

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Grace Church Remodel and Griffin Senior Living Community Project

Lead Agency: City of Laguna Niguel

Contact Name: Amber Gregg

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Project Location: Laguna Niguel, Orange County

City

County

Project Description (Proposed actions, location, and/or consequences).

Griffin Living proposes to design, develop, build, own, and operate the Laguna Niguel Senior Living Center (Sr. Living Center). Griffin Living is also assisting Grace Church of Laguna Niguel in the redesign, remodel, and renovation of their existing church facilities. The Project proposes to subdivide the existing 5.34-acre parcel into two new parcels. Parcel 1 would include Grace Church on 1.65 acres; Parcel 2 would include the Griffin Senior Living Community on 3.69 acres. The Project would modify portions of the existing single story church building located on proposed Parcel 1. The Project would construct an additional first floor area to expand the kitchen, educational rooms, restrooms and storage. The Project proposes a partial second story with youth room, offices, and restrooms. The Project would demolish and remove existing modular classroom and restroom buildings (approximately 3,360 square feet [SF]) currently located within the border of proposed Parcel 2. The Project would construct a proposed two-story, 108-unit senior living facility with an approximately 24,000 SF basement parking garage.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see Attachment 1.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

None.

ATTACHMENT 1

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

Air Quality

AQ-1: Prior to the certificate of construction-related permits for the Grace Church Remodel and Senior Living Facility Project, the Project Applicant shall demonstrate to the satisfaction of the City of Laguna Niguel Planning Division that the following measure would be implemented during Project construction.

- All offroad equipment of greater than 50 horsepower used in Project construction shall be California Air Resources Board (CARB) Tier 4 Certified, as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations.

Biological Resources

BIO-1: All vegetation clearing, and ground disturbance activities should be conducted outside of the nesting bird season (typically February 1 through August 31 for raptors and March 15 through August 31 for the majority of migratory bird species). If vegetation clearing activities and/or ground disturbance activities cannot be conducted outside of the nesting bird season, nesting bird surveys shall be conducted by a qualified avian biologist within the Project site plus a 500-foot buffer (if feasible) prior to the start of construction (within three days prior to construction). If nesting bird surveys are required to be conducted, they shall include all songbirds and raptors, including the special-status bird species that were determined to have a moderate or low potential to occur within the riparian corridor. If an active nest is identified during the survey, the biologist shall establish an appropriately sized disturbance limit buffer around the nest using flagging or staking. Construction activities shall not occur within any disturbance limit buffer zones until the nest is deemed inactive by the qualified biologist.

BIO-2: Pursuant to Laguna Niguel Municipal Code Section 9-1-92.3, Subsections A-H, landscape vegetation and ornamental trees shall be protected to the extent possible during construction activities. If it is determined that significant existing trees cannot be protected, the City shall require replacement with new specimen-size trees having a cumulative trunk diameter of up to two times the cumulative trunk diameter of the trees to be removed. Furthermore, if Project activities require the removal of landscape vegetation that would put the Project in violation of the City ordinance requirements, then replacement landscaping vegetation shall be provided.

Cultural Resources

CUL-1: If subsurface deposits believed to be cultural and/or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for pre-contact and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius, as appropriate and using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the Lead Agency. The agency shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines; or 2) that the treatment measures have been completed to their satisfaction.
- If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (Assembly Bill [AB] 2641). The archaeologist shall notify the County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction.

Geology and Soils

GEO-1: The Project Applicant shall implement the *Conclusions* and *Recommendations* as listed in the final site-specific geotechnical report (*Feasibility Geotechnical Evaluation of Southern Portion of Property Proposed Grace Church Assisted Living and Memory Care Facility Adjacent 24600 La Plata Drive, Laguna Niguel, California*. Stoney-Miller Consultants, Inc.,(2021) .

GEO-2: If paleontological resources (i.e., fossil remains) are discovered during excavation activities, the contractor will notify the City and cease excavation within 100 feet of the find until a qualified paleontological professional can provide an evaluation of the site. The qualified paleontological professional will evaluate the significance of the find and recommend appropriate measures for the disposition of the site (e.g. fossil recovery, curation, data recovery, and/or monitoring).

Construction activities may continue on other parts of the construction site while evaluation and treatment of the paleontological resource takes place.

Noise

NOI-1: In order to reduce construction noise, during the demolition, site preparation, grading, building construction, paving and architectural coating phases, a temporary noise barrier or enclosure shall be positioned between Project construction and the Childtime Day Care to the north in a manner that breaks the line of sight between the construction equipment and this receptor to the extent feasible. The composition, length, height, and location of temporary noise control barrier and/or enclosure walls should be adequate to assure proper acoustical performance and withstand structural failure.

NOI-2: The Project improvement and building plans will include the following requirements for construction activities:

- The Project shall post signage in a readily visible location along the frontage of the Project Site that indicates the dates and duration of construction activities, as well as provide a telephone number where residents can enquire about the construction process and register complaints to a designated construction noise disturbance coordinator.
- The Project shall ensure all contractors implement construction best management practices to reduce construction noise levels. Best management practices would include the following:
 - All construction equipment shall be equipped with muffles and other suitable noise attenuation devices (e.g., engine shields).
 - Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible.
 - If feasible, electric hook-ups shall be provided to avoid the use of generators. If electric service is determined to be infeasible for the site, only whisper-quiet generators shall be used (i.e., inverter generators capable of providing variable load).
 - Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
 - Locate staging area, generators and stationary construction equipment as far from the adjacent residential homes as feasible.
 - Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.

NOI-3: In order to reduce traffic noise experienced on the Project Site, a five-foot noise barrier wall shall be provided to shield all habitable patio/balcony areas fronting Crown Valley Parkway. The barriers weight shall be at least 3.5 pounds per square foot and be without decorative cutouts or line-of-site openings between the shielded areas and the Project Site. All gaps (except for weep holes) should be filled with grout or caulking to avoid flanking. Noise control barrier may be constructed using one, or any combination of the following materials:

- Masonry block.
- Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot.
- Transparent glass (3/8 inch thick), acrylic, polycarbonate, or other transparent material with sufficient weight per square foot.

Transportation

TRANS-1: To help further improve ingress and egress to the site, the Project shall implement the following measures:

- The Project access driveway on Crown Valley Parkway shall provide a minimum width of 28 feet along the driveway throat (minimum of 30 feet from the curblines of Crown Valley Parkway).
- The Project shall provide a minimum curb radius of 25 feet for the southerly curb return on the Crown Valley Parkway driveway to improve the inbound flow of traffic.

Tribal Cultural Resources

TCR-1: The Project Applicant shall retain a Tribal monitor representing the Juaneño Band of Mission Indians, Acjachemen Nation – Belardes to monitor all ground disturbing activity within original ground associated with project construction. Activities subject to monitoring include pavement removal, auguring, boring, grading, excavation, potholing, trenching, grubbing, or disturbance of soils down to 10 feet below existing grade within original soil. Tribal monitoring is not required for the following activities: 1) within soils confirmed by the project engineers to be artificial fill; 2) within original soils below 10 feet; or 3) during above-surface construction activities. The identification of artificial fill shall be the responsibility of the construction supervisor, in consultation with project engineers.

No later than five business days prior to the start of ground disturbing activities, the construction supervisor or their designee shall notify the tribe of the construction schedule. Should the tribe choose not to provide a tribal monitor, or if the monitor does not report to the project location at the scheduled time, or if the monitor is present but not actively observing activity, work may proceed without a monitor as long as the notification was made and documented.

The tribal monitor shall have the authority to temporarily pause ground disturbance within 50 feet of the discovery for a duration long enough to examine potential TCRs that may

become unearthed during the activity. If no TCRs are identified, then construction activities shall proceed and no agency notifications are required. In the event that a TCR is identified, the monitor shall flag off the discovery location and notify the City immediately to consult on appropriate treatment.

Upon conclusion of the monitoring, the monitor shall submit a letter report to the City to document the monitoring methods and results.