



GRACE CHURCH REMODEL AND GRIFFIN SENIOR LIVING COMMUNITY PROJECT

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Date: February 17, 2023

To: Responsible Agencies, Organizations, and Interested Parties

Subject: Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration for the Grace Church Remodel and Griffin Senior Living Community Project

A Mitigated Negative Declaration (MND) has been prepared by the City of Laguna Niguel for the Grace Church Remodel and Griffin Senior Living Community Project located at 24600 La Plata Drive. Pursuant to the California Environmental Quality Act (CEQA), the City of Laguna Niguel, as Lead Agency, is responsible for preparation of this document. The MND indicates that the proposed project would not result in significant environmental impacts with incorporation of the prescribed mitigation measures.

PROJECT TITLE: Grace Church Remodel and Griffin Senior Living Community Project

PROJECT DESCRIPTION: Griffin Living proposes to design, develop, build, own, and operate the Laguna Niguel Senior 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.

The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

PROJECT LOCATION: 24600 La Plata Drive, Laguna Niguel, California 92677

PUBLIC REVIEW PERIOD: The 30-day public comment period on the MND will commence on Friday **February 17, 2023, and conclude on Monday, March 20, 2023.** The MND and Initial Study are available for review at the City of Laguna Niguel Planning Division located at 30111 Crown Valley Parkway, Laguna Niguel, CA 92677, or on the City's website at <https://cityoflagunaniguel.org/9/Community-Development>.

Please submit comments in writing to the address or email provided below. Comment letters must be received by **4:00 p.m. on March 20, 2023.**

City of Laguna Niguel
Planning Division
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
Contact: Amber Gregg, Contract Planner
Email: agregg@cityoflagunaniguel.org

All comments received will be included in the final package that is forwarded to the Laguna Niguel Planning Commission for final consideration.