored building materials, water-based or low-ROG coatings and using coating transfer or spray equipment with high transfer efficiency.</p> <p>AQ-5: Prior to issuance of any Grading Permit, the contractor shall include the following measures on the Grading Plan, to the satisfaction of the Director of Public Works and Building Official:</p> <ul style="list-style-type: none"> • The Applicant shall submit, for review and approval by the City, a Construction Traffic Management Plan that specifies that construction activities shall be organized so as not to interfere significantly with peak-hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to the existing roadways; • The General Contractor shall utilize electric- or diesel-powered stationary equipment in lieu of gasoline powered engines where feasible; and • The General Contractor shall state in the Grading Plans that work crews turn off equipment when not in use. 					

**Environmental Checklist Form/Initial Study
 St. John Fisher Master Plan: Revision, Remodel and Expansion
 June 3, 2008**

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
---	---------	--------------------------------	--	------------------------------	-----------

Geology and Soils

GS-1: The applicant shall submit a geotechnical report for review and approval by the City Geologist prior to the issuance of a building and/or grading permit for the property, unless the City Geologist deems that a geotechnical report is not warranted, based on a field assessment of the site.

GS-2: The applicant shall ensure that all applicable conditions, as specified within the geotechnical report, and all measures required by the City Geologist are incorporated into the project.

Hydrology and Water Quality

HWQ-1: The Applicant shall submit and obtain approval of a drainage report from the Building Official, prior to issuance of any Grading Permit and/or a Building Permit for new construction.

HWQ-2: The Applicant shall submit and obtain approval of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.

HWQ-3: The Applicant shall submit and obtain approval of a Local Stormwater Pollution Prevention Plan (SWPPP) to the Department of Planning, Building and Code Enforcement, prior to issuance of any Grading Permit and/or a Building Permit for all construction activity.

Noise

N-1: Prior to issuance of any Grading Permit, the Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a Construction Noise Mitigation and Monitoring Program. Such plan would ensure that the proposed project shall provide the following:

- Construction contracts specifying that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuations devices.
- Property owners and occupants located within 0.25-mile of the Project construction site shall be sent a notice, at least 15 days prior to commencement of construction of each phase, regarding the construction schedule of the proposed project. A sign, legible at a distance of 50 feet shall also be posed at the project construction site. All notices and signs shall be reviewed and approved by the Director of Planning, Building and Code Enforcement, prior to mailing or posting and shall indicate the dates and duration of construction activities, as well as provide a contact name and telephone number where residents can inquire about the construction process and register complaints.
- The Applicant shall provide, to the satisfaction of the Director of Planning, Building and Code Enforcement, a qualified "Noise Disturbance Coordinator." The Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>complaint is received, the Disturbance Coordinator shall notify the City within 24-hours of the complaint and determine the cause of the noise complaint and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the Director of Planning, Building and Code Enforcement. All notices that are sent to residential units within a 0.25-mile radius of the construction site and all signs posted at the construction site shall include the contact name and the telephone number for the Disturbance Coordinator.</p> <ul style="list-style-type: none"> • Prior to issuance of a Building Permit and/or Grading Permit, the Applicant shall demonstrate to the satisfaction of the Building Official how construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas and electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible. • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. <p>N-2: Construction activity associated with the proposed project and grading operations shall be limited to the hours of 7:00 am and 7:00 pm, Monday through Saturday, per Section 17.56 of the RPVMC. There shall be no construction on Sundays or federally observed holidays without the approval of a Special Construction Permit by the City's Department of Planning, Building and Code Enforcement.</p> <p>N-3: During demolition, construction and/or grading operations, trucks shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 am, Monday through Saturday, in accordance with the permitted hours of construction stated in mitigation N-2.</p> <p>N-4: Prior to issuance of any Demolition, Grading or Building Permit, the Director of Planning, Building and Code Enforcement shall review and approve a Construction Management Plan, which shall specify that demolition debris hauling shall be limited between 9:00 AM and 4:00 PM.</p> <p>N-5: There shall be no staging of equipment or accumulation of vehicles on Rancho Palos Verdes City streets. Staging of trucks for the hauling of all demolition debris would occur on the St. John Fisher site.</p>					
<p>Authority: Public Resources Code Sections 21083 and 21087. Reference: Public Resources Code Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.3, 21093, 321094, 21151; <i>Sundstrom v. County of Mendocino</i>, 202 Cal. App. 3d 296 (1988); <i>Leonoff v. Monterey Board of Supervisors</i>, 222 Cal. App. 3d 1337 (1990).</p>					
<p>19. SOURCE REFERENCES</p>					
1	City of Rancho Palos Verdes, <u>Rancho Palos Verdes General Plan</u> , and associated Environmental Impact Report. Rancho Palos Verdes, California: as amended through August 2001.				
2	City of Rancho Palos Verdes, <u>General Plan Housing Element</u> . Rancho Palos Verdes, California: adopted August 2001.				
3	City of Rancho Palos Verdes, <u>Development Code and Zoning Map</u> (Municipal Code Titles 16 and 17).				

Environmental Checklist Form/Initial Study
St. John Fisher Master Plan: Revision, Remodel and Expansion
June 3, 2008

Issues and Supporting Information Sources	Sources	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	Rancho Palos Verdes, California: as amended through August 2004.				
4	City of Rancho Palos Verdes, <u>Landslide Moratorium Area Map</u> and regulations (Municipal Code Chapter 15.20). Rancho Palos Verdes, California: as amended through April 2004				
5	State of California, Division of Mines and Geology, <u>Official Maps of Seismic Hazard Zones</u> . Sacramento, California: March 1999.				
6	South Coast Air Quality Management District, <u>CEQA Air Quality Handbook</u> . Diamond Bar, California: November 1993.				
7	Los Angeles County Fire Department, <u>Very High Wildland Fire Hazard Severity Zones</u> (map). Los Angeles, California: undated (probably January 1985).				
8	City of Rancho Palos Verdes, <u>Final Draft Natural Communities Conservation Plan (NCCP) and Preserve Design</u> . Rancho Palos Verdes, California: July 2004.				
9	Los Angeles County Department of Regional Planning, <u>SEA Update Study 2000</u> , November 2000.				
10	City of Rancho Palos Verdes, <u>Archaeological Resources Map</u> . Rancho Palos Verdes, California: undated				
11	Rancho de Los Palos Verdes Historical Society and Museum, <u>Dedicated Historical Sites on the Palos Verdes Peninsula</u> (map). Palos Verdes Estates, California: 1993.				
12	Federal Emergency Management Agency (FEMA), <u>Digital Flood Insurance Rate Map for Los Angeles County, 2001</u> .				
13	California Public Resources Code http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=prc&codebody=&hits=20 , accessed on August 22, 2007.				
14	Department of Conservation, CA Geological Survey. <u>Cities and Counties Affected by Alquist-Priolo Fault Zones</u> . http://www.consrv.ca.gov/CGS/rghm/ap/affected.htm , website accessed August 22, 2007.				
15	Southern California Earthquake Data Center (SCEC), http://www.data.scec.org/faults/lafault.html , website accessed August 22,2007.				
16	State of California, Department of Toxic Substance Control, <u>Hazardous Waste and Substances Site List (Cortese List)</u> , as revised through September 2005.				
17	<u>Traffic Study for St. John Fisher Church</u> , Prepared by KOA Corporation: December 21, 2007.				
18	<u>Parking Tables for St. John Fisher Church</u> , Prepared by Hyndman and Hyndman, January 2008.				