



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy.
Laguna Niguel, CA 92677
(949) 362-4300
www.cityoflagunajiguel.org

STAFF REPORT - ADMINISTRATIVE ITEM

Site Development Permit Amendment SP 11-01A02 and Addendum to Mitigated Negative Declaration MND 13-02 (20 Old Ranch Rd. – Burek Residence)

PROJECT REQUEST

Request to conduct remedial grading, involving approximately 73,000 cubic yards of cut and 71,000 cubic yards of fill, with remaining soil to be balanced and leveled on site. The project will stabilize a developed 13-acre hillside property within the Bear Brand Ranch gated community addressing impacts from prior emergency grading due to slope erosion. Grading activities will disturb approximately 8.40 acres and include vegetation removal, excavation, fill placement, drainage improvements, and site restoration with drought-tolerant native grasses and ground cover. No new structures are planned as part of the project. The Laguna Niguel Zoning Code (LNCZ) requires the approval of a site development permit for grading excavation of over 5,000 cubic yards. An addendum to Mitigated Negative Declaration (MND) 13-02 confirms no substantial changes or new significant environmental impacts.

PROPERTY INFORMATION

Address: 20 Old Ranch Rd.

Legal Description: P BK 366 PG 5 PAR 2

APN: 121-100-81

Zoning District: Rural Residential (RS-1)

Current Land Use: Single-family Residential

General Plan - Land Use Designation: Residential Detached (RD), Profile Area 12, Sub-Profile Area A

General Location: North of Camino Del Avion and east of the Street of the Golden Lantern.

PROJECT PROONENTS

Authorized Agent:

Ron Burek
20 Old Ranch Rd.
Laguna Niguel, CA 92677
BY: *Ron*
ron@brentpacific.com

CONDITIONALLY APPROVED

DATE: 1/24/25

Property Owner/Applicant:

Ron and Heather Burek Living Trust
20 Old Ranch Rd.
Laguna Niguel, CA 92677

STAFF DETERMINATION

Approved with conditions on September 22, 2025.

REPORT PREPARED BY

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ATTACHMENTS

- A) Acceptance of Conditions of Approval
- B) Applicant's Project Description Letter
- C) Conceptual Grading Plans
- D) Addendum to Mitigated Negative Declaration (MND) 13-02
- E) HOA Approval
- F) Preliminary Landscape/Fuel Modification Plan
- G) Offsite Grading Improvements Agreement

PROJECT BACKGROUND

Previous Entitlements

Tentative Parcel Map 2004-215

Tentative Parcel Map (TPM) 2004-215 approved the subdivision of a 26-acre vacant residential parcel into two 13-acre single-family lots, located at 13 and 20 Old Ranch Rd. The approval included approximately 116,000 cubic yards of balanced cut-and-fill grading to accommodate future development of a single-family residence on each parcel.

Site Development Permit SP 05-08

Site Development Permit SP 05-08P, processed concurrently with TPM 2004-215, approved one custom single-family home on 20 Old Ranch Road, along with associated site improvements including drainage improvements, water quality retention basins, terraced gardens, underground parking, revegetated landscaping, exterior lighting, and a separate access driveway. However, the entitlement expired prior to issuance of construction permits.

Site Development Permit SDP 11-01 & Minor Use Permit UP 11-04 (Mitigated Negative Declaration MND 13-02)

On December 10, 2013, the Planning Commission approved Site Development Permit SP 11-01 and Minor Use Permit UP 11-04 for the construction of a two-story custom single-family residence at 20 Old Ranch Road. The approved development included approximately 18,717 square feet of living area and 4,045 square feet of garage, mechanical, and storage space, as well as a swimming pool, patio areas, landscaping, and drainage improvements. Grading associated with the project included approximately 13,000 cubic yards of cut and 25,400 cubic yards of fill.

An Initial Study/Mitigated Negative Declaration (MND 13-02) was prepared pursuant to the California Environmental Quality Act (CEQA) to evaluate potential environmental impacts. The IS/MND concluded that project impacts would be less than significant or less than significant with mitigation. The mitigation measures identified in MND 13-02 were adopted as part of the project's conditions of approval and remain applicable to subsequent revisions to the project.

Changed Plan to Site Development Permit SDP 11-01

In 2014, a Changed Plan permit approved modifications to the preliminary grading plan. The revision expanded the grading limits by approximately 0.33 acres upslope of the approved building pad to eliminate the need for a retaining wall at the base of the slope and to reduce imported fill. No changes were made to the approved building footprint or pad elevation.

Site Development Permit Amendment SDP 11-01A01 and Addendum to MND 13-02

Amendment No. 1 to Site Development Permit SDP 11-01 was approved in 2018 authorizing remedial grading to address an erosion scour along the rear slope of the property. The project included approximately 15,000 cubic yards of cut and 15,000 cubic yards of fill, balanced on-site, with a portion of the work extending onto the adjacent property at 25 Old Ranch Road. Construction activities included vegetation removal, excavation, placement of fill, drainage installation, and revegetation. The drainage features included 12-inch-high berms at the top of each terraced slope, catch basins, a series of two detention basins, a riprap velocity reducer and stilling basin at the base of the slope, and concrete interceptor drains, terrace drains, drawdown drains, and pipe slope anchors. An Addendum to MND 13-02 was prepared for the remedial grading project and determined that the amendment would not result in new or substantially more severe environmental impacts. The mitigation measures previously adopted under MND 13-02 were reaffirmed and incorporated into the conditions of approval for the amendment.

PROJECT DESCRIPTION

Site Location & Characteristics

The project site is located at 20 Old Ranch Road (Parcel 2 of Parcel Map 2004-215) within the Bear Brand Ranch residential gated community, generally located north of Camino Del Avion and east of the Street of the Golden Lantern. The 13-acre property is situated on an easterly facing hillside, with existing development concentrated at the top and undeveloped terrain extending downslope, as depicted in Figures 1 and 2.

The upper portion of the site, near Old Ranch Road, is developed with an 18,717 square-foot custom single-family residence, including an attached 4,045 square-foot garage and mechanical/storage area, and swimming pool and patio area. The undeveloped portion of the lot slopes downward from Old Ranch Road toward the east, with ground elevations ranging from approximately 590 feet to 330 feet above mean sea level. Existing slope gradients across the site vary from 2:1 to 4:1 (horizontal to vertical).

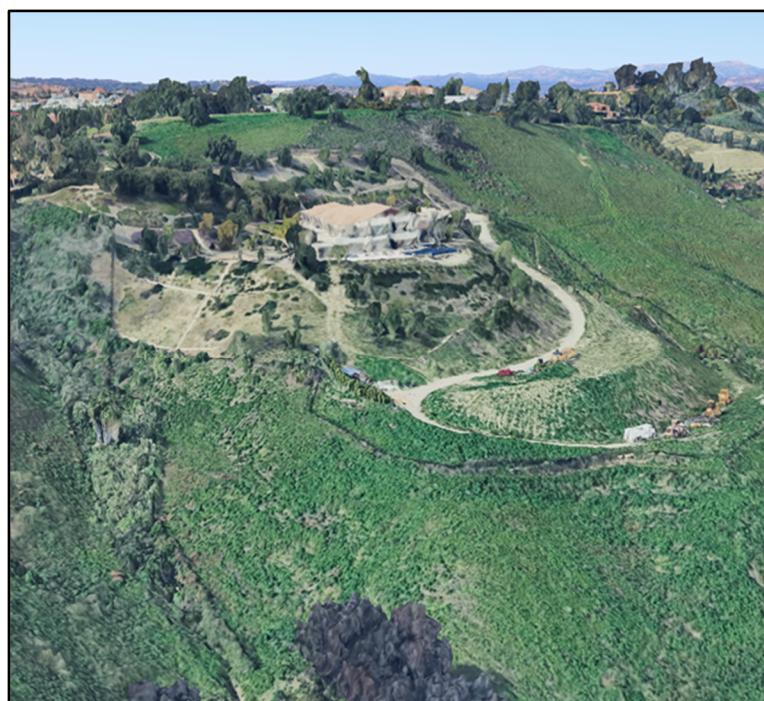
Adjacent to the project site is a sizeable undeveloped residential hillside property to the north (25 Old Ranch Road), a developed residential property to the south (13 Old Ranch Road), a landscaped open space lot to the west, and developed residential properties downhill to the east along Peppertree Bend within the City of San Juan Capistrano.

The project site is located within Community Profile 12, Sub-profile Area A (Bear Brand) of the Laguna Niguel General Plan. The Land Use Element classifies the property as "Residential Detached" and the site is zoned "Rural Residential" (RS-1) per the Laguna Niguel Zoning Code (LNZC).

Figure 1 – Project site and surrounding area



Figure 2 – Aerial exhibit



Project Overview

Ron Burek, the applicant and property owner of 20 Old Ranch Road, is requesting to conduct remedial grading operations requiring 73,354 cubic yards of cut and 71,680 cubic yards of fill, with 1,494 cubic yards of soil to be balanced and leveled on site. No additional structures are planned as part of the project. According to the applicant, the proposed grading is in response to ongoing erosion caused by a hillside scour, which has compromised slope stability and contributed to recent slope failure. Emergency grading permit no. G23-0017 was approved in April 2024 addressing the immediate geotechnical hazard and stabilized the 13-acre hillside property where the resulting project maintained the existing site contours. The current proposal builds on those efforts with a grading plan that improves the factor of safety and incorporates surface drainage improvements to manage runoff that prevents further erosion.

Grading activity would disturb approximately 8.40 acres of the hillside and would be limited to the area required for slope stabilization. The affected area includes only undeveloped portions of the hillside, extending eastward downslope from the existing developed building pad. See Figure 3 for area of grading. To avoid any import or export of soil, the proposed grading operations would balance excavated material on site, resulting in cut and fill slopes with a maximum gradient of 2:1 (horizontal to vertical), and includes the construction of a terraced hillside for landscaping use and necessary accessways for maintenance.

The location of the scour requires a portion of the remediation project to extend off site within the adjacent northern property at 25 Old Ranch Road to accommodate improvements related to the remedial work. The neighboring property owner at 25 Old Ranch Road has granted written permission to the applicant to construct the required improvements. Condition of Approval No. 11 requires the agreement to be recorded prior to the issuance of a grading permit.

Figure 3 – Grading Area (8.40 acres)



Graded contours would be integrated with the site's undisturbed areas and the adjacent natural landforms, resulting in a transition that appears seamless with the surrounding topography. As mentioned previously, the cut-and-fill slopes are designed to maintain a maximum gradient of 2-foot-horizontal to 1-foot-vertical (2:1 slopes), which is consistent with City standards for slope stability and erosion control. Cross-sectional profiles illustrating both existing and proposed slope conditions are provided in Figures 4 and 5 below, as well as in Sheets 3 and 4 of the Conceptual Grading Plans (Attachment C), which also include three additional cross-sectional profiles of the proposed grading work.

Figure 4 – Cross-Section A-A

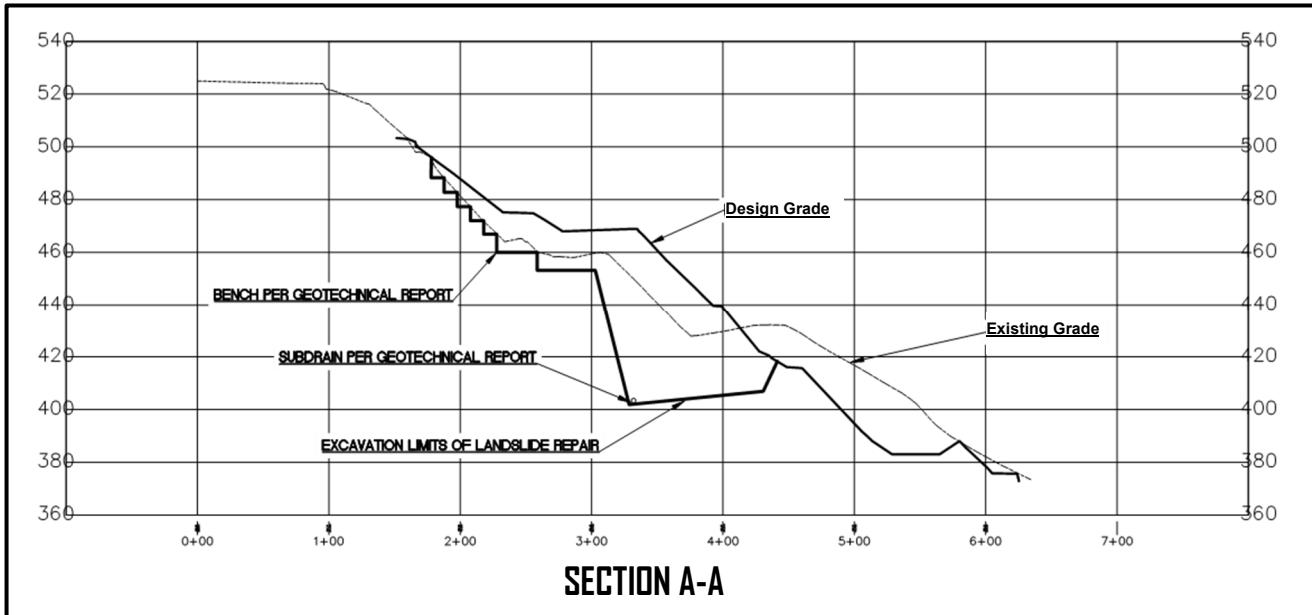
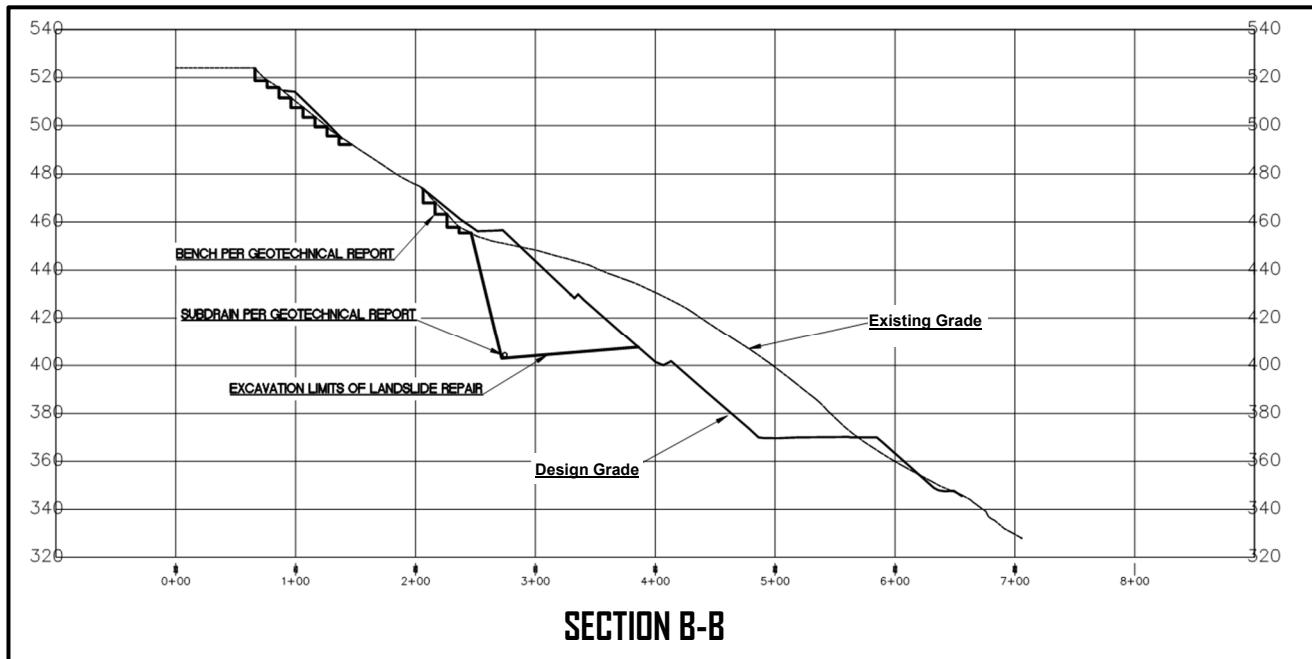
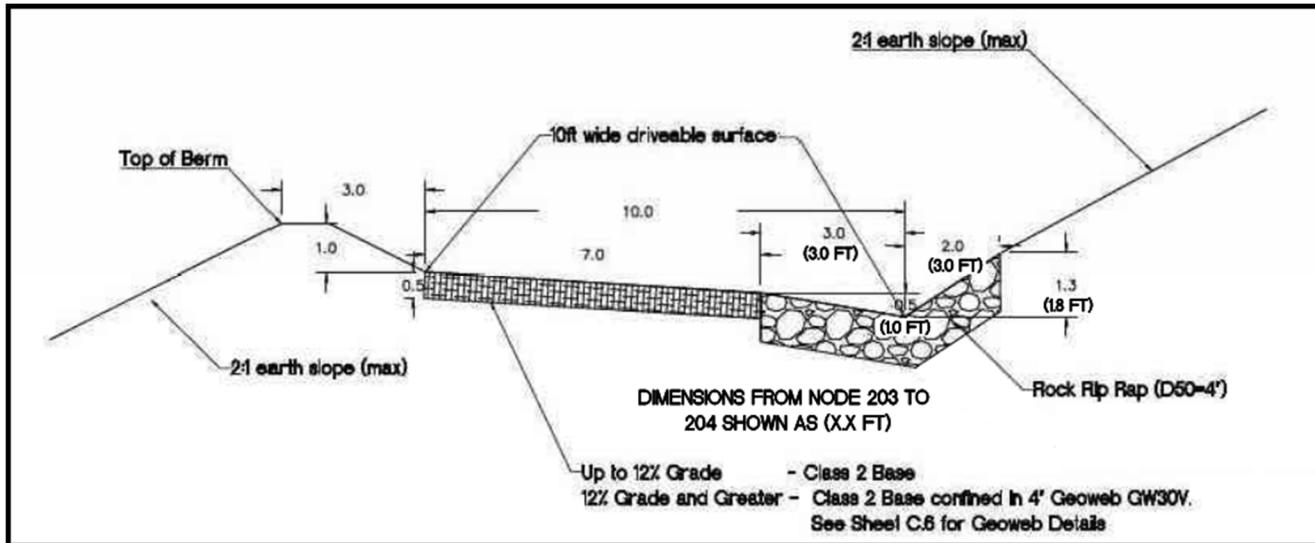


Figure 5 – Cross-Section B-B



Drainage improvements include earth-toned concrete terrace drains, v-ditches, catch basins, and riprap with selected colors to visually integrate with the surrounding natural environment. 1-foot-tall earthen berms are designed at the edges of the proposed terraces and accessways, which are sloped at approximately 12% grade towards the hillside to conceal the drainage improvements from view when observed from surrounding properties or public vantage points. Figure 6 below provides a sectional view of the proposed terrace design depicting the 1-foot-tall berms concealing the angled accessways and drainage infrastructure.

Figure 6 – Grading Area (8.40 acres)



It is estimated that construction of the project will take approximately 20 days to complete. Following construction, the site would be revegetated with native, drought-tolerant grasses and ground cover compatible with surrounding landscapes. The existing landscape plan for the site approved by the underlying entitlement would be modified to address the current proposal and incorporate mass planting intended to further screen the resulting grading improvements, as discussed in further detail below. The revegetated area will serve as landscaped open space and will provide additional irrigation to new planting at the bottom of the slope per city requirements (see Condition of Approval No. 28). The proposed grading and drainage improvements will not result in an increase in impervious surface area or stormwater runoff and will not generate additional demand on downstream storm drain infrastructure or more severe impacts to utilities and service systems.

CEQA Compliance

Addendum to Mitigated Negative Declaration MND 13-02

Pursuant to the California Environmental Quality Act (CEQA), the Laguna Niguel Planning Commission adopted Mitigated Negative Declaration (MND) 13-02 on December 10, 2013, for Site Development Permit SP 11-01 (20 Old Ranch Road – Burek Residence). The Initial Study and MND evaluated the environmental impacts of the original custom home development and determined that no significant environmental impacts would occur with implementation of the prescribed mitigation measures.

Under CEQA Guidelines Sections 15162 and 15164, when changes to a project previously considered as part of an adopted Mitigated Negative Declaration are proposed, the Lead Agency (City of Laguna Niguel) must determine whether those changes require a Subsequent Environmental Impact Report (EIR), a Supplement to an EIR, a new MND, or if an Addendum to the adopted environmental document is necessary. Per CEQA Guidelines §15164(c) and (d), an Addendum is appropriate when the proposed changes do not result in new significant environmental effects or a substantial increase in the severity of previously identified impacts.

Furthermore, an Addendum need not be circulated for public review but must be considered by the decision-making body prior to taking action on the project.

Since the adoption of the Initial Study and MND 13-02 in 2013, an Addendum to the MND was prepared in 2018 to evaluate the environmental impacts associated with additional grading, including terracing a hillside on the site to reduce erosion and scour. At that time, LSA Associates, Inc. conducted an analysis of the originally approved project and determined that the prior environmental analysis remained valid and applicable to the proposed 2018 modifications. As such, an Addendum to MND 13-02 was found to satisfy CEQA requirements and concluded that the proposed changes would not result in any new significant environmental impacts or substantially increase the severity of impacts previously identified. The mitigation measures adopted as part of the original MND 13-02 remained applicable and in effect to the 2018 modifications.

The current proposal involves additional remedial grading, and an environmental analysis was again conducted by LSA Associates, Inc. to evaluate the proposed changes in the context of the original project reviewed through MND 13-02. Based on their findings, LSA concluded that the proposed project would not result in any new significant environmental effects or substantially increase the severity of impacts previously identified. Accordingly, a second Addendum to MND 13-02 was prepared to document this determination. City staff has reviewed the Addendum (provided as Attachment D) and concurs with LSA's conclusions. As summarized in Addendum, the required mitigation measures identified in the originally adopted MND remain applicable to the current project and have been incorporated as conditions of approval to this project. The mitigation measures for the environmental categories impacted are relatively standard and are not unique or unusually restrictive.

Technical Studies

The Addendum to MND 13-02 includes updated technical analyses related to aesthetics, geotechnical conditions, hydrology, and water quality—topics identified as relevant to the proposed grading project. A summary of each topic is provided below:

A. Geology and Soils

The City's natural hill-and-valley topography presents inherent risks related to slope stability, soil expansion, and seismic ground movement. A site-specific geotechnical investigation was prepared in October 2023 by LGC Geotechnical, Inc., to assess the conditions underlying the proposed grading. The study concluded that the site is underlain by artificial fill, colluvium, ancient landslide material, and surficial failure deposits over the Capistrano Formation, a sedimentary bedrock. Portions of the site lie within an area identified as a potential earthquake-induced landslide hazard zone by the California Department of Conservation, although the risk of liquefaction is considered low due to shallow bedrock and deep groundwater levels. The on-site soils also exhibit medium to very high expansion potential; however, no active or potentially active faults have been identified on the property.

The City's Geotechnical Consultant, GMU Geotechnical, Inc., has reviewed the 2023 geotechnical study and concurs with its findings and recommendations. Conditions of Approval Nos. 12-19 ensure that all recommended geotechnical measures are incorporated into the final project design and that the project complies with applicable codes, including the City's Building and Grading Codes.

B. Hydrology and Water Quality

A Preliminary Hydrology Study and Water Quality Management Plan (WQMP) were prepared in November 2024 by RDS and Associates to assess drainage and water quality impacts of the proposed grading project. The City's Geotechnical Consultant, GMU Geotechnical, Inc., has reviewed these reports and concurs that

the proposed drainage improvements and BMPs adequately address potential hydrologic impacts and water quality concerns.

These studies demonstrate compliance with the City of Laguna Niguel's Storm Water Local Implementation Plan (LIP) and the State's National Pollutant Discharge Elimination System (NPDES) Construction General Permit. The WQMP includes BMPs to mitigate potential pollutants from construction and post-construction activities. Conditions of Approval Nos. 22-25 require submittal and approval of a final WQMP and implementation of all identified BMPs.

C. Aesthetics

With respect to aesthetics, the Addendum to MND 13-02 has determined that the proposed grading and drainage improvements would have a negligible impact on surrounding properties, including views from adjacent properties and those located above or below the site. Furthermore, the project's environmental analysis has concluded that the revised project would present no new significant impacts, or otherwise substantially degrade the existing visual character or quality of the site and its surroundings, as the resulting post-construction condition will closely resemble the existing site's appearance. A discussion of the project's specific aesthetic considerations is provided below:

i. Existing and Post Development Views

Current views of the project site consist of an undeveloped modestly landscaped hillside (primarily grassland and native groundcover). As viewed from the Capistrano Valley below, various homes and other development within both the Cities of Laguna Niguel and San Juan Capistrano are apparent in the foreground, along the hillside and ridgeline surrounding the project. Apart from the properties along Peppertree Bend at the base of the hillside, most of these valley views are thousands of feet or several miles away. The majority of the project site is not visible from within Bear Brand Ranch or from other notable perspectives within the City. The inherent surrounding conditions (e.g., existing development, topography, landscaping, etc.) limit views of the property. Additionally, the site is not within any designated scenic vistas or State scenic highways; the nearest scenic highway (I-5) is about 1.5 miles east.

The hillside contours would be graded to blend with the natural terrain using slopes not exceeding 2:1 and revegetated with native, drought-tolerant plants consistent with surrounding landscaping. Condition of Approval No. 20 requires earth-toned drainage features such as the proposed terrace drains, v-ditches, and riprap further minimizing visual impacts. Given the project location well below Old Ranch Road and within the gated Bear Brand Ranch community, views from within the community would be minimal. Moreover, the Architectural Review Committee (ARC) for the Bear Brand Ranch HOA, which reviews all land development proposals within the community, has reviewed and approved the project (Attachment E).

As analyzed in the Addendum to MND 13-02, LSA determined that post-construction views of the project site would be similar to existing views and changes in the hillside contours would be generally imperceptible from public view, such as those along Camino Del Avion, Peppertree Bend, Peppertree Bend Horse Trail, and the City of San Juan Capistrano. Visual simulations of pre- and post-development conditions of the subject property, with light and heavy rainfall, as viewed from San Juan Capistrano, near Via Positiva, are provided in Figures 7 and 8 on the following page and are also provided within the Addendum to Mitigated Negative Declaration MND 13-02 (Attachment D) pages 24-26. The post-development rendering for limited rainfall was taken from a different vantage point; however, it maintains the same perspective of the property and conveys an equivalent angle for visual comparison.

Figure 7—View from San Juan Capistrano: Light Vegetation (Limited Rainfall)



March 29, 2024 (Prior to Emergency Work)



Post Development – Light vegetation (Limited Rainfall)

Figure 8—View from San Juan Capistrano: Heavy Vegetation (Substantial Rainfall)



March 29, 2024 (Prior to Emergency Work) [Same image as above]



Post-development – Heavy vegetation (Substantial Rainfall)

ii. Landscaping

The project site would include revegetation of drought tolerant native grasses and ground cover consistent with the existing slope landscaping. The Preliminary Landscape/Fuel Modification Plan (Attachment F) is designed to complement the natural hillside setting as well as soften surrounding views of the project. Similar to the existing approved Landscape and Fuel Modification Plan, particular attention was given to the design of the existing landscaping along the slope extending from and surrounding the building pad to ensure a gradual transition into the adjacent undeveloped hillside, creating a more naturalistic appearance when viewed from below.

The Orange County Fire Authority (OCFA) has reviewed and approved the proposed landscaping revisions to ensure compliance with fuel modification requirements and reduce wildfire risk. While the plant palette and overall coverage were found to be acceptable by the City's landscape consultant, RJM Design Group, they noted that hydroseed is proposed exclusively at the base of the slope in order to comply with OCFA requirements. As a result, Condition of Approval 28 requires additional irrigation and plant

materials approved by OCFA to be incorporated at the base of the slope within Zone D of the Final Comprehensive Landscape Plan, and Condition of Approval No. 29 requires that the Final Comprehensive Landscape Plan incorporate additional robust vegetation—such as trees and shrubs—in other areas of the site to provide visual balance and enhance screening where specific planting materials are restricted near the rear property line.

iii. Potential Future Development

As part of the 2018 project, two relatively large pad areas were created with potential for future development. Under the current proposal, those pads have been eliminated and a new, single terrace has been created in a different location on the site. Although the resulting area gives the appearance of being suitable for future construction, Condition of Approval No. 21 for the original entitlement, requiring recordation of a deed restriction prohibiting any new buildings or ancillary uses in this area, remains in full effect and applicable to this project. This condition helps ensure the rear-yard slope remains undeveloped, preserving the desired visual character and aesthetics of the site. To further minimize visual impacts, terraces and accessways are now graded at a 12% slope angled toward the hillside, consistent with efforts to blend the project into the surrounding terrain.

AUTHORITY FOR ADMINISTRATIVE ACTION

The proposed project involves grading and excavation exceeding 5,000 cubic yards of earth movement—requiring approval of a site development permit pursuant to Section 9-1-114.8 of the Laguna Niguel Zoning Code (LNZC). When modifications are proposed to a site with an existing site development permit, Section 9-1-113.8 requires an amendment to the existing permit. Sections 9-1-111(c) and 9-1-114.1(f) of the LNZC allow the Community Development Director, on a case-by-case basis, to take administrative action on projects that are limited in scope with relatively little potential for adverse impacts on the surrounding community or the environment. Staff concurs with the Addendum to Mitigated Negative Declaration (MND) 13-02 prepared for the site, which concludes that the project would not result in any new or more severe environmental impacts and is consistent with the findings of the original MND and current requirements under CEQA. Based on these factors, the Director has determined that the project remains substantially consistent with the scope, conditions, and intent of the original approval and the project qualifies for administrative approval of a site development permit amendment.

NEIGHBOR NOTIFICATION

Pursuant to the provisions of Laguna Niguel Municipal Code (LNMC) Section 9-1-112.1(d)(2)(e), a public notice of the proposed project was mailed on September 2, 2025 to all owners of real property within 300 feet of the subject site, based on the most recent information available from the County Assessor. The notice was distributed at least 10 days prior to consideration of project approval. Although not required for administrative actions under LNMC Section 9-1-111(c)—which states that administrative discretionary permits may proceed without public hearing or notification due to their relatively minor nature and low potential for adverse community or environmental impacts—the Director determined that providing public notice was appropriate in this case to ensure transparency and serve the public interest.

In accordance with the California Environmental Quality Act (CEQA), a Notice of Determination (NOD) will be filed upon project approval and submitted to the State Clearinghouse, pursuant to CEQA Guidelines. Additionally, the Addendum to Mitigated Negative Declaration (MND) 13-02 and the overall project determination have been made available for public review on the City's website. To date, the City has not received any comments on the project in response to this notice.

FINDINGS

The Deputy Community Development Director, on behalf of the Community Development Director, per LNZC Section 9-1-114.1 of the LNZC (Site Development Permits) finds as follows in approving the project request:

- a. General Plan Consistency - The project is located within Community Profile Area 12, Sub-profile A of the Laguna Niguel General Plan. The Land Use Element designates the site as "Residential Detached." The proposed grading project does not include the construction of any new structures and would not alter the residential land use designation of the site. The project is consistent with the General Plan's intent for the site, which allows for single-family residences. In addition, the project supports Goal 1 of the Safety Element, which calls for a reduction of impacts from natural hazards that may affect the City of Laguna Niguel. Specifically, Action 1.1.3 directs the City to maintain existing standards and requirements for grading and construction to eliminate the potential for erosion, slope failure, landslides, and other geologic hazards. The proposed remedial grading is intended to address existing erosion conditions and improve slope stability and has been reviewed and found feasible by the City's qualified geotechnical consultants. As such, the project furthers the City's General Plan policies related to hazard mitigation, safety, and long-term slope stability, in addition to conforming with the site's intended land use designation.
- b. Consistency with the Laguna Niguel Zoning Code (LNZC) - Section 9-1-114.8 of the LNZC allows for grading and excavation operations in all zoning districts. However, the approval of a site development permit is required for all grading and excavation operations involving 5,000 cubic yards (or more) of earth movement. The project proposes grading operations of approximately 73,000 cubic yards of cut and 71,000 cubic yards of fill. Therefore, a site development permit is required pursuant to Section 9-1-114.8(b)(1) of the LNZC, and to primarily ensure that any harmful environmental and/or other negative impacts potentially created by the grading operation are properly evaluated and minimized or mitigated. While the volume of grading requires approval of a site development permit, this project is exempt from the Hillside Protection ordinance pursuant to Zoning Code Section 9-1-81(f)(7), which excludes the area between the Bear Brand Ranch planned community and the City of San Juan Capistrano. Per Section 9-1-113.8 of the LNZC, an amendment to a previously approved site development permit for the site is required when major changes are proposed. The amendment is subject to the same findings required for the original site development permit. In order to approve the Site Development Permit Amendment (SP 11-01A02), the following series of findings shall be made: consistency with the LNZC, General Plan, community design standards, compliance with CEQA, and compatibility with surrounding uses, which are discussed under separate subheadings within this report.
- c. Compliance with California Environmental Quality Act (CEQA) - Under Section 15162 of CEQA Guidelines, the City of Laguna Niguel, as Lead Agency, has determined that preparation of a subsequent Mitigated Negative Declaration (MND) or Environmental Impact Report is not required for the proposed grading project at 20 Old Ranch Road. As detailed in the staff report and as further substantiated by the analysis contained in the Addendum to MND 13-02, prepared by LSA Associates, Inc. there is no evidence of substantial changes to the project, or to the circumstances under which the project is undertaken, that would result in new significant environmental effects or a substantial increase in the severity of previously identified impacts. Additionally, no new information of substantial importance has been identified that would trigger any of the conditions outlined in CEQA Guidelines Section 15162 requiring further environmental review. Specifically, the Addendum concludes that Amendment No. 2 to Site Development Permit 11-01 (SP 11-01A02) would not result in any new or more severe significant impacts, nor are there feasible alternatives or mitigation measures considerably different from those analyzed in the adopted 2013 IS/MND that would substantially reduce a previously identified significant effect. Accordingly, Addendum to MND 13-02 provides substantial evidence to support the City's determination that the

proposed revisions remain within the scope of the impacts previously analyzed and disclosed in the adopted MND 13-02, and no further environmental documentation is required under CEQA.

- d. Consistency with LNZC Design Standards - The goals and objectives of the Community Design Standards as set forth in Section 9-1-92 of the LNZC do not apply to detached single-family residences.
- e. Surrounding Land Uses - Approval of the proposed project would not result in conditions that are materially detrimental to public health, safety, or general welfare, nor would it be injurious to or incompatible with surrounding properties or land uses. The project site is bounded by two large residential hillside parcels within the Bear Brand Ranch community—25 Old Ranch Road to the north and 13 Old Ranch Road to the south—as well as a landscaped open space parcel (Lot “B” of Tract 12026) maintained by the Bear Brand Ranch HOA to the west. To the east, downhill from the subject property, are developed single-family residences along Peppertree Bend within the City of San Juan Capistrano. As previously discussed in the Aesthetics subsection of this report, the proposed grading has been designed to blend with the natural terrain and is not anticipated to result in significant visual impacts to adjacent properties or public viewpoints. The project is limited to the grading necessary to remediate a naturally occurring erosion scour and does not include the construction of any new buildings or ancillary structures. To avoid the adverse impacts associated with the import or export of soil, the grading design incorporates a series of terraced slopes to accommodate future landscaping and proper irrigation, with slopes shaped to mimic the surrounding hillside conditions. To preserve the visual integrity of the site and avoid future land use conflicts, the requirement of a deed restriction has been included as Condition No. 21, which prohibits the development of any new structures within the graded slope area.

CONDITIONS OF APPROVAL

Site Development Permit Amendment SP 11-01A02 is hereby approved, subject to the conditions set forth herein below:

General Conditions

- 1. Permit Expiration - Unless an extension is approved by the City, this Site Development Permit Amendment shall expire 24 months from the date of approval written herein below. If the project is not established by said expiration date, as prescribed by the LNZC, this and Site development Permit Amendment shall become null and void.
- 2. Project Compliance - This approval constitutes approval of the proposed project for compliance with the LNZC and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.
- 3. Limits of Approval - This Site Development Permit Amendment applies only to the land use and location specified herein and only to the plans and reports date stamped approved September 24, 2025, on file with the Community Development Department, as herein modified. No other land use, location or plans are authorized under this permit.
- 4. Applicant - As used in this approval, “Applicant” shall refer to the applicant for Site Development Permit Amendment SP 11-01A02, the property owner(s), developer(s), manager(s), their designees, and each of their successors and assigns.

5. Changed Plan - Except as otherwise provided herein, this Site Development Permit Amendment is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a Changed Plan may be submitted to the Community Development Director for approval. If the Director determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action could have been the same for the Changed Plan as for the approved plan, he or she may approve the Changed Plan without requiring a new Site Development Permit.
6. Revocation - Failure to abide by and faithfully comply with all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Laguna Niguel Community Development Department.
7. Legal Indemnification - The Applicant shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attack, set aside, void, or annul an approval of the City Council, Planning Commission, other decision-making body, or staff action concerning this project. The City shall promptly notify the Applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
8. Appeal Period - The action taken herein shall not be deemed final until the 16th day after the date of the approval. Any aggrieved party may appeal any part of this action to the Planning Commission prior to the expiration of the foregoing period by doing so in writing to the Community Development Department and stating the reasons for the appeal.
9. Acceptance of Conditions of Approval - Prior to the issuance of any permits, the property owner shall execute an "Agreement to Conditions Imposed Form" as provided by the Community Development Department (Attachment A), acknowledging and agreeing to abide by all conditions of the subject approval.
10. Prior Approvals - All conditions, requirements, and approvals set forth in previously approved permits, resolutions, and entitlements applicable to the subject property shall remain in full force and effect and shall continue to govern the project site, unless expressly modified or superseded by the conditions of this approval. Nothing in this approval shall be construed as waiving, negating, or otherwise altering the obligations imposed by such prior approvals.
11. Offsite Grading Improvements Agreement - Prior to the issuance of any permits, the Applicant shall record against the subject property the "Covenant and Agreement by Offsite Property Owner Regarding Offsite Grading Improvements, Drainage Acceptance from Parcel 2 of Parcel Map 2004-215 (20 Old Ranch Road), and Release of Liability" document subject to final approval by the Community Development Director. A copy of the Agreement is attached hereto as Attachment G.

Site Preparation & Grading Conditions

12. Final Grading and Geotechnical Soils Report - Prior to grading permit issuance, the Applicant shall submit final grading plans and a final geotechnical soils report that incorporate the measures identified in the "Conclusions" and "Recommendations" sections of the Geotechnical Evaluation and Slope Stabilization Recommendations report, dated October 25, 2023, prepared by LGC Geotechnical, Inc. for the proposed project for the review and approval by the City's geotechnical consultant, the City Grading Engineer and the Community Development Director. All grading operations shall be conducted in accordance with

governing codes, including the requirements of the City of Laguna Niguel Grading and Excavation Code and the current California Building Code (CBC).

13. Easement Requirement for Off-Site Improvements - Prior to the issuance of a grading permit, the Applicant shall prepare a perpetual easement binding for any drainage improvements, landscape improvements, or related construction located on the adjacent property at 25 Old Ranch Road. The easement shall be submitted for review and approval by the Director and City Attorney prior to recordation. Following approval, the Applicant shall record the easement to the satisfaction of the Director and City Attorney. The easement shall expressly provide for the access, inspection, repair, and ongoing maintenance of such improvements by the property owner of 20 Old Ranch Road and/or the property owner of 25 Old Ranch Road, as applicable. Evidence of recordation shall be provided to the Community Development Department prior to grading permit issuance.
14. Additional Grading - Any additional grading beyond the limits identified on the project plans approved as part of this Site Development Permit amendment shall first require the approval of a changed plan or amendment to this Site Development Permit, as determined by the Community Development Director.
15. Haul Route - Prior to hauling any material to or from the site, the Applicant shall submit plans and obtain an encroachment permit for a haul route from the City of Laguna Niguel Public Works Department, and any other applicable permits required for hauling through other adjacent cities or jurisdictions.
16. Import/Export of Material - All trucks hauling dirt, sand, soil, and other loose materials to and from the project site shall be covered. If visible soil material is carried onto private/public paved streets, the streets shall be swept to remove the soil material at the end of each work day. The Applicant shall be responsible for any repair of any damage to the existing streets resulting from the exporting and importing of earth to and from the site.
17. Construction Hours - Pursuant to Section 6-6-7 of the Laguna Niguel Municipal Code, grading and construction activities, which includes construction staging and idling engines, shall be conducted only between the hours of 7:00 AM and 8:00 PM on weekdays, and Saturday, and shall not take place at any time on Sunday or local, State or Federal holidays.
18. Air Pollutants - The project shall comply with the South Coast Air Quality Management District (SCAQMD) Rule 402, which prohibits the discharge from a facility of air pollutants that cause injury, detriment, nuisance or annoyance to the public or that damage business or property.
19. Dust Control - During clearing, grading, earth-moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures, as specified in the SCAQMD Rule 403 listed below. Prior to grading permit issuance, these control techniques shall be noted on the project grading plans. Compliance with the measure shall be subject to periodic site inspections by the City.
 - On-site vehicle speed shall be limited to 15 miles per hour.
 - All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.
 - Streets adjacent to the project site shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust.

- All trucks hauling dirt, sand, soil, or other loose materials shall be securely covered, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
- The area disturbed by clearing, grading, earth-moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust.
- Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

Building Conditions

20. Earth-Toned Drainage Structures - All above ground drainage structures (terrace and down drains) shall be earth-toned in color to aid in blending the appearance of development into the surrounding hillside background.
21. Future Hillside Development - Prior to the issuance of any permits, the Applicant shall record a deed restriction against the property at 20 Old Ranch Road (Parcel 2 of Parcel Map 2004-215) prohibiting development along the newly created terraced pads at the rear-yard slope of the subject property. Specific language within said deed restriction shall be reviewed and approved by the Community Development Department prior to recordation of the final document.

Hydrology/Water Quality Conditions

22. Storm Water Pollution Prevention Plan (SWPPP) - Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) for the proposed project. The Applicant shall provide the Waste Discharge Identification Number (WDID) to the City to demonstrate proof of coverage under the Construction General Permit. The SWPPP shall be prepared and implemented for the project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. A copy of the current SWPPP shall be kept at the project site and be available for City review on request.
23. Final Water Quality Management Plan (WQMP) - Prior issuance of a grading permit, the Applicant shall submit a Final WQMP for the proposed project for the review and approval by the City hydrology consultant, the City Grading Engineer and the Community Development Department that:
 - Incorporates approved plans, conditions of approval and any applicable CEQA mitigation measures;
 - Incorporates a runoff management plan, or equivalent, that complies with the City's runoff water quality ordinance, grading ordinance and the San Diego Region Permit.
 - Incorporates the applicable Routine Source Control BMPs as defined in the City's Local Implementation Plan (LIP);
 - Incorporates Treatment Control BMPs as defined in the City's LIP;
 - Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs;

- Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs; and
- Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

24. WQMP implementation - Prior to issuance of a certificate of use and occupancy, the Applicant shall:

- Demonstrate that all structural BMPs described in the project's WQMP have been constructed and installed in conformance with approved plans and specifications;
- Demonstrate that the Applicant is prepared to implement all non- structural BMPs described in the project's WQMP;
- Demonstrate that an adequate number of copies of the project's approved WQMP are available on-site; and
- Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

25. Water Quality Notes - The following water quality notes shall be added on all construction plans:

- Sediments from areas disturbed by construction shall be retained on-site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, sidewalks, gutters, drain inlets or adjacent properties via runoff, vehicle tracking or wind.
- All sediment and construction debris which is tracked or deposited onto public or private sidewalks, gutters or paved roads should be removed on a daily basis by sweeping or vacuuming and disposed of properly. Sediment and construction debris shall not be washed into the storm drain system, including the gutter and storm drain inlets.
- Sandbags, gravelbags or other effective filter or trap-type barriers should be used where appropriate to intercept and slow the flow of runoff from the construction site and to trap sediment before it enters the storm drain system, including gutters and inlets. All on-site storm drain inlets shall be protected and off-site inlets shall be protected in areas where construction activity tracks sediment on paved areas or where inlets receive runoff from disturbed areas.
- Water and/or other dust palliative and stabilization methods should be used to prevent or alleviate dust nuisances (dust control) generated by construction activities. Covering small stockpiles of soils and debris or areas with unstabilized soil is an alternative to applying water or other dust palliatives.
- Construction-related materials, wastes, spills or residues shall be retained on-site to minimize transport from the site to streets, sidewalks, gutters, drain inlets or adjoining property by wind or runoff.
- To prevent the discharge of pollutants from material delivery and storage to the storm water system or watercourses all materials shall be properly stored to prevent soil contamination and contact with storm water runoff, which may include appropriate covers, containment areas or surfaces and indoor storage.
- Stockpiles of soil, paving materials, and pressure treated wood shall be managed to prevent air and water pollution. Stockpiles should be located 50 feet away from concentrated flows of storm water, watercourses and drain inlets. Prior to the onset of precipitation, stockpiles shall be covered and protected by a temporary perimeter sediment barrier at all times.

- Hazardous material-waste, including but not limited to petroleum products, roofing tar, paints, solvents, stains, acids, wood preservatives, septic wastes and asphalt products shall not be allowed to enter the storm drain system or watercourses and shall be properly transported, used, stored and disposed as required by federal and state law. Paint brushes and equipment for water and oil based paints should be cleaned within a contained area and should not be allowed to contaminate site soils, watercourses or storm drain systems. Water-based paints should be rinsed into the sanitary sewer system and thinners, solvents, excess oil-based paints and sludge should be disposed as hazardous waste.
- Cementaceous products such as concrete, mortar or stucco from concrete trucks, potable mixers and miscellaneous containers shall not be washed-out into the storm drain system or watercourses. Designated washout areas shall be located at least 50 feet from concentrated flows of storm water, watercourses and storm drain inlets and runoff from washout-areas shall be contained by constructing a temporary pit or berm-area large enough to capture the liquid and solid waste materials.
- Saw-cut cement concrete and asphalt concrete slurry shall not be allowed to enter the storm drain system or watercourses. Residue from grinding operations should be picked up by means of a vacuum attachment to the grinding machine and not allowed to flow across the pavement or be left on the surface of the pavement.

Landscaping Conditions

26. Final Landscape Plans - Prior to the issuance of any grading permits, the Applicant shall submit Final Landscaping Plans for the review and approval of the Community Development Department. Said final plans shall be consistent with preliminary landscaping, unless otherwise required to be modified in accordance with supplemental conditions of approval, and provide specific landscaping details to ensure the hillside landscaping naturally transitions into the surrounding slopes. Final Fuel Modification Plans approved by OCFA shall also be subject to review by the Community Development Director.
27. Landscaping Installation - Prior to grading permit final inspection, the Applicant shall demonstrate, via written certification by a licensed landscape architect, to be reviewed and approved by the Community Development Department, that all irrigation and landscaping has been installed in accordance with the approved final landscape plans. In addition, the City shall perform a criteria-based performance review of the planting areas, with at 180-days and one year following the date of substantial completion in order to verify and confirm compliance with the conditions of approval.
28. Zone D Landscape Requirements - Final Landscape Plans shall also incorporate permanent automatic irrigation within the area identified as Zone D and introduce plant species selected from Attachment 8: *Fuel Modification Zone Plant List* provided by the Orange County Fire Authority, in accordance with requirements for planting installation in fuel modification zones. Final Landscape Plans shall require hydroseed planting mixes in Zone D that include non-perennials, approved OCFA groundcovers and shrubs, and permanent irrigation. Seed mixes shall be reviewed and approved by the City and OCFA prior to installation. Grass and other native plant species shall be incorporated within Zone D, with particular emphasis on the rear property line and accessway. Plant materials in these areas shall be installed in naturalistic groupings and appropriate densities to provide continuous vegetative cover that softens variations in topography and reduces visual contrast as viewed from surrounding properties located closest to the rear property line. Gravine or decomposed granite shall not be an acceptable material used in Zone D.
29. Species Distribution - The Final Comprehensive Landscape plans and Fuel Modification plan shall incorporate revisions consistent with the recommendations of the City's landscape consultant, RJM Design

Group, and be subject to review and approval by the Director of Community Development or their designee. Per the approved Preliminary Landscape plans Zone D is limited in vegetation, as required by the Orange County Fire Authority (OCFA) for fuel modification compliance. To offset the resulting lack of vertical planting and species diversity in Zone D, the Applicant shall incorporate enhanced landscaping within Zone C, including the use of more robust vegetation such as trees and shrubs. The species selection in Zone C shall be appropriate for the slope environment, drought-tolerant, and consistent with the natural hillside character of the area, while also satisfying any applicable OCFA defensible space requirements. The revised plan shall clearly identify all planting zones and demonstrate how the proposed vegetation in Zone C compensates for the planting limitations of Zone D to the satisfaction of the Director. No grading or site work shall occur until the updated landscape plan has been reviewed and approved.

30. Landscape Maintenance - The Applicant shall be responsible for adequately installing and maintaining all existing and new landscaping at all times. The landscaping shall be maintained in a neat, clear and healthy condition. This shall include proper pruning, weeding, removal and immediate replacement of plants and trees when necessary and the regular watering of landscaping. If significant landscape modifications are proposed (e.g., removal or substantial thinning perimeter or hillside landscaping), prior review and approval by the Community Development Department is required. The Community Development Department may approve the alteration, via a Changed Plan, or refer the matter to the Planning Commission if deemed substantial.

Orange County Fire Authority (OCFA)

31. Orange County Fire Authority (OCFA) - Prior to issuance of a grading permit, the Applicant shall obtain the applicable approval(s) and/or permit(s) from the Orange County Fire Authority (OCFA).
32. Revised Precise Fuel Modification Plan - Prior to grading permit issuance, the Applicant shall submit and obtain final approval of the revised Precise Fuel Modification Plan by both the OCFA and the Community Development Department. Said plans shall also include details outlining a maintenance program providing for continuous maintenance of fuel modification areas, including the maintenance of irrigation systems and landscaping, the periodic thinning of vegetation, and other measures needed to keep fuel modification zones in a fire safe condition.
33. Fuel Modification Implementation - Prior to the issuance of a building permit, the Applicant shall implement those portions of the approved Precise Fuel Modification Plan determined to be necessary by the OCFA prior to the introduction of any combustible materials into the area. An inspection by OCFA and/or release letter to the building department is required.
34. Fuel Modification Completion - Prior to grading permit final, under the supervision of the OCFA, the fuel modification zones must be installed, irrigated, and inspected. This includes physical installation of features identified in the approved Precise Fuel Modification Plan (including, but not limited to, plant establishment, thinning, irrigation, zone markers, access easements, etc.). An OCFA Inspector will provide written approval of completion at the time of this final inspection.
35. Fuel Modification Maintenance - The fuel modification areas shall be maintained as originally installed and approved, unless otherwise first approved by the Community Development Department and OCFA. The Applicant is responsible for all maintenance of the fuel modification, including, but not limited to: maintenance of irrigation systems, replacement of dead or dying vegetation with approved species, removal of dead plant material, removal of trees and shrubs not on the approved plans, and removal of undesirable highly combustible species. The OCFA may conduct inspections of established fuel modification areas. The Applicant shall retain all approved fuel modification plans. As property is

transferred, the Applicant shall disclose the location and regulations of fuel the modification zone to the new property owners.

Mitigation Measures originally adopted as part of Mitigated Negative Declaration (MND 13-02) for Site Development Permit SP11-01 and that remain in effect for the subject amendment:

36. AES-1: The proposed lighting shall represent the minimum level of illumination necessary to meet the aesthetic and security needs of the property. Light sources, intensity of light and color of light shall be designed and located to achieve security or decorative lighting goals without causing an adverse impact on neighboring properties. Light sources shall be designed and located to minimize spillover of light or glare onto neighboring properties. Development plans shall specify light fixtures that comply with Section 9-1-35.15 of the LNZC (Outdoor Lighting).
37. BIO-1: In the event that the areas designated as jurisdictional features on Figure 6 of the Biological Resources Assessment are proposed to be impacted (Drainage A and/or B), prior to initiating activities within said drainage feature(s), the project applicant or designee shall obtain a Clean Water Act (CWA) Section 404 Permit from the U.S. Army Corps of Engineers, a CWA Section 401 permit from the Regional Water Quality Control Board, and a Section 1602 Streambed Alteration Agreement permit from the California Department of Fish and Wildlife.
38. BIO-2: The project applicant shall be responsible for the implementation of mitigation to reduce impacts to migratory and/or nesting bird species to below a level of significance through one of two ways. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to January 14) to avoid potential impacts to nesting birds. This will insure that no active nests will be disturbed and that habitat removal could proceed rapidly.

Any construction activities that occur during the nesting season (January 15 to August 31) shall require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist as approved by the City before commencement of clearing and prior to grading permit issuance. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

39. CR-1: Prior to issuance of a grading permit, the project applicant or designee shall provide written evidence to the City Grading Engineer and Community Development Director that a City approved archaeologist and paleontologist have been retained to observe grading activities and salvage and catalog cultural resource and fossils as necessary. The archaeologist and paleontologist shall be present at the pre-grading meeting with the City Grading Engineer, shall establish procedures for cultural resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. During grading activities, a qualified archaeologist and paleontologist shall conduct monitoring of the project site. If major cultural resources are discovered that require long-term halting or redirecting of grading, the archaeologist and paleontologist shall report such findings to the Community Development Director. Once identified, the archaeologist and/or paleontologist shall evaluate the finds in accordance with CEQA. These actions shall be subject to the approval of the Community Development Director.
40. CR-2: Any cultural resources that may be recovered shall be donated to a suitable institution for curation, display and study by qualified personnel after laboratory analysis and a report has been prepared.
41. CR-3: If human remains are discovered as a result of the project during development, all activity shall cease immediately, and the Contractor shall notify the Orange County Coroner's Office immediately under state law, and a qualified archaeologist and Native American monitor shall be contacted. Should the

Coroner determine the human remains to be Native American, the Native American Heritage Commission shall be contacted pursuant to Public Resources Code Section 5097.98.

ATTACHMENT A

ACCEPTANCE OF CONDITIONS OF APPROVAL

I Ron Burek have read, understand, accept, and agree to abide by the conditions of approval for **Site Development Permit Amendment SP 11-01A02 (20 Old Ranch Road – Burek Residence)**. Request to conduct remedial grading, involving approximately 73,000 cubic yards of cut and 71,000 cubic yards of fill, with remaining soil to be balanced and leveled on site. The project will stabilize a developed 13-acre hillside property within the Bear Brand Ranch gated community addressing impacts from prior emergency grading due to slope erosion. Grading activities will disturb approximately 8.40 acres and includes vegetation removal, excavation, fill placement, drainage improvements, and site restoration with drought-tolerant native grasses and ground cover. The Laguna Niguel Zoning Code (LNCZ) requires the approval of a site development permit for grading excavation of over 5,000 cubic yards. An addendum to Mitigated Negative Declaration (MND) 13-02 confirms no substantial changes or new significant environmental impacts.



Ron Burek
Property Owner

9/22/25
Date

ATTACHMENT B

Ron and Heather Burek Living Trust

20 Old Ranch Road
Laguna Niguel CA. 92677
License # 813979
Ph. (949) 633-9917

March 29, 2024

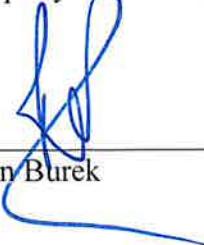
Re: Project Description Letter for Landslide Repair Grading 20 Old Ranch Road

As required and in addition to the Grading Permit application submitted on March 6, 2024 following is the description of the work proposed to complete the Landslide Repair to a factor of safety of 1.5:1.

Currently the City of Laguna Niguel is reviewing an application for the emergency repair of an existing landslide (City reference No. G23-0017). The emergency application results in an improved factor of safety, however, not the required safety factor of 1.5:1. This is a result of the emergency repair being performed without any changes to the existing contours and design. In order to reach the required factor of safety of 1.5:1 an buttress fill is required that results in grading and drainage changes as identified by the submitted grading plan.

The proposed physical changes result in the elimination of one of two current earth bench's, regrading of the storm water drainage facilities and an elevation and design change of the remaining bench to provide the additional buttress required by the provided geotechnical analysis. In addition to these changes there are minor maintenance road alignment and grade changes for the maintenance of the storm water and buttress subdrains.

We request project approval be granted to complete the landslide repair to achieve a factor of safety of 1.5:1. The proposed work does not change the land use, esthetics, or results in any changes from the existing zoning, general plan or design standards that the property is currently designed to.


Ron Burek

March 29/24
Date

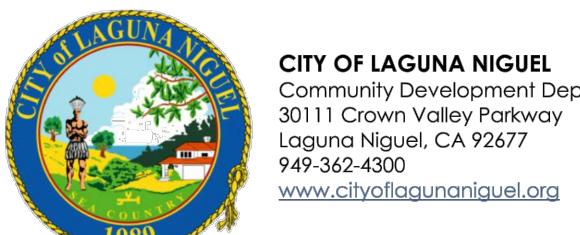

Heather Burek
3/29/24
Date

ATTACHMENT C

APPROVED

by the Laguna Niguel Planning
Division. Check with other City
divisions to ensure full compliance
with all City Codes and requirements.

Approved by KWebber
Date 09/23/2025
Planning Case No. _____



CITY OF LAGUNA NIGUEL
Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
949-362-4300
www.cityoflagunainiguel.org

CITY OF LAGUNA NIGUEL STANDARD GRADING NOTES – FORM 303

- All work shall be in accordance with the Grading Code of the City of Laguna Niguel and any special requirements of the permit. A copy of the Grading Code and Manual shall be retained on the job site while work is in progress. When referenced on the plans, a copy of OC Public Works Standard Plans shall also be retained on the site.
- Grading shall not be started without first notifying the City Grading Inspector, a Pre-Grade Meeting on the site is required before start of grading with the following people present: Owner, Grading Contractor, Civil Engineer, Soil Engineer, Geologist, City Grading Inspector and when required the Archaeologist, Biologist, Paleontologist, and Orange County Fire Authority (OCFA). The required inspections for grading will be explained at this meeting.
- An approved copy of the Grading Plan shall be on the permitted site while work is in progress.
- Cut and fill slopes shall be no steeper than 2' horizontal to 1' vertical (2:1).
- Fills shall be compacted throughout to a minimum of 90% relative density. Aggregate base for asphaltic areas shall be compacted to minimum of 95% relative density. Maximum density shall be determined by California Building Code Standard No. 70-1 or approved equivalent, and field density by California Building Code Standard No. 70-2 or approved equivalent.
- Areas to receive fill shall be properly prepared and approved in writing by the Soil Engineer and the Building Official prior to placing fill.
- Fills shall be bunched into competent material per OC Public Works Standard Plan No. 1322.
- All existing fills shall be approved by the Building Official or removed prior to placing additional fills.
- Any existing irrigation lines and cisterns shall be removed, or crushed in place, and approved by the Building Official and Soil Engineer.
- Stockpiling of excess material shall be approved by the Building Official prior to excavation.
- The Civil Engineer, as a condition of rough grade approval, shall provide blue top with accompanying witness stake, set at the center of each pad reflecting the pad elevation for the high point elevation.
- All trench backfills shall be tested and approved by the Soil Engineer per the Grading Code.
- After clearing and prior to the placement of fill in canyons, the Engineering Geologist and Soil Engineer shall inspect each canyon for areas of adverse stability and to determine the presence or absence of subsurface water or spring flow. If needed, subdrains will be designed and constructed prior to the placement of fill in each respective canyon.
- Subdrain outlets shall be completed at the beginning of the subdrain construction.
- The exact location of the subdrains shall be surveyed in the field for line/grade and reflected on as-graded plans.
- All cut slopes shall be investigated both during and after grading by the Engineering Geologist to determine if any slope stability problems exist. Should excavation disclose any geological hazards or potential geological hazards, the Engineering Geologist shall submit recommended treatment to the Building Official for approval.
- Where support or buttressing of cut and natural slopes is determined to be necessary by the engineering Geologist and Soil Engineer, the Soil Engineer shall submit design, locations, and calculations to the Building Official prior to construction. The Engineering Geologist and Soil Engineer shall inspect and control the construction of the buttressing and certify to the stability of the slope and adjacent structures upon completion.
- When cut pads are brought to near grade, the Engineering Geologist shall determine if the bedrock is extensively fractured or faulted and will readily transmit water. If considered necessary by the Engineering Geologist and Soil Engineer, a compacted fill blanket will be placed.
- The Engineering Geologist shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
- The compaction report and approval from the Soil Engineer shall indicate the type of field-testing performed. Each test shall be identified with a method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the Field Technician.
- The Soil Engineer and Engineering Geologist shall perform sufficient inspections and be available during grading and construction to verify compliance with the plans, specifications, and the code within their purview.
- The Civil Engineer shall be available during grading to verify compliance with the plans, specifications, code and any special conditions of the permit within their purview.
- The permittee is responsible for dust control measures.
- Sanitary facilities shall be maintained on the site.
- The location and protection of all utilities is the responsibility of the permittee.



- 2 -

GRADING PLAN LANDSLIDE REPAIR FOR 20 OLD RANCH ROAD LAGUNA NIGUEL, CALIFORNIA

50. During the wet season, between October 1st and April 30th, erosion control protective devices and measures shall be in place at the end of each working day when the 5-Day probability-of-rain exceeds 40%. During the remainder of the year, the erosion control protective devices and measures shall be onsite and ready for installation when the 5-Day probability-of-rain exceed 50% and in place at the end of each day when the 48 hour probability-of-rain exceeds 50%.

51. After a rainstorm all silt and debris shall be removed from streets, check berms and basins.

52. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage to be directed toward de-silting facilities.

53. All bare slopes, including manufactured slopes, shall be provided with protective erosion control measures.

54. Erosion control systems are dynamic and will change based on changes in site development and weather conditions. Therefore, upon inspection, additional erosion and sediment control measures maybe required by the City Grading Inspector to minimize erosion and sediment transport from areas of the site to streets, sidewalks, gutters, drain inlets or adjacent properties.

55. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.

56. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.

UNDERGROUND STORAGE TANK REMOVAL

57. In the event that soil contamination is discovered during excavation and removal of an existing tank, work shall be stopped until a site assessment and mitigation plan has been prepared, submitted and approved by HCA/Environmental Health and the Grading section.

58. Issuance of a grading permit does not eliminate the need for permits from other agencies with regulatory responsibilities for construction activities associated with the work authorize on this plan.

SPECIAL NOTE

59. Survey monuments shall be preserved and referenced before construction and replaced after construction pursuant to Section 8771 of the Business and Professional Code."

WATER QUALITY

60. Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable; and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, sidewalks, gutters, drain inlets or adjacent properties via runoff, vehicle tracking or wind.

61. All sediment and construction debris which is tracked or deposited onto public or private sidewalks, gutters or paved roads shall be removed on a daily basis by sweeping or vacuuming and disposed of properly. Sediment and construction debris shall not be washed into the storm-drain system, including the gutter and storm-drain inlets.

62. Sandbags, gravel-bags or other effective filter or trap-type barriers shall be used where appropriate to intercept and slow the flow of runoff from the construction site and to trap sediment before it enters the storm-drain system, including gutters and inlets. All on-site storm-drain inlets shall be protected and off-site inlets shall be protected in areas where construction activity tracks sediment on paved areas or where inlets receive runoff from disturbed areas.

63. Water and/or other dust palliative and stabilization methods should be used to prevent or alleviate dust nuisances (dust control) generated by construction activities. Covering small stockpiles of soil and debris or areas with un-stabilized soil is an alternative to applying water or other dust palliatives.

64. Construction-related materials, wastes, spills or residues shall be retained on site to minimize transport from the site to streets, sidewalks, gutters, drain inlets or adjoining properties by wind or runoff.

65. To prevent the discharge of pollutants from material delivery and storage to the storm-water system or watercourses, all materials shall be properly stored to prevent soil contamination and contact with storm-water runoff, which may include appropriate covers, containment areas or surfaces and indoor storage.

66. Stockpiles of soil, paving materials, and pressure-treated wood shall be managed to prevent air and water pollution. Stockpiles should be located 50' away from concentrated flows of storm water, watercourses and drain inlets. Prior to the onset of precipitation, stockpiles shall be covered and protected by a temporary perimeter sediment barrier at all times.

67. Hazardous-material waste, including but not limited to petroleum products, roofing tar, paints, solvents, stains, acids, wood preservatives, septic wastes and asphalt products, shall not be allowed to enter the storm-drain system or watercourses and shall be properly transported, used, stored and disposed as required by federal and state law. Paint brushes and equipment for water-and oil-based paints shall be cleaned within a contained area and shall not be allowed to contaminate site soil, watercourses or storm-drain systems. Water-based paints shall be rinsed into the sanitary sewer-system; and thinners, solvents, excess oil-based paints and sludge shall be disposed as hazardous waste.

68. Cementitious products such as concrete, mortar or stucco from concrete trucks, potable mixers and miscellaneous containers shall not be washed-out into the storm-drain system or watercourses. Designated washout areas shall be located at least 50' from concentrated flows of storm water, watercourses and storm-drain inlets, and runoff from washout-areas shall be contained by constructing a temporary pit or berm area large enough to capture the liquid and solid waste materials.

69. Saw-cut-concrete and asphalt-concrete slurry shall not be allowed to enter the storm-drain system or watercourses. Residue from grinding operations shall be picked up by means of a vacuum attachment to the grinding machine and not allowed to flow across the pavement or be left on the surface of the pavement.

70. Prior to discharge of groundwater and associated waste, the discharger shall make application to the San Diego Regional Water Quality Control Board and obtain coverage under Order No. R9-2008-0002, Discharges From Groundwater Extraction to Surface Waters in the San Diego Region Except San Diego Bay.

CONSTRUCTION NOTES

QUANTITY

1	1' HIGH x 2' WIDE BERM	1,192 LF
2	CONSTRUCT 0.5' CLASS II PERVIOUS BASE	867 YD3
3	ROCK RIP RAP (DETAIL B SHT 4)	210 YD3
4	INSTALL 12" HDPE CULVERT	188 LF
5	TERRACE DRAIN	1,307 LF
6	CONCRETE DOWNDRAIN	427 LF
7	NOT USED	
8	NOT USED	

EXCAVATION
FILL PLACEMENT (NEAT LINE)
REMEDIAL EXCAVATION
(PERFORMED ON LANDSLIDE REPAIR)

73,354 YD3
71,860 YD3
0 YD3

IMPORT / EXPORT

0 YD3
(BALANCE ON SITE)

LEGAL DESCRIPTION

PARCEL 2
PM 2004-215

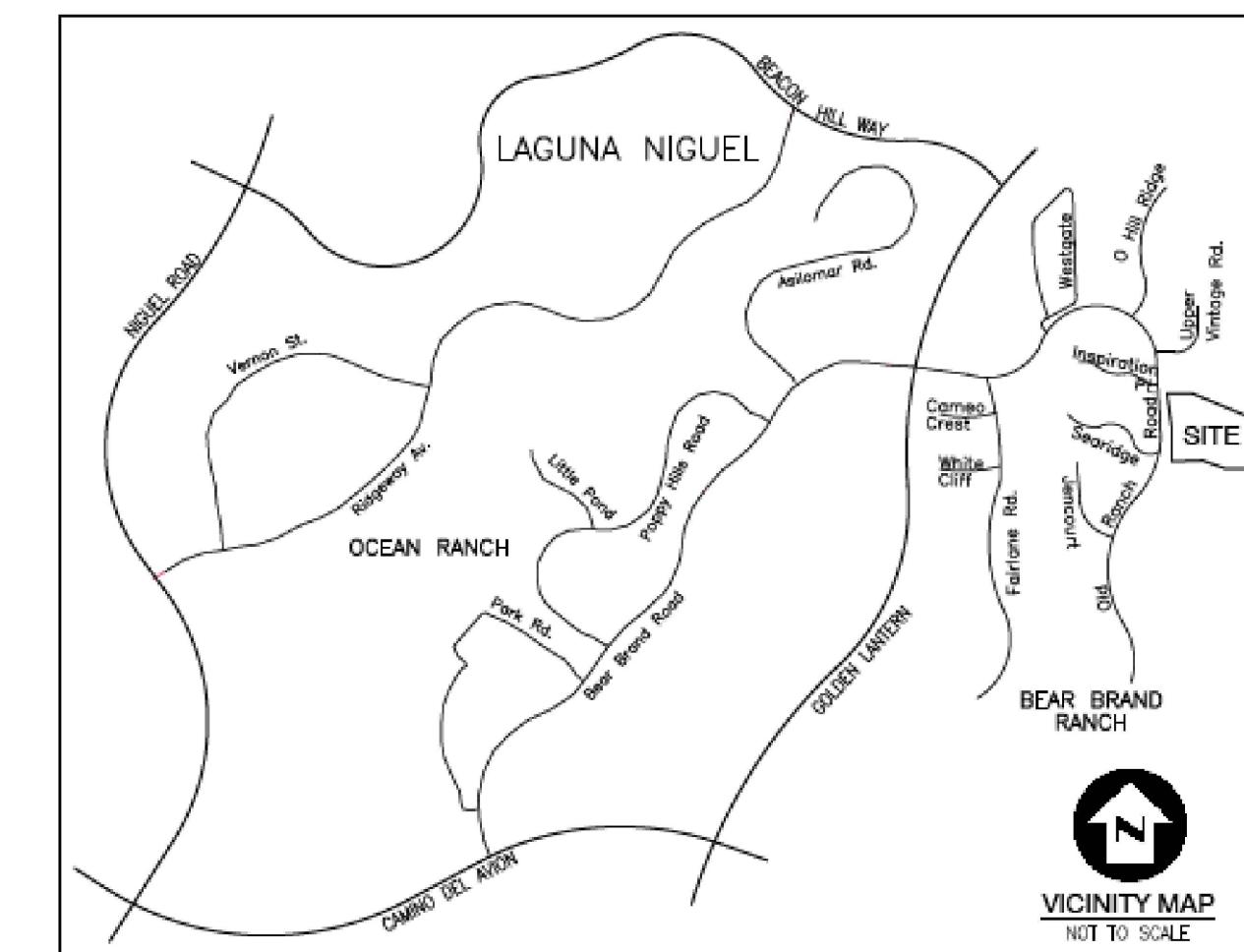
SOILS ENGINEER & GEOLOGIST

LGC GEOTECHNICAL

131 Calle Iglesia, Suite 200,
San Clemente, CA 92672
Phone#: 949-369-6141
kcolson@lgcgeotechnical.com

CIVIL ENGINEER

RDS and Associates
Rich Soltysiak
30519 Wailea Court
Temecula CA 92595
Phone# 951-691-7706
email: rds1@extreme.com

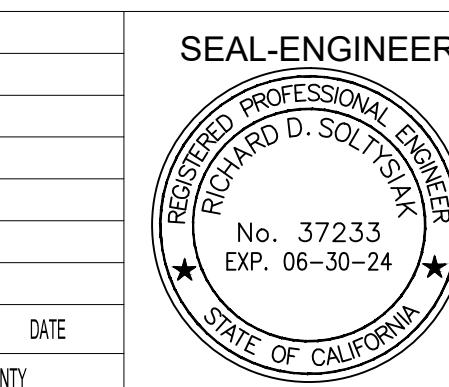


SHEET INDEX	SHEET
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GRADING PLAN	2
GRADING PLAN	3
CROSS SECTIONS / DETAILS	4
EROSION CONTROL PLAN	5

WDID # 9 30C403589

APN 121-100-81	CITY OF LAGUNA NIGUEL BUREK RESIDENCE TITLE SHEET / NOTES			SHEET NO. 1
FOR: Ron and Heather Burek	W.O.	CITY FILE NO.		1 OF 5_SHTS

PLAN CHECK OVERSIGHT ENGINEER
REGISTRATION NUMBER
DATE SIGNED



ENGINEERING COMPANY
RDS And Associates

Civil Engineering
Project Management
Construction Management
30519 Wailea Court
Temecula, CA 92592
ph: 951-691-7706
email: rds@dsxextreme.com

BENCHMARK:

O.C.S.B.M: 3LL-5-78
121,859 FT
DATUM: NAVD 881990 ADJ.

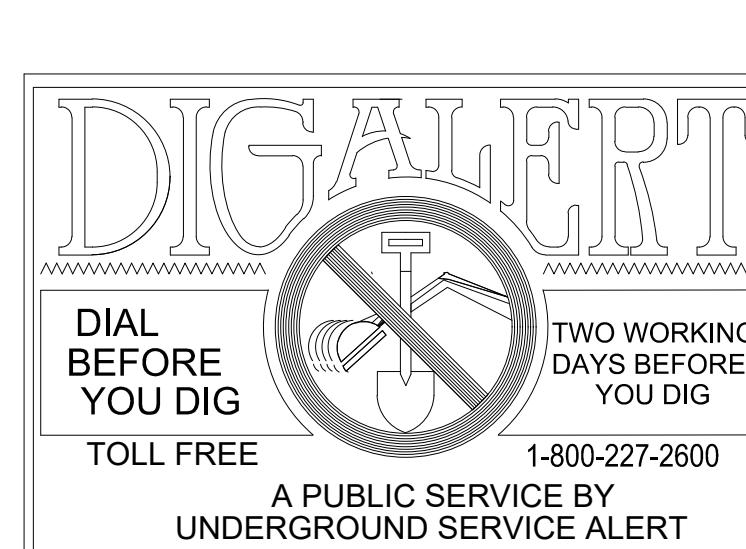
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FOR: Ron and Heather Burek

W.O.

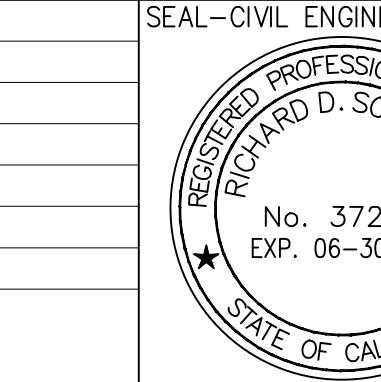
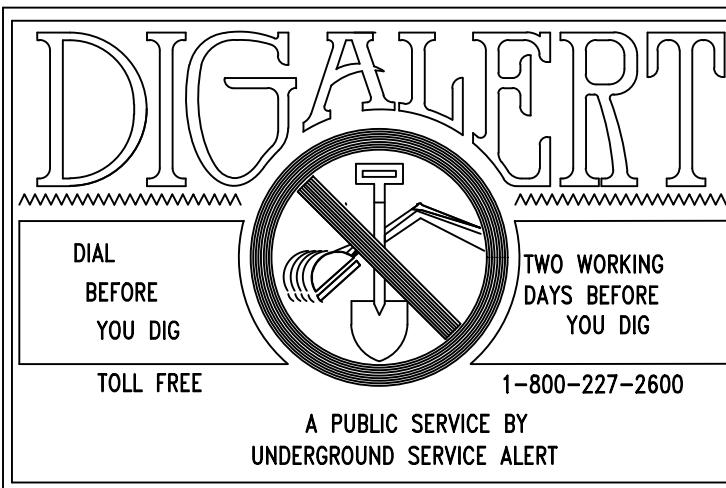
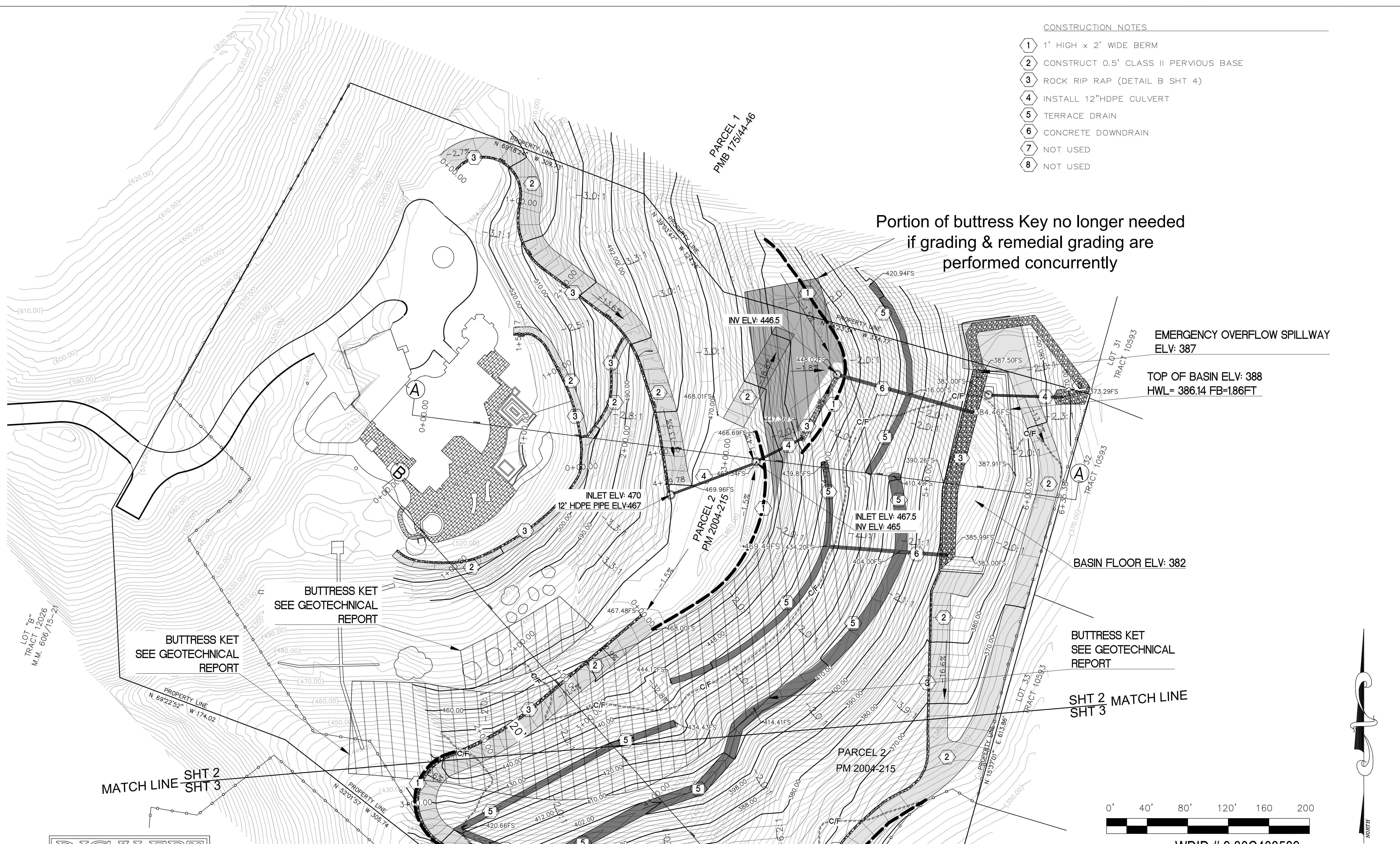
CITY FILE NO.



- 2 -

MARK BY DATE
APR. DATE
REVISIONS
COUNTY
ENGINEER

APR. DATE
COUNTY
ENGINEER



ER
PREPARED BY:

RDS And Associates

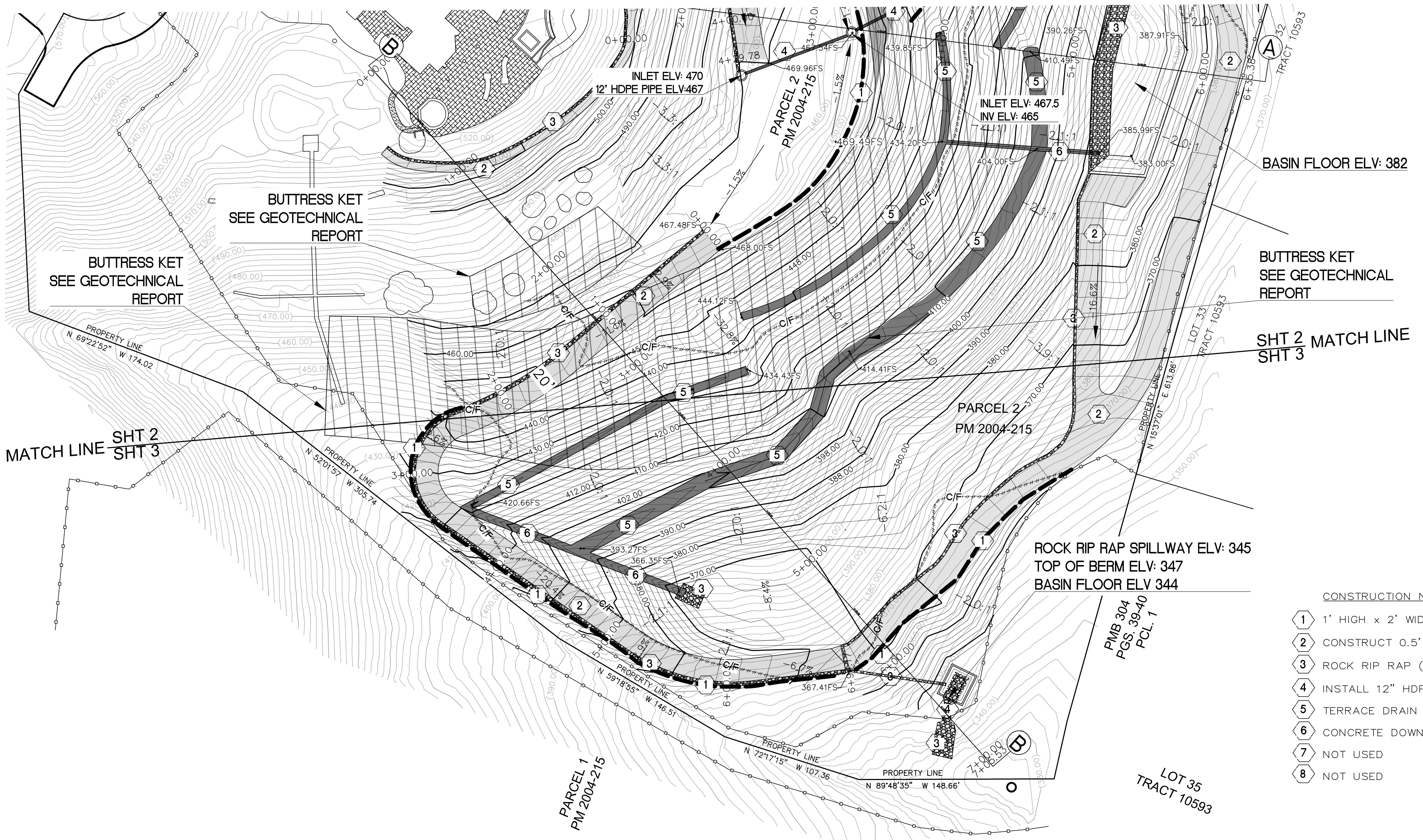

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20 OLD RANCH ROAD LANDSLIDE GRADING

LANDSLIDE REPAIR GRADING PLAN

024			
	FOR:	W.O.	FILE NO.
	RON AND HEATHER BUREK		

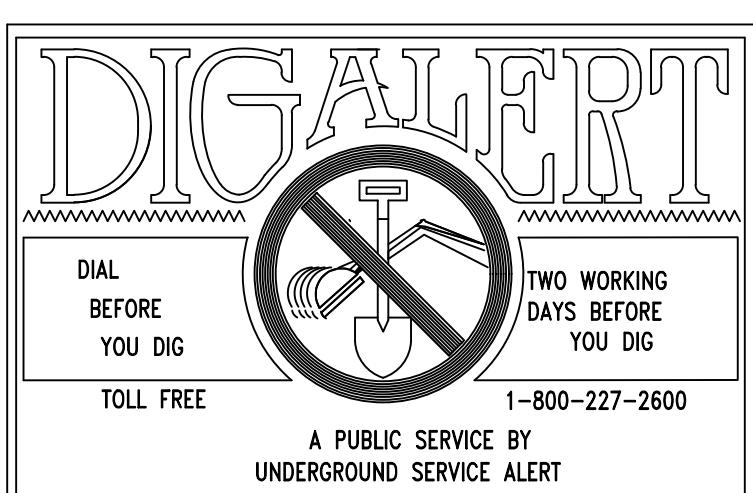
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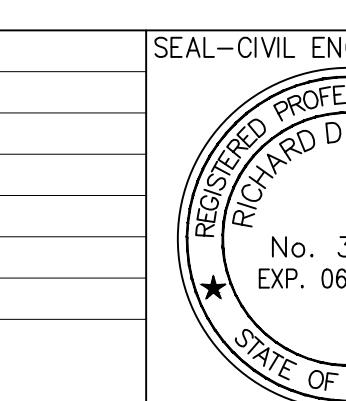
0' 40' 80' 120' 160' 200'

NORTH

WDID # 9 30C403589



MARK BY DATE
ENGINEER



PREPARED BY:
RDS And Associates

Civil Engineering
Construction Management

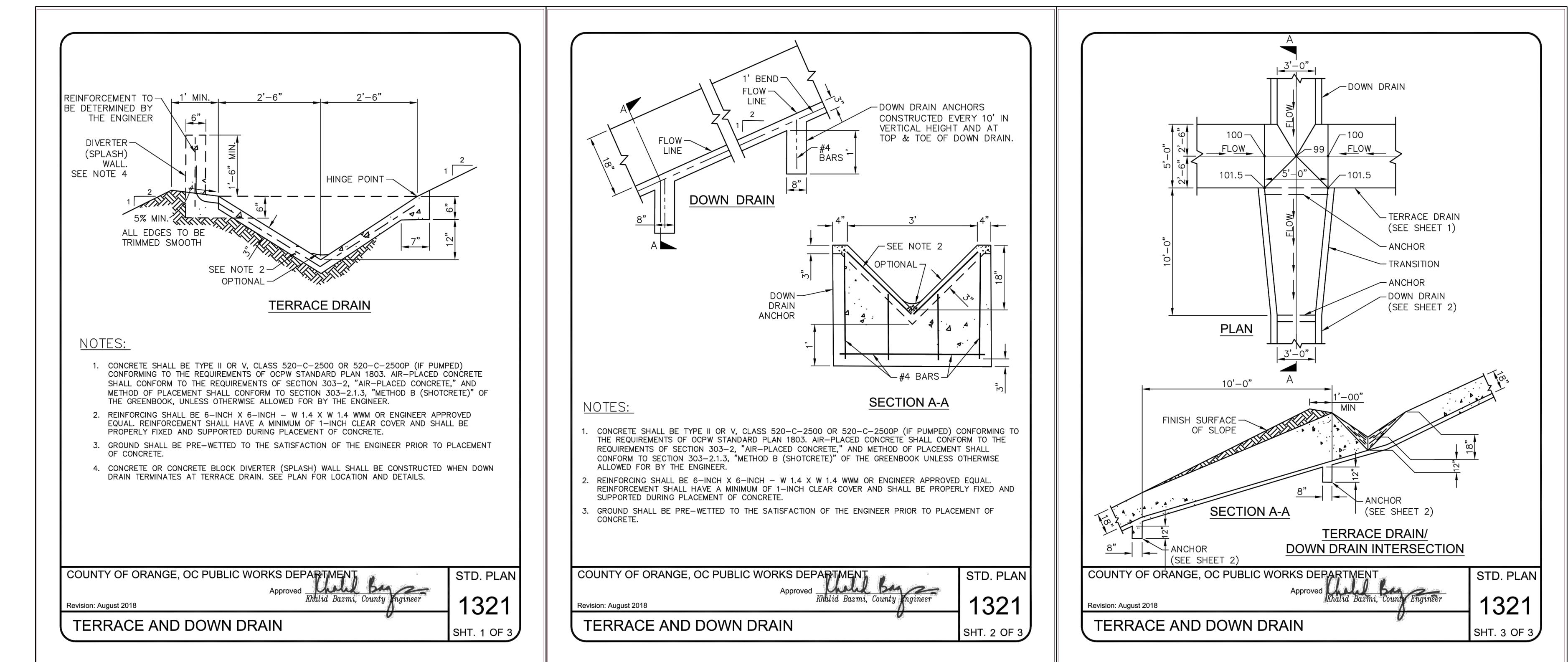
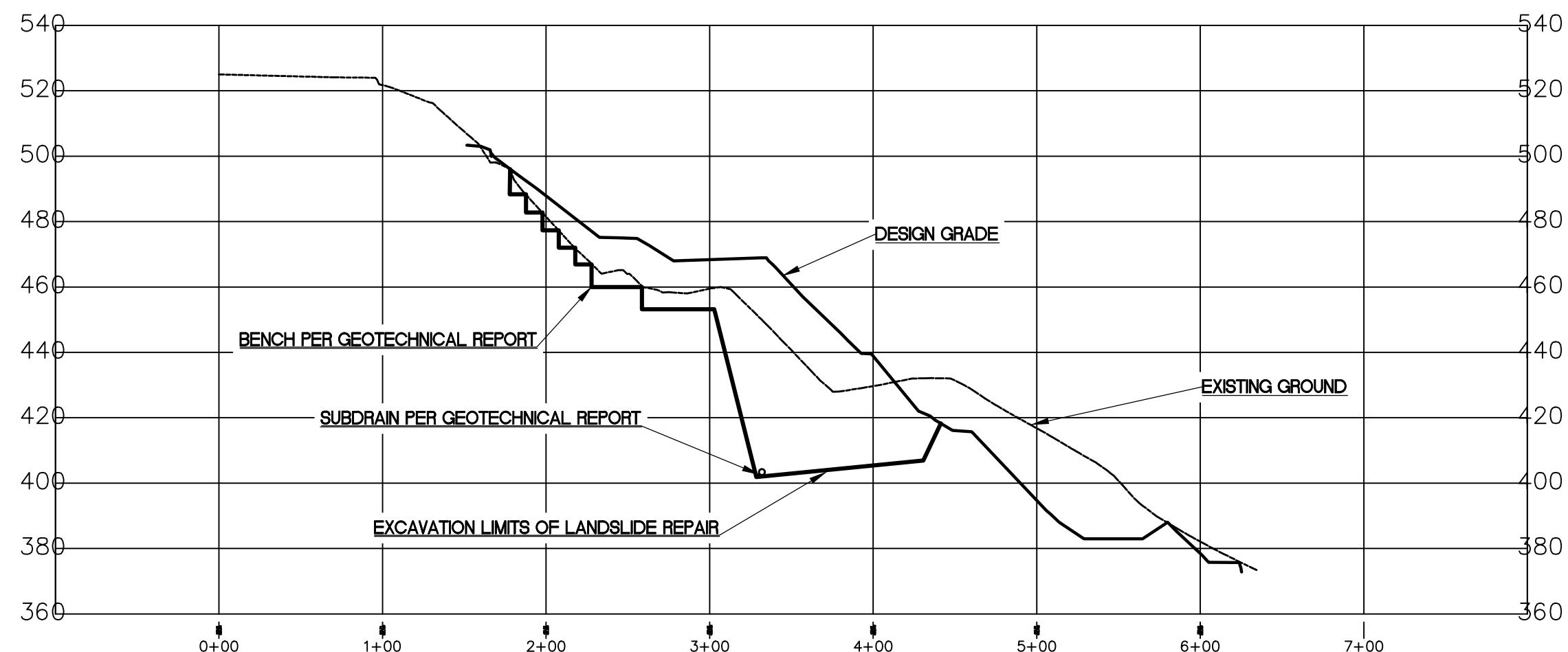
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BENCH MARK #3MM2791
ELV: 517.847
NAVD 88 DATUM

DATE: APRIL 9, 2024

SCALE: 1' = 40'

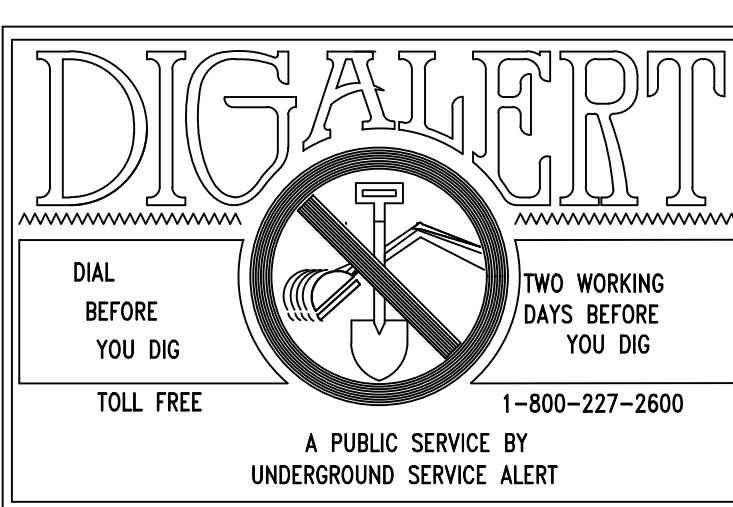
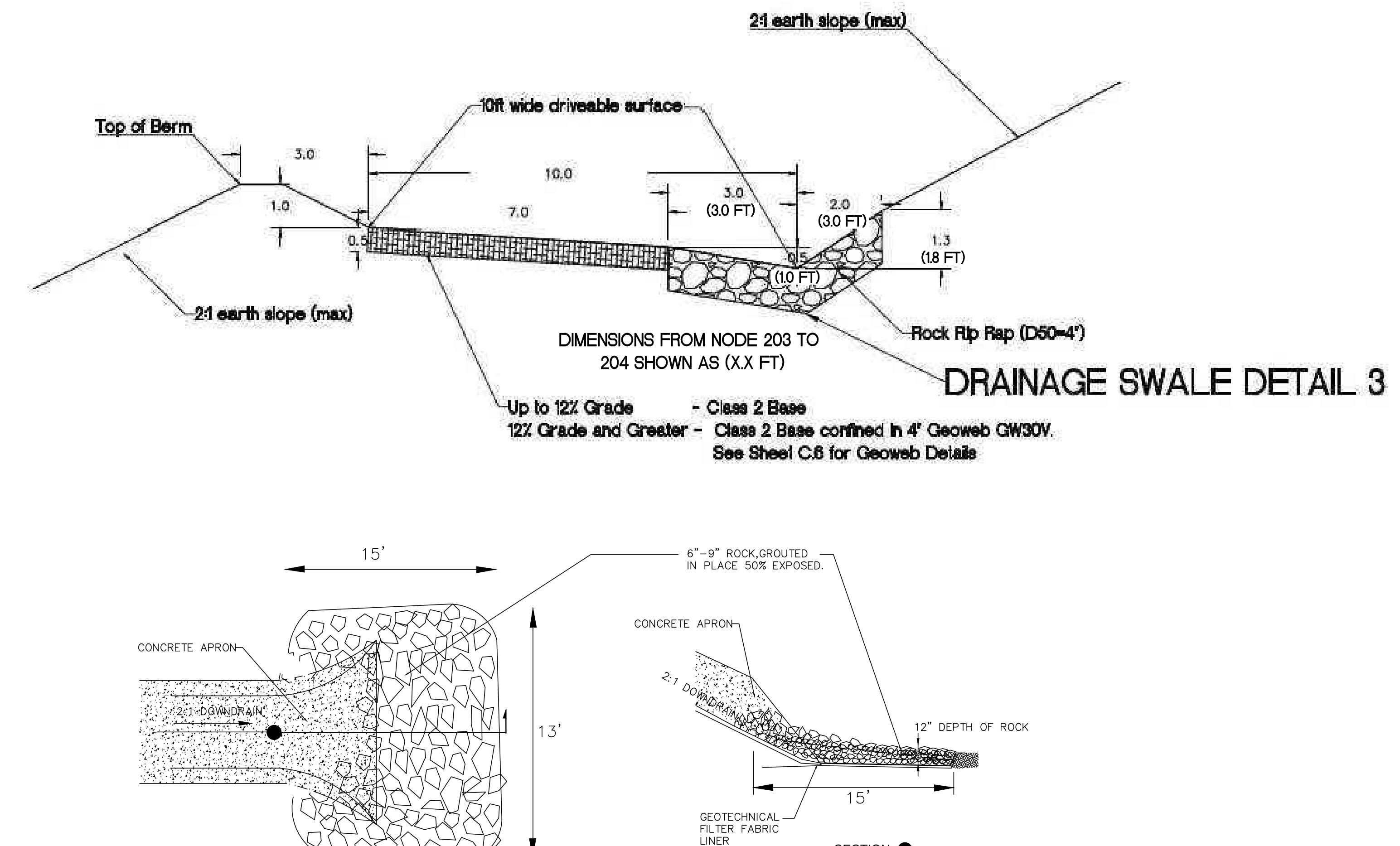
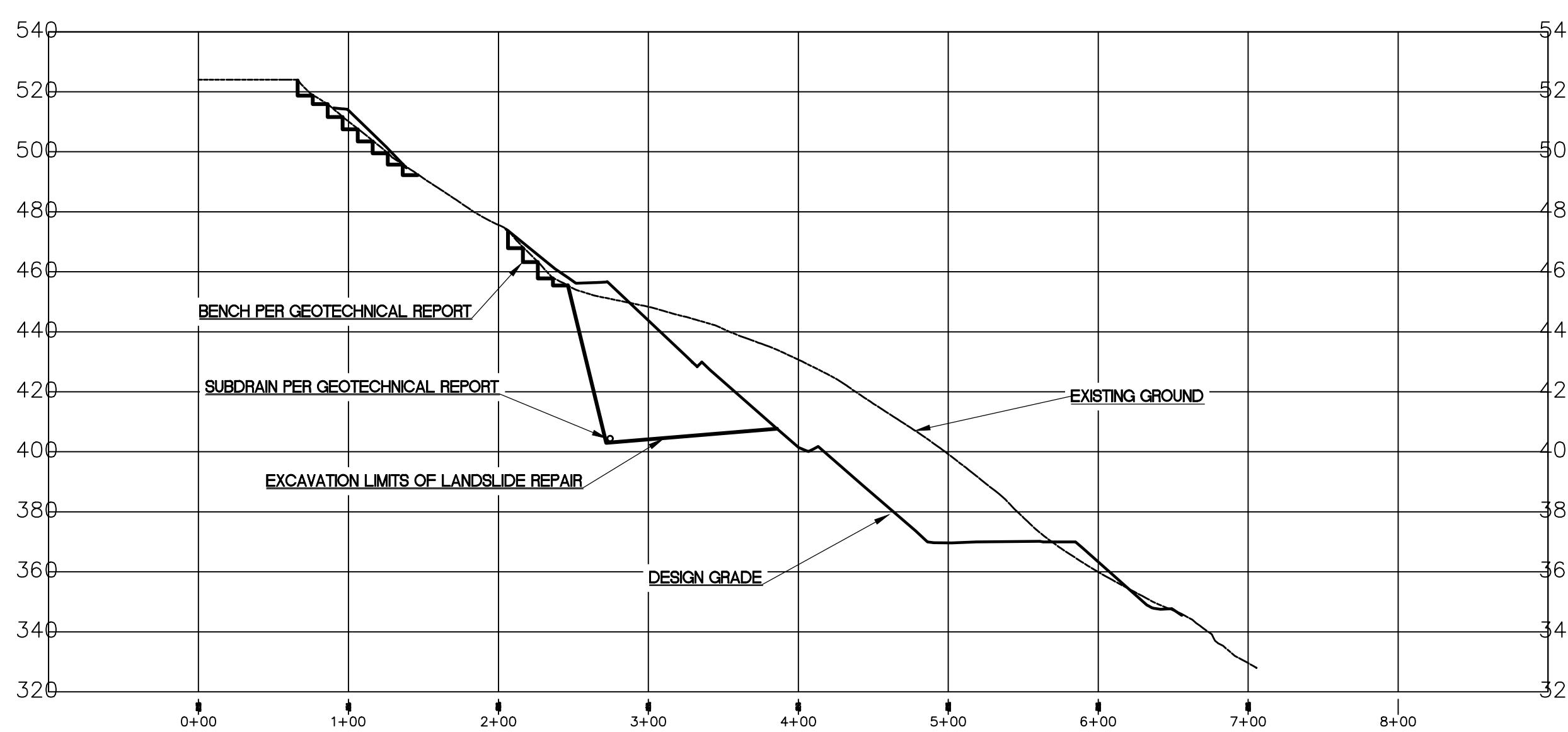
20 OLD RANCH ROAD LANDSLIDE GRADING
LANDSLIDE REPAIR GRADING PLAN
FOR: RON AND HEATHER BUREK
W.O. FILE NO.

3
3 OF 5 SHTS

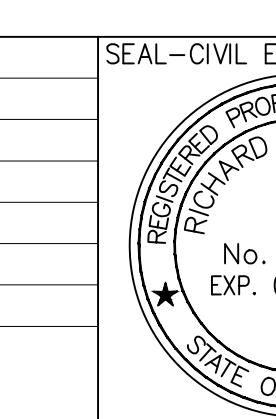


SECTION A-A

SCALE 1" = 40' H / 20' V



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ENGINEER		



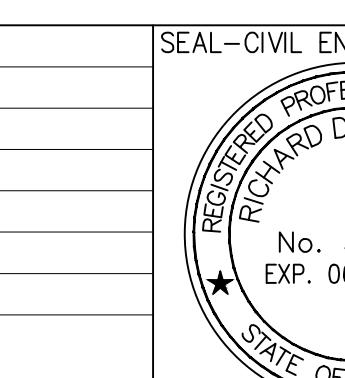
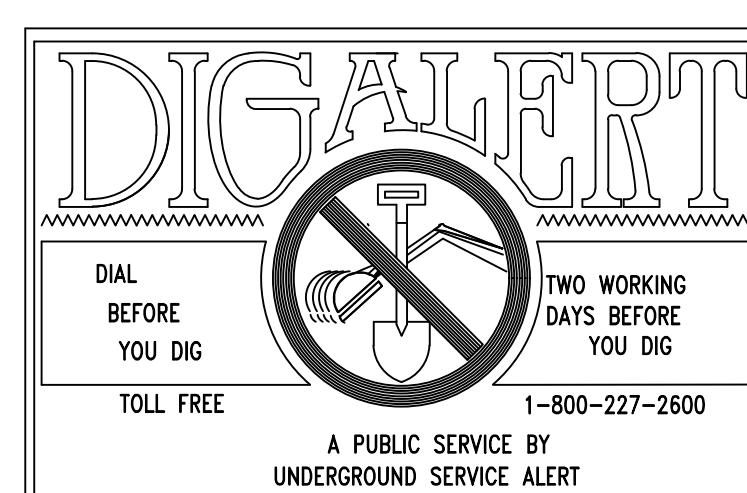
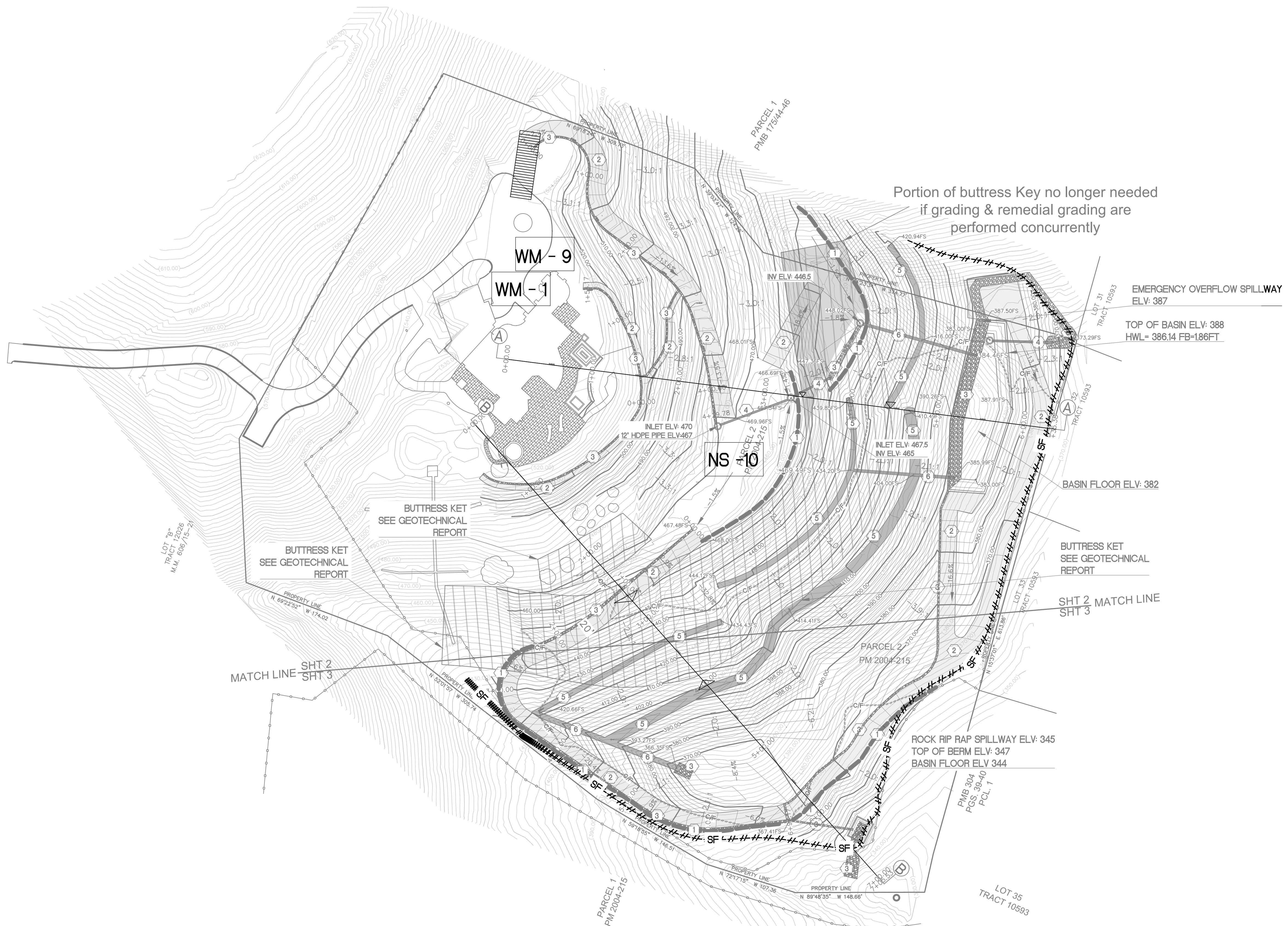
PREPARED BY:
RDS And Associates

Civil Engineering
Project Management
Construction Management

BENCHMARK:
COUNTY OF ORANGE
BENCH MARK #3MM2791
ELV: 517.847
NAVD 88 DATUM
DATE: APRIL 9, 2024
SCALE: NTS

20 OLD RANCH ROAD LANDSLIDE GRADING
CROSS SECTIONS/ DETAILS
FOR: RON AND HEATHER BUREK
W.O. FILE NO.
4 OF 5 SHTS

SHEET NO.
4



NEER
SIONAL ENGINEER
SOLTYSIAK
PREPARED BY:

RDS And Associates

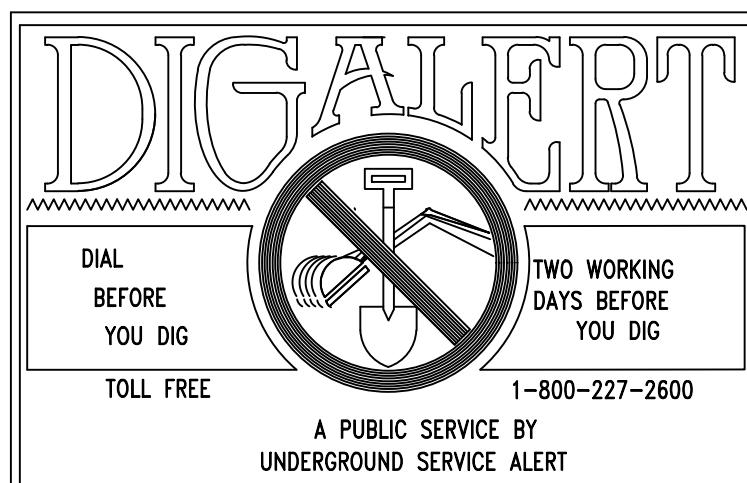
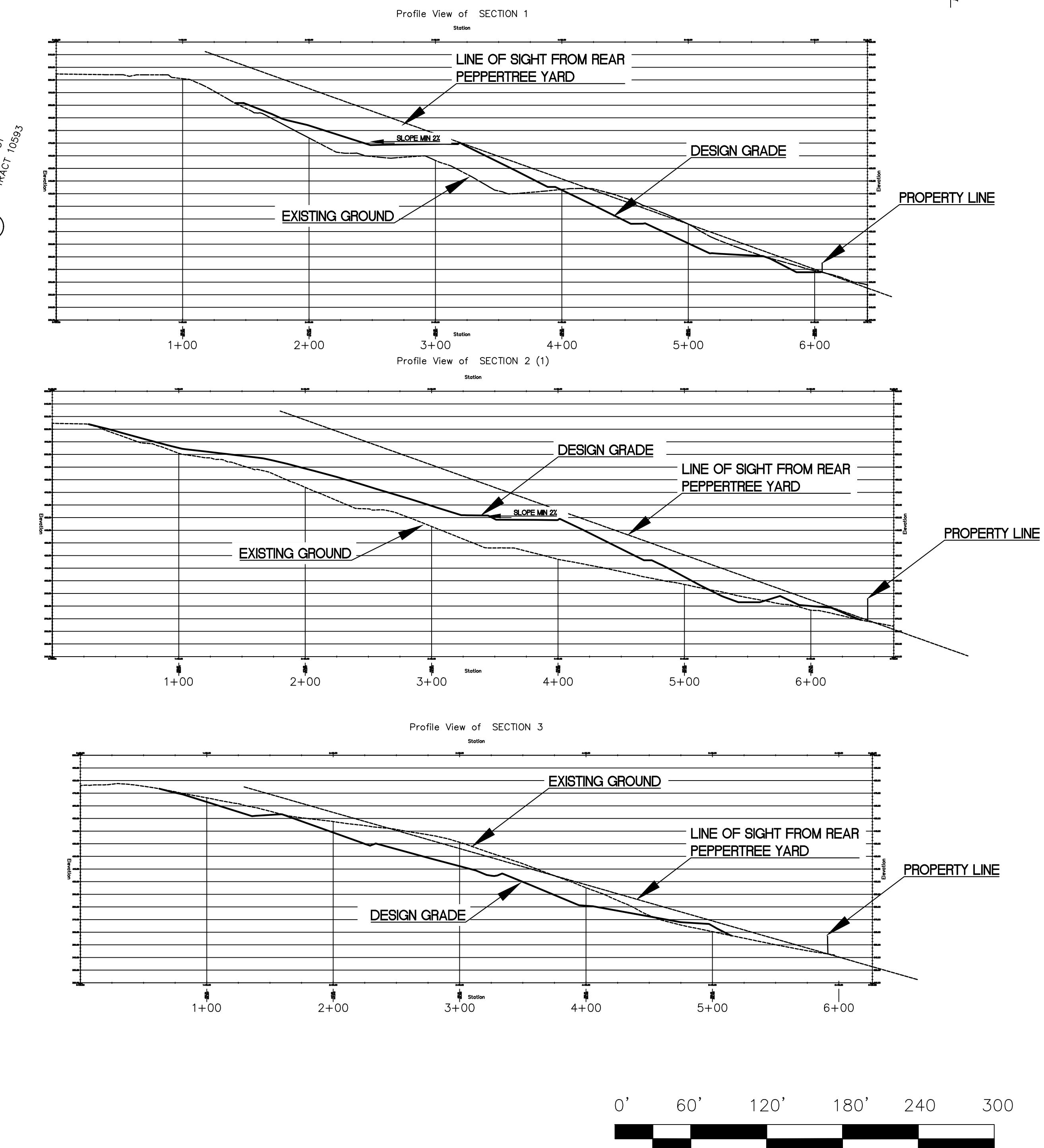

Civil Engineer
Project Management
Construction Management

BENCHMARK:
COUNTY OF ORANGE
BENCH MARK #3MM2791
ELV: 517.847
NAVD 88 DATUM

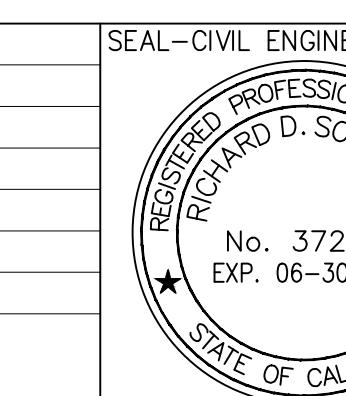
20 OLD RANCH ROAD LANDSLIDE GRADING

SHEET NO
5

5 OF 5 SHTS



MARK	BY	DATE
ENGINEER		



PREPARED BY:
RDS And Associates

Civil Engineering
Project Management
Construction Management

BENCHMARK:
COUNTY OF ORANGE
BENCH MARK #3MM2791
ELV: 517.547
NAVD 88 DATUM

20 OLD RANCH ROAD LANDSLIDE GRADING
GRADING SECTION EXHIBIT

SHEET NO.
1
1 OF 1 SHTS

FOR: RON AND HEATHER BUREK
W.O. FILE NO.

SCALE: 1' = 60'

ATTACHMENT D

Initial Study/Mitigated Negative Declaration Addendum

**Amendment No. 2 to Site Development Permit SP 11-01
(20 Old Ranch Road – Ron and Heather Burek Living Trust)**

Prepared for:

Community Development Department | City of Laguna Niguel
30111 Crown Valley Parkway | Laguna Niguel, CA 92677
Contact: Kyle Webber | Senior Planner
Phone (949) 362-4311 | Fax (949) 362-4369
kwebber@cityoflagunaniiguel.org

Prepared by:

LSA Associates, Inc.
3210 El Camino Real, Suite 100
Irvine, California 92602
949 553-0666

June 2025

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- Appendix B: Geological Evaluation Report (October 2023)
- Appendix C: Preliminary Water Quality Management Plan (November 2024)
- Appendix D: Revised Preliminary Landslide Grading and Drainage Study (November 2024)

SECTION 1: Introduction

1.1 INTRODUCTION

This environmental document is the second Addendum to the Initial Study/Mitigation Negative Declaration (IS/MND) for Site Development Permit SP 11-01 (20 Old Ranch Road - Ron and Heather Burek Living Trust), adopted by Resolution No. 13-14 (MND 13-02) in October 2013 by the City of Laguna Niguel (City) (Approved Project).¹ The 2013 IS/MND analyzed impacts associated with construction and operation of a 13-acre residential hillside property. In 2018, an Addendum to the IS/MND for the Approved Project was prepared to analyze the environmental impacts from additional grading including terracing a hillside on the Project site to reduce erosion and scour. Since approval of the 2018 Addendum, an emergency landslide repair was approved by way of Grading Permit #G23-0017. The emergency work will restore the hillside to the original approved plans and is currently being completed. As the work being completed was an emergency project, it was exempt from further CEQA analysis. This Addendum addresses additional grading that will occur after to balance the property that was not a part of the emergency work (hereafter referred to as the 2025 Revised Project). The additional grading and maintenance necessitate additional environmental analysis in the form of an Addendum, the impacts of which are addressed herein.² The Lead Agency and applicant information are provided below.

Lead Agency Name & Address:

City of Laguna Niguel
Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

Lead Agency Contact:

Kyle Webber, Senior Planner
City of Laguna Niguel
Community Development Department
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
Phone (949) 362-4311
kwebber@cityoflagunaniguel.org

Project Title:

Amendment No. 2 to Site Development Permit SP 11-01 (20 Old Ranch Road – Ron and Heather Burek Living Trust)

Project Applicant's/Sponsor's Name & Address:

Ron and Heather Burek Living Trust
(Property Owner)
Mr. Ron Burek
20 Old Ranch Road
Laguna Niguel, CA 92677

1.2 BACKGROUND

The 2013 IS/MND was prepared to address project-level impacts of development of a single-family residence on the Project site. Potential environmental effects evaluated in the 2013 IS/MND included impacts to aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation,

¹The Site Development Permit approved grading and development of a single-family residence on the Project site. The project included earth movement in excess of 5,000 CY and was approved as a precise plan.

² An Addendum to the 2013 IS/MND is required because the additional grading plan deviates from the grading plan approved for the Approved Project.

transportation/traffic, and utilities and service systems. All potential construction and operational impacts identified in the 2013 IS/MND were mitigated to below a level of significance through implementation of mitigation measures.

The 2018 Addendum was prepared to address environmental impacts associated with additional grading that was not previously analyzed in the 2013 IS/MND. The Addendum concluded that the additional grading would not result in new significant impacts or substantially increase the severity of impacts previously identified in the 2013 IS/MND.

1.3 PURPOSE OF ADDENDUM TO THE 2013 IS/MND

When a proposed project is changed or there are changes in the environmental setting, a determination must be made by the Lead Agency as to whether an Addendum or Subsequent Mitigated Negative Declaration is required under the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15162 sets forth criteria that are used to assess which environmental document is appropriate. The following criteria for determining whether an Addendum is to be prepared are outlined in Section 15164, when minor technical changes or additions are necessary, or none of the conditions described below have occurred (Section 15162).

- No new significant impacts would result from the Project or from new mitigation measures.
- No substantial increase in the severity of environmental impacts would occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

If the criteria above are met, then an Addendum is the appropriate document.

Based upon the information provided in Section 4 of this document, the 2025 Revised Project would not result in new significant impacts or substantially increase the severity of impacts previously identified in the 2013 IS/MND, and there are no previously infeasible alternatives that are now feasible. Therefore, an Addendum is appropriate, and this Addendum has been prepared to address the environmental effects of the proposed modifications to the Project.

1.4 CONCLUSIONS

This Addendum addresses the environmental effects associated only with additional non-emergency grading that has been proposed since adoption of the 2013 IS/MND and 2018 Addendum. The conclusions of the analysis in this Addendum are not substantially different from those identified in the 2013 IS/MND. No new significant impacts would result, and no substantial increase in the severity of impacts previously identified in the 2013 IS/MND would result from implementation of the additional grading. No new feasible alternatives or mitigation measures that would reduce impacts have been found to be feasible.

SECTION 2: Project Description

2.1 PROJECT LOCATION AND SURROUNDING USES

The Project site is located at 20 Old Ranch Road in the City of Laguna Niguel. The subject property is in the Bear Brand Ranch residential gated-community, generally located north of Camino Del Avion and east of the Street of the Golden Lantern. **Figure 1** depicts the Project site and surrounding area.

The Project site is located on an easterly facing slope that consists of undeveloped land that descends eastward from Old Ranch Road. A single-family residence has been developed on the Project site and is owner occupied. The Project site is surrounded by a sizeable undeveloped residential hillside parcel within the Bear Brand Ranch community to the north (25 Old Ranch Road), a developed residential property to the south (13 Old Ranch Road), a landscaped open space lot to the west, and developed residential properties downhill from the Project site along Peppertree Bend within the City of San Juan Capistrano to the east.

2.2 PROJECT CHANGES SINCE ADOPTION OF THE 2013 IS/MND

2.2.1 Previously Approved Project

The Project analyzed in the 2013 IS/MND included development of a single-family residence on the 13-acre hillside property (hereafter referred to as the Approved Project). Development included the grading of the property to create an access driveway and building pads (approximately 13,000 cubic yards of cut and 25,400 cubic yards of fill grading). Site development also included the construction of a two-story custom home with approximately 18,717 square feet of living area and another 4,045 square feet of garage and mechanical room/storage space. Ancillary site improvements included a swimming pool, patio areas, gazebo, retaining walls, landscaping, and drainage improvements.

Subsequent to approval of the 2013 IS/MND and completion of construction of the Approved Project, it became necessary to terrace a hillside on the Project site to reduce scour and erosion that was occurring. An Addendum to the 2013 IS/MND was prepared for this project in January 2018 (described hereafter as the 2018 Addendum). This Project (referred to as the 2018 Revised Project) was limited to the necessary grading to terrace the hillside and drainage improvements, and did not include construction of any new buildings or ancillary uses. Construction activities included vegetation removal, excavation, placement of fill, drainage installation, and revegetation. The drainage features included 12-inch-high berms at the top of each terraced slope, catch basins, a series of two detention basins, a riprap velocity reducer and stilling basin at the base of the slope, and concrete interceptor drains, terrace drains, drawdown drains, and pipe slope anchors.

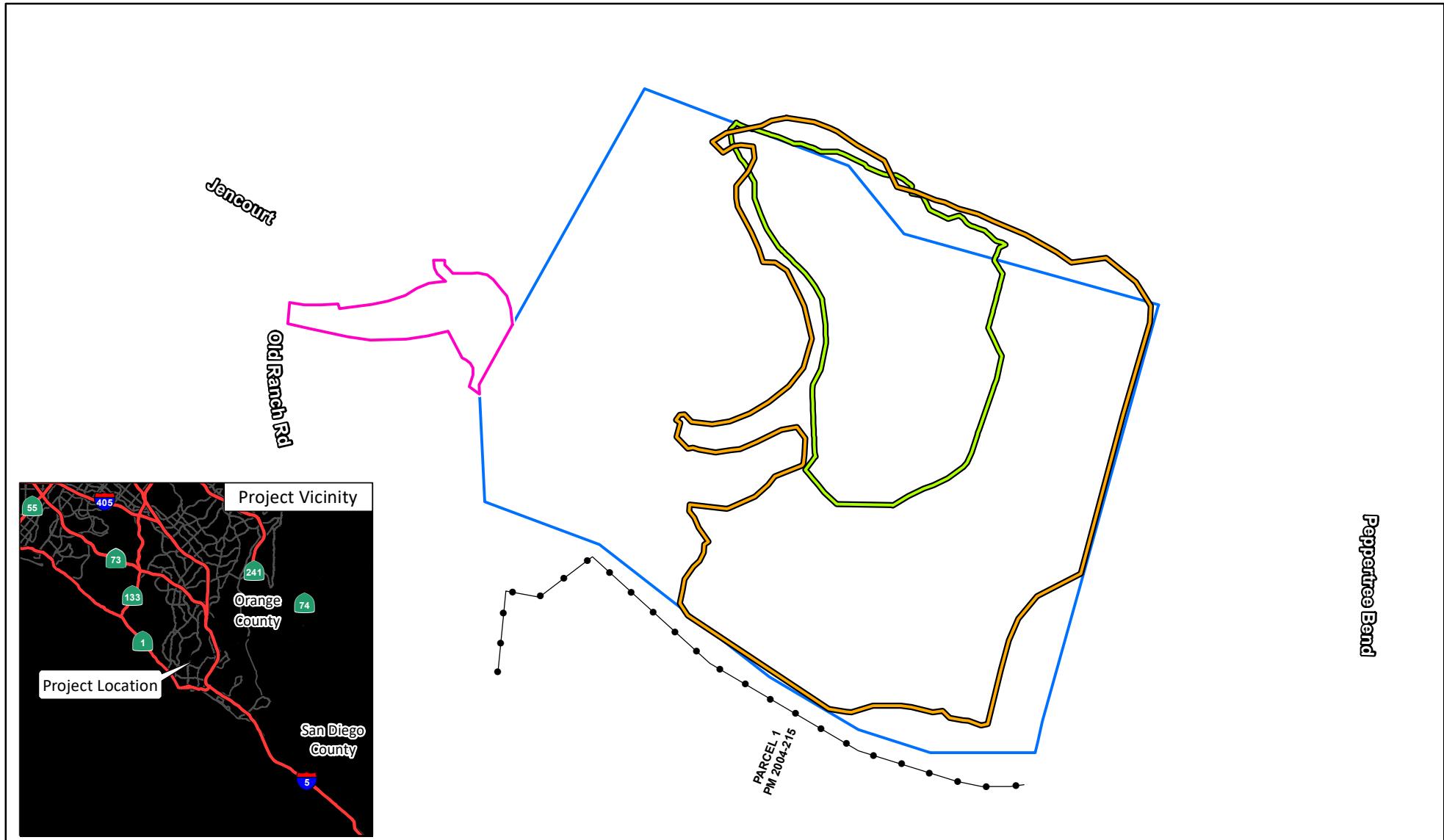
2.2.2 2025 Revised Project

The 2025 Revised Project addressed in this Addendum is limited to the grading necessary to level cut and fill across the property and provide drainage improvements and does not include construction of any new buildings or ancillary uses. As shown in **Figure 1**, most of the area of the 2025 Revised Project grading falls within the study area analyzed in the 2013 IS/MND and 2018 Addendum; however, the northern boundary of the project site includes additional grading that falls outside the original study area. This northern portion is on the adjacent property located at 25 Old Ranch Road. Grading plans are shown in **Figure 2**.

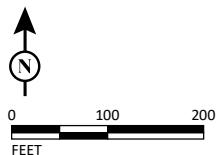
The total area that would be affected by the 2025 Revised Project is 8.40 acres. Construction activities include vegetation removal, excavation, placement of fill, drainage installation, revegetation with

drought-tolerant native grasses and ground cover. Grading activities associated with the 2025 Revised Project would require 73,354 cubic yards of cut and 71,860 cubic yards of fill, requiring 1,494 cubic yards of soil to remain and be leveled onsite. Proposed drainage features include a 0.5 foot Class II pervious base, a 1-24 inch HDPE culvert pipe, a terrace drain, a concrete down drain, and the removal and re-installation of an existing pond outlet. In addition to the drainage and grading improvements, the 2025 Revised Project also includes construction of a 12-inch-tall earthen berm, a rip rap berm, and the removal of an existing fence. Construction vehicles would access the Project site through the residential entrance on Old Ranch Road, and all construction equipment would adhere to Tier 4 construction equipment standards. Construction vehicle parking would be on the existing on-site parking lot. Material staging would be located north of the grading area for the 2025 Revised Project and east of the existing parking lot.

Construction of the 2025 Revised Project is anticipated to occur between June 2025 and September 2025 and would take approximately 20 days to complete. Once the grading activities are complete, the ground disturbance area for the 2025 Revised Project would be revegetated and used as landscaped open space.



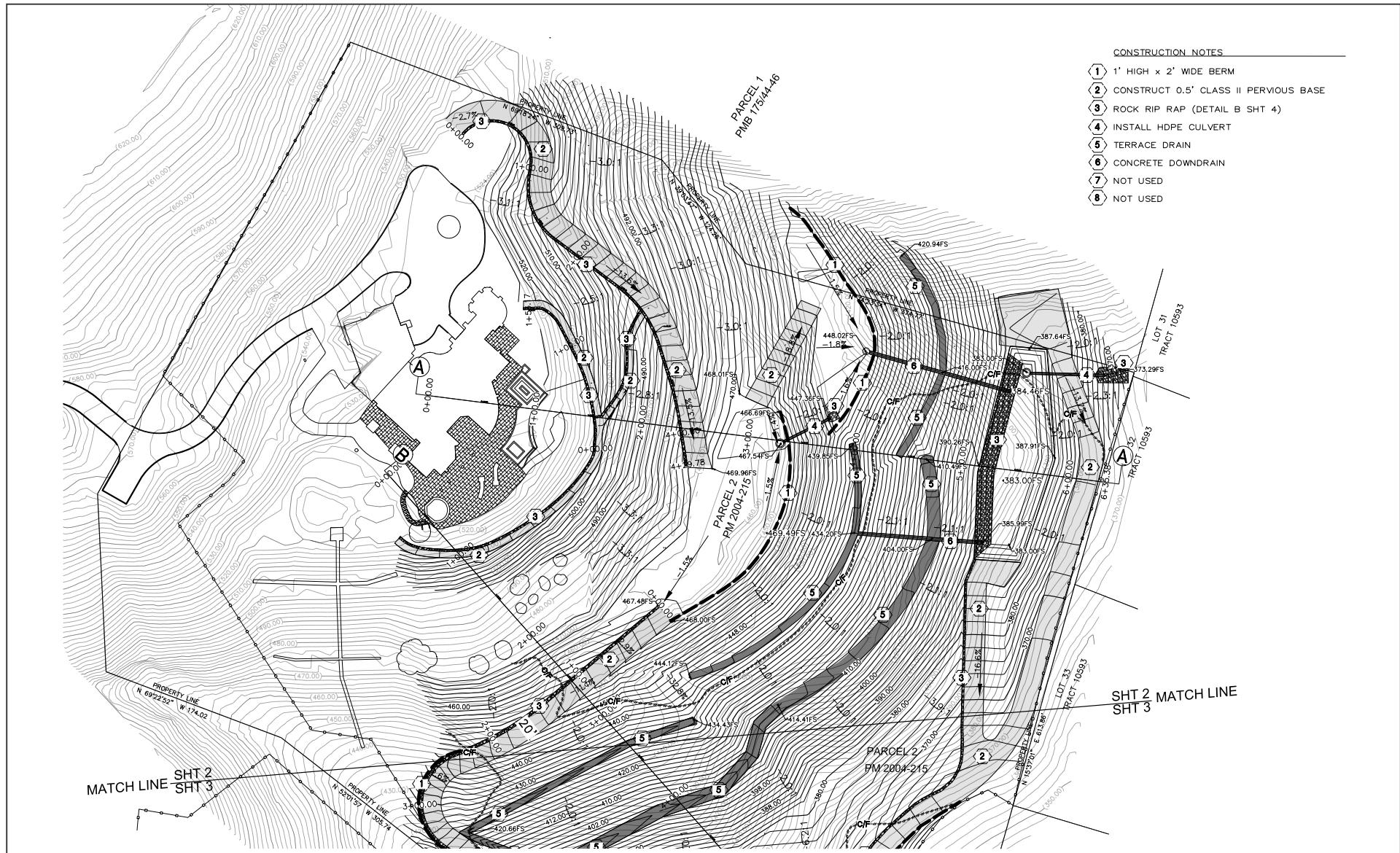
LSA



SOURCE: Nearmap (8/26/2024); Brent Pacific (2017, 2025)

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20 Old Ranch Road
Project Location



LSA

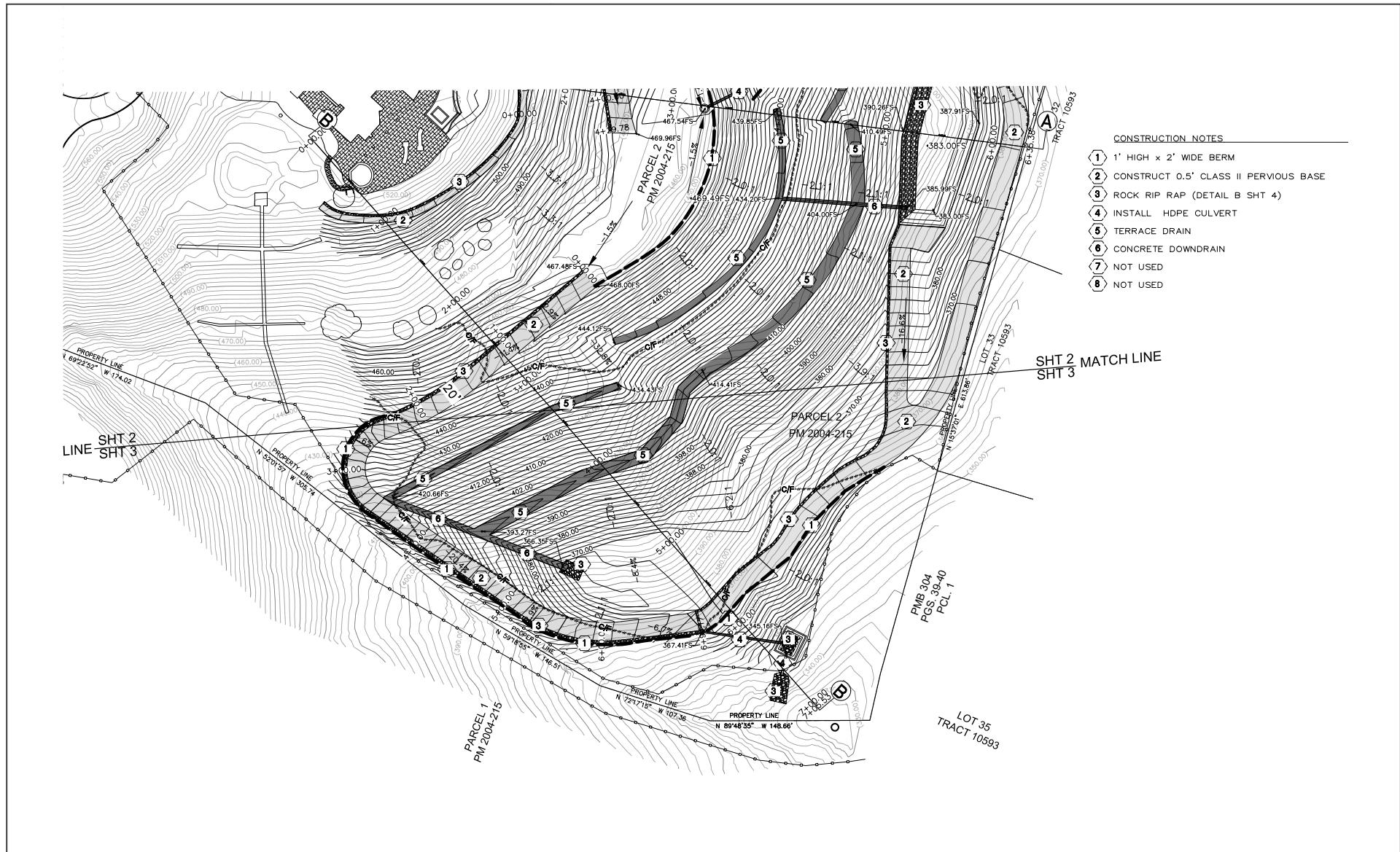


A horizontal scale bar with markings at 0, 75, and 150 feet. The bar is divided into three segments: a short black segment from 0 to 25, a white segment from 25 to 75, and a long black segment from 75 to 150. Below the bar, the word "FEET" is written in capital letters.

SOURCE: RDS and Associates

20 Old Ranch Road
Grading Plan

FIGURE 2



LSA



0 75 150
FEET

SOURCE: RDS and Associates

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20 Old Ranch Road
Grading Plan

FIGURE 2
Page 2 of 3

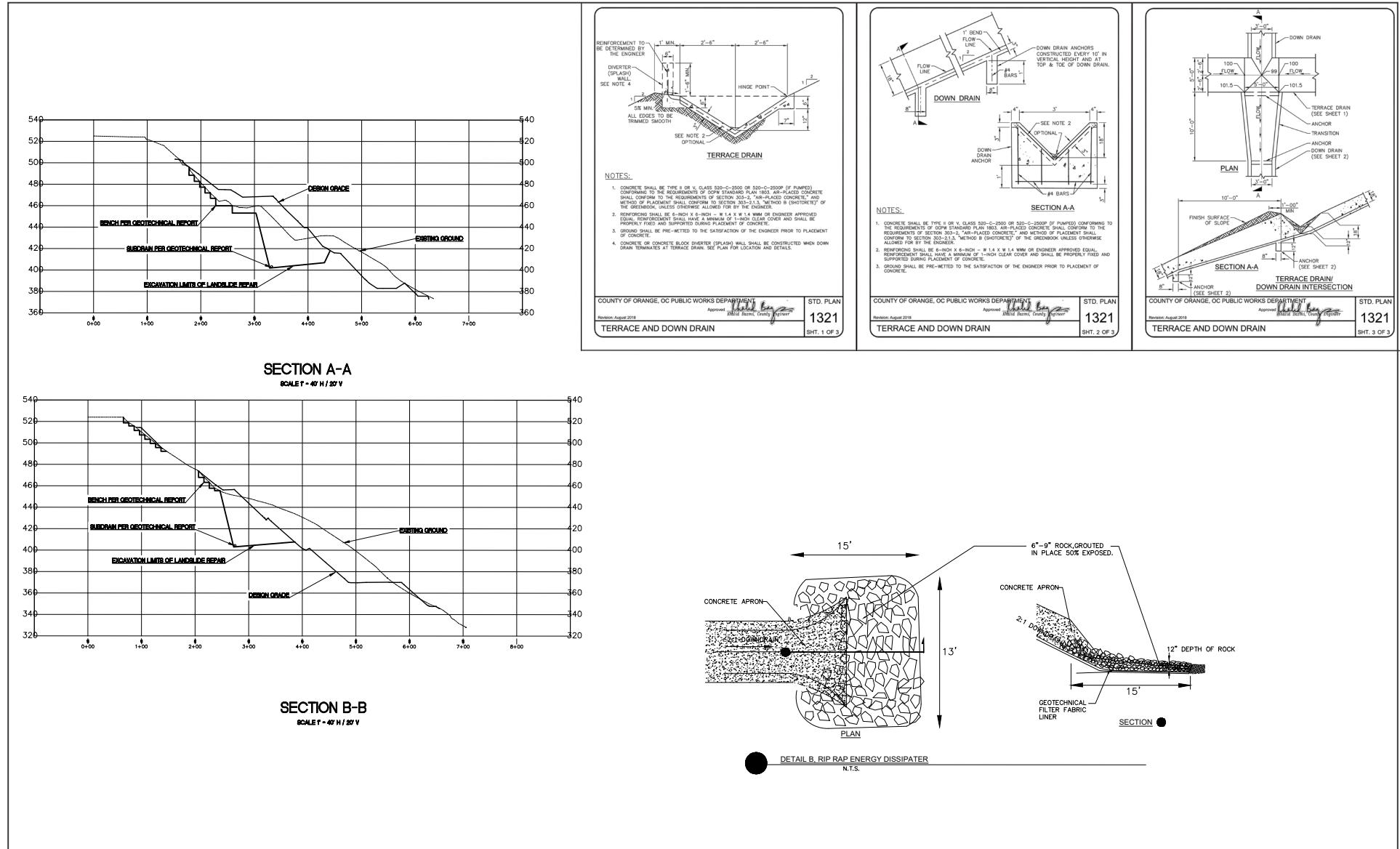


FIGURE 2

20 Old Ranch Road
Grading Plan

SOURCE: RDS and Associates

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SECTION 3: Environmental Analysis Checklist

This following Environmental Analysis Checklist evaluates the 2025 Revised Project as compared to the Approved Project analyzed in the adopted 2013 IS/MND and the 2018 Addendum. The Checklist takes into consideration the preparation of the previous environmental document and the changes to the Project that have occurred subsequent to adoption of the 2013 IS/MND, pursuant to Section 15164 of the CEQA Guidelines. The comparative analysis for each of the environmental issues listed in the Checklist provides the City decision-makers with a factual basis for determining whether changes in the project, changes in circumstances, or new information since the adoption of the 2013 IS/MND require additional environmental review or preparation of a subsequent or supplemental IS/MND. The basis for each finding is explained in the analysis that follows in Section 4.

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
1. AESTHETICS – Would the project:			
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. AGRICULTURAL RESOURCES – Would the project:			
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
3. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:			
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. BIOLOGICAL RESOURCES – Would the project:			
a. Have substantial adverse effect 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 United States Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or United States Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, hydro- logical interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
5. CULTURAL RESOURCES – Would the project:			
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. GEOLOGY AND SOILS – Would the project:			
a. Expose people or structures to potential 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 State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. GREENHOUSE GAS EMISSIONS – Would the project:			
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
8 HAZARDS AND HAZARDOUS MATERIALS – Would the project:			
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 public use airport, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. HYDROLOGY AND WATER QUALITY – Would the project			
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net groundwater table level deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
<p>d. Substantially alter the existing drainage pattern of the site or area, 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 which would result in flooding on- or off-site?</p> <p>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?</p> <p>f. Otherwise substantially degrade water quality?</p> <p>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?</p> <p>h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p> <p>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?</p> <p>j. Inundation by seiche, tsunami, or mudflow?</p>	[]	[]	[X]
10. LAND USE AND PLANNING – Would the project:			
<p>a. Physically divide an established community?</p> <p>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 program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</p> <p>c. Conflict with any applicable habitat conservation plan or natural community conservation plan?</p>	[]	[]	[X]
11. MINERAL RESOURCES – Would the project result in:			
<p>a. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</p> <p>b. 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?</p>	[]	[]	[X]
12. NOISE – Would the project 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?</p> <p>b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?</p>	[]	[]	[X]
	[]	[]	[X]

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
<p>c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p> <p>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 public use airport, would the project expose people residing or working in the project are to excessive noise levels?</p> <p>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?</p>	[]	[]	[x]
13. POPULATION AND HOUSING – Would the project:			
<p>a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infra-structure)?</p> <p>b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</p> <p>c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>	[]	[]	[x]
<p>[]</p> <p>[]</p> <p>[]</p>	[]	[]	[x]
14. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or generate a need for new or physically altered government 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 public services:			
<p>a. Fire protection?</p> <p>b. Police protection?</p> <p>c. Schools?</p> <p>d. Parks?</p> <p>e. Other public facilities?</p>	[]	[]	[x]
<p>[]</p> <p>[]</p> <p>[]</p> <p>[]</p> <p>[]</p>	[]	[]	[x]
15. RECREATION			
<p>a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p> <p>b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?</p>	[]	[]	[x]
<p>[]</p> <p>[]</p>	[]	[]	[x]

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
16. TRANSPORTATION/TRAFFIC – Would the project:			
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on-roads, or congestion at intersections)?	[]	[]	[X]
b. Exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	[]	[]	[X]
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)?	[]	[]	[X]
e. Result in inadequate emergency access?	[]	[]	[X]
f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	[]	[]	[X]
17. UTILITIES AND SERVICE SYSTEMS – Would the project:			
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 provided which serves or may serve the project that it has adequate capacity to serve the projects' projected demand in addition to the provider's existing commitments?	[]	[]	[X]
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]

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
18. MANDATORY FINDINGS OF SIGNIFICANCE – Would the project:			
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 of 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]
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 past projects, the effects of other current projects, and the effects of probable future projects)?	[]	[]	[x]
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	[]	[]	[x]

3.1 Impacts Not Identified in the 2013 IS/MND

Impacts related to energy, tribal cultural resources, and wildfire were not evaluated as individual resource topics in the 2013 IS/MND, because, at the time of preparation, these topics were not considered individual resource sections under *State CEQA Guidelines* Appendix G. Energy was added as a resource category in *State CEQA Guidelines* Appendix G in 2019. Tribal Cultural Resources was added as a resource category in *State CEQA Guidelines* Appendix G in 2015. The Wildfire resource category was added to *State CEQA Guidelines* Appendix G in 2019. As these resource categories were only included in the *State CEQA Guidelines* after the 2013 IS/MND was approved, they were not evaluated as separate resource sections. Prior to the updates made to these topics in 2015 and 2019, impacts from energy were briefly discussed in the Air Quality and Greenhouse Gas Emissions sections, impacts to tribal cultural resources were briefly discussed within the Cultural Resources section, and impacts from wildfire were briefly discussed within the Hazards and Hazardous Materials section. A detailed review of these resource topics is not required, however, because CEQA Guidelines Section 15007 states that amendments to the CEQA Guidelines, including additions to Appendix G, apply prospectively only with respect to future CEQA reviews. Further, subsequent or supplemental environmental review cannot be required to evaluate these three new topics under CEQA Guidelines Section 15162(a) because they do not constitute a substantial change in a project, a substantial change in the circumstances under which the project is undertaken, or new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence when the 2013 IS/MND was approved.

3.1.1 Energy

The 2013 IS/MND did not discuss potential impacts related to energy because the CEQA guidance in effect

at that time did not require lead agencies to prepare such an analysis in their CEQA documentation, and therefore did not draw any conclusions for the 2025 Revised Project for comparison. This analysis does not present new information that would not have been previously known to the City, as the lead agency under CEQA for the proposed project, because the scientific link between energy consumption and environmental impacts was understood at the time the approved project was under environmental review, even though CEQA did not require an analysis of energy at that time. Therefore, the City was reasonably aware that the approved project would consume energy when it was approved in 2013. However, the 2013 IS/MND did analyze the air quality impacts and greenhouse gas emissions associated with construction and operation of the approved project. The 2013 IS/MND concluded that the approved project would result in less than significant impacts related to both air quality and greenhouse gas emissions, and no mitigation was prescribed.

The 2025 Revised Project would not result in any impacts beyond those identified in the 2013 IS/MND, as it is limited to the grading necessary to level cut and fill across the property and provide drainage improvements and does not include construction of any new buildings or ancillary uses. Therefore, the proposed project modifications are consistent with the approved project and additional analysis for energy is not warranted. The potential for the 2025 Revised Project to result in greater air quality impacts or greenhouse gas emissions than the approved project is discussed further in Sections 4.3, Air Quality, and Section 4.7, Greenhouse Gas Emissions.

3.1.2 Tribal Cultural Resources

Pursuant to Public Resources Code § 21080.3.1, subd. (b), the 2025 Revised Project does not require tribal consultation under Assembly Bill 52, which limits AB 52's application to projects where a notice of intent to adopt an MND or EIR is issued on or after July 2015. As the 2013 IS/MND was completed prior to July 1, 2015, the AB 52 tribal consultation requirements were not yet in effect.

Because the proposed project does not require any updates to the City's General Plan and this Addendum is not being circulated for public review, requirements for Native American consultation do not apply. Mitigation measures incorporated in the 2013 IS/MND regarding cultural resources would continue to be implemented for the proposed project, as appropriate.

3.1.3 Wildfire

The discussion in the Hazards section of the 2013 IS/MND concluded that the approved project would have a less than significant impact in relation to wildfire. As specified in the 2013 IS/MND, the project site is located on a vegetated hillside area, which can be susceptible to wildland fire hazards. However, the approved project included a Fuel Modification Plan which was reviewed and approved by the Orange County Fire Authority (OCFA). The Fuel Modification Plan includes four fuel modification zones on the hillside to reduce fire fuel volume incrementally as the vegetation approaches the proposed structure, which serve not only to protect the proposed building, but also the adjacent residential uses from a fire on the project site. In addition, the approved project was consistent with OCFA fuel modification requirements, rendering impacts regarding wildland fire hazards to less than significant.

The 2025 Revised Project is limited to the grading necessary to level cut and fill across the property and provide drainage improvements and does not include construction of any new buildings or ancillary uses. In addition, the 2025 Revised Project includes revegetation of the slope to restore the property to the condition it was in prior to the emergency work evaluated in the 2018 Addendum. Therefore, the 2025 Revised Project modifications are consistent with the approved project and additional analysis for wildfire

is not warranted.

SECTION 4: Discussion of Environmental Impacts

4.1 AESTHETICS

4.1.1 Existing Setting

The proposed 0.64 acre of additional grading associated with the 2025 Revised Project, located to the east of the existing residence, is currently undeveloped. The area of additional grading is located on a hillside that slopes downward to the east and is dominated by ruderal vegetation. As described in the 2013 IS/MND, the Project site is visible from the Capistrano Valley to the east along Interstate 5 (I-5) and from various perspectives within the City of San Juan Capistrano, including Camino Del Avion. In addition to these viewpoints, the area of additional grading (2025 Revised Project) may also be visible from some of the surrounding residential properties along Peppertree Bend, lower down the hill from the Project site.

There are no scenic vistas present within or surrounding the Project site designated by the City. Additionally, the Project site is not located along a State-designated scenic highway. The nearest State designated scenic highway is I-5, located approximately 1.5 miles to the east.

4.1.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that the proposed grading and development of the vacant 13-acre project site with a single-family home would be consistent with the overall visual character of the area, which consists of a combination of scattered low-density residential development and slope landscaping.

The Project site is not encumbered by any special scenic or viewshed designation by the City and is surrounded by other residential development similar to that proposed by this Project. As such, both the 2013 IS/MND and 2018 Addendum concluded that development of the Approved Project would have less than significant impacts to scenic vistas or degradation of the existing visual character or quality of the Project site and its surroundings. Furthermore, development of the Approved Project would have no impact on scenic resources, including, but not limited to, trees, rock outcroppings, or historic buildings within a State scenic highway. As concluded in the 2013 IS/MND, the change in land use from an undeveloped area to a residential site would result in a new source of light and glare. However, with implementation of Mitigation Measure AES-1 requiring compliance with Section 9-1-35.15 of the *Laguna Niguel Zoning Code* (Outdoor Lighting) and limiting the effect of lighting on adjacent residential uses, potential impacts associated with light and glare would be reduced to a less than significant level. As the 2018 Addendum analyzed impacts limited to additional grading, the 2018 Addendum's Project did not result in additional impacts to Aesthetics beyond those identified in the 2013 IS/MND.

4.1.3 Analysis of Project Changes

Figure 3, Figure 4, and Figure 5 depict the view from San Juan Capistrano, near Via Positiva, of the existing development and visual simulations of the 2025 Revised Project. The 2025 Revised Project would not result in additional impacts to aesthetics beyond those identified in the 2013 IS/MND. As described in the 2013 IS/MND, there are no scenic vistas present within or surrounding the Project site. Grading associated with the 2025 Revised Project would be minimal and the post-construction hillside contours would blend into the adjacent terrain. Furthermore, the Project site is located within the Bear Brand Ranch residential gated community and is exempted from the City's Hillside Protection Ordinance (HPO) (see Section 9-1-81(f)(7) of the *Laguna Niguel Zoning Code*). Therefore, implementation of the 2025 Revised Project would not result in a substantial adverse effect on a scenic vista.

As described in the 2013 IS/MND, the Project site is not located along a State-designated scenic highway. The nearest State designated scenic highway is I-5 located approximately 1.5 miles east of the Project site. While the Project site is visible from portions of I-5, the grading activity associated with the 2025 Revised Project is unlikely to be visible or noteworthy to travelers on the highway. Therefore, the 2025 Revised Project would have no impact to scenic resources, including trees, rock outcroppings, or historic buildings within a State scenic highway.

The 2025 Revised Project consists of terracing the hillside to balance the terrain and would disturb approximately 8.40 acres of the hillside. The cut-and-fill slopes would not exceed 2-foot-horizontal to 1-foot-vertical (2:1 slopes). See **Figure 2** for profiles (i.e., cut sections) of the existing and proposed slope. Excavated soil would be re-used on site. As part of the 2025 Revised Project, drainage features would be installed, including earth-toned concrete terrace drains and v-ditches, catch basins, and riprap consistent in color with the surrounding environment. Grading would be minimized to the maximum extent practicable and the post-construction contours of the hillside would be blended into the adjacent natural terrain. Following construction, the Project site would be revegetated with native vegetation consistent with the surrounding area.

Construction of the 2025 Revised Project would involve construction vehicle staging on the existing on-site driveway and material staging east of the existing driveway in the proposed area of disturbance. Construction activities on the Project site would be visible from surrounding residences; however, construction activities would be occurring for approximately 20 days, and limited to the proposed area of disturbance. Construction activities would not obstruct any scenic views and would not constitute a significant aesthetic impact.

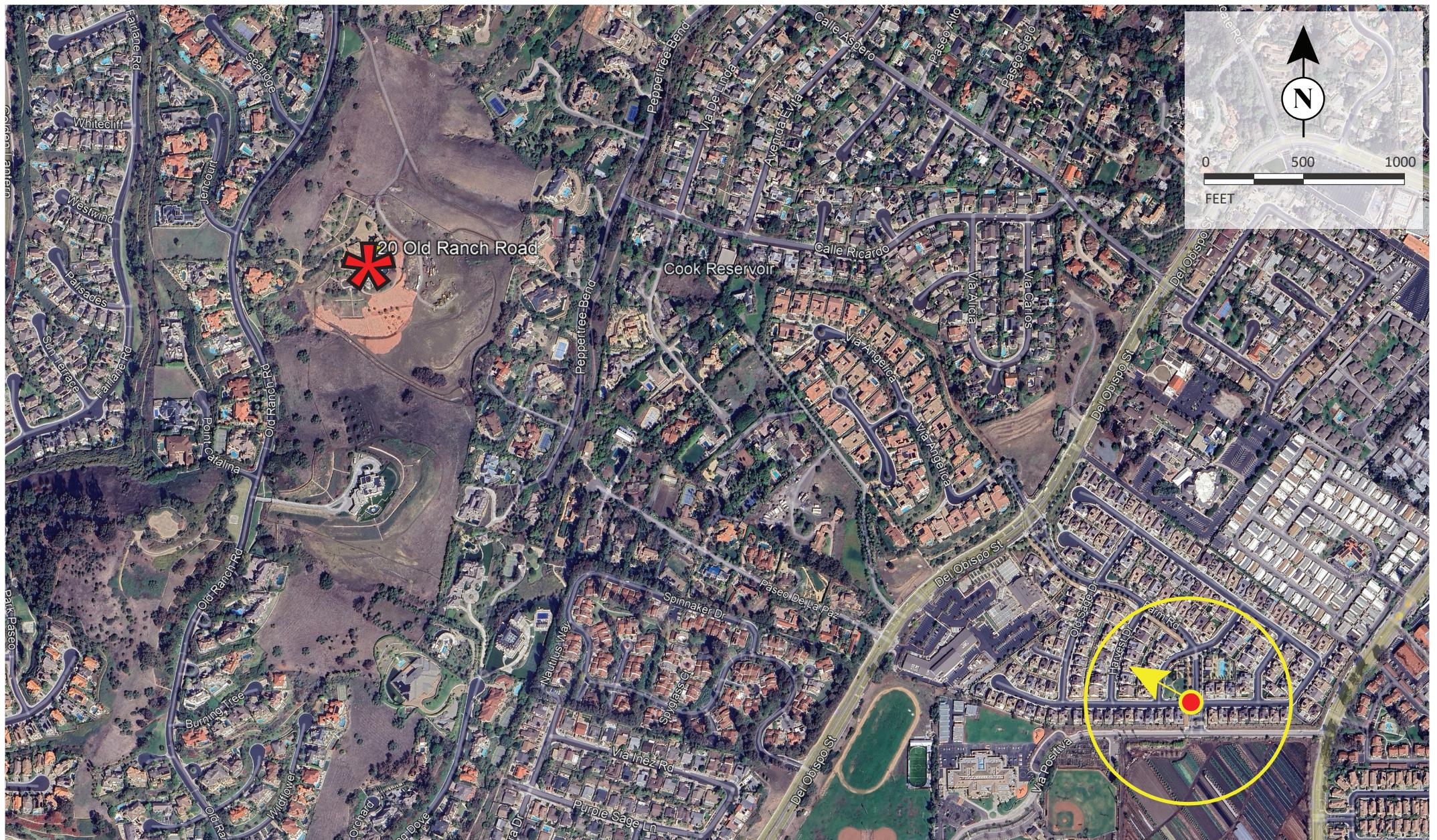
As described above, the post-grading contours of the Project site would blend into the adjacent natural terrain and would be revegetated consistent with the surrounding area. In its existing condition, the site is disturbed from the previous project, which consisted of the emergency repair of the landslide. The 2025 Revised Project would be restoring the project site to its previous condition. Post-construction views of the Project site would be similar to existing views and changes in the hillside contours would be generally imperceptible given the distance of the Project site from the public views, such as those along Camino Del Avion, Peppertree Bend, Peppertree Bend Horse Trail, and the City of San Juan Capistrano (refer to **Figure 3** for post-construction renderings of the hillside). The 2025 Revised Project would be consistent with the overall visual character of the area, and therefore, would not substantially degrade the existing visual character or quality of the site and its surroundings.



March 29, 2024 (Prior to Emergency Work)



Post Development – Heavy vegetation (Substantial Rainfall)



LEGEND



Project Site



Camera View Location and Direction

LSA

FIGURE 3

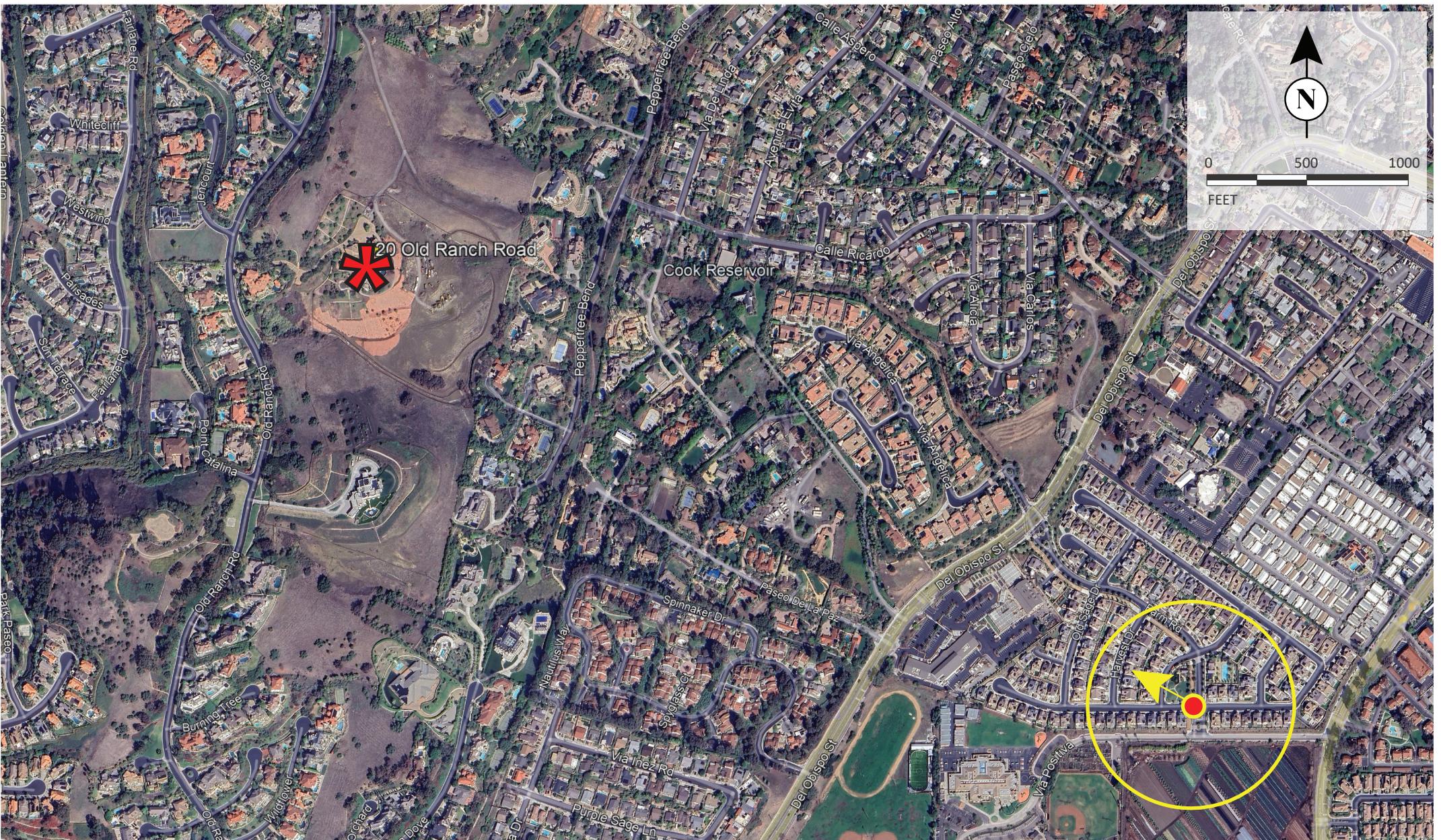
20 Old Ranch Road
Photographic Survey 1



March 29, 2024 (Prior to Emergency Work)



March 1, 2025 (After Partial Emergency Work)



Source: Google Earth, Feb 2025

LEGEND

Project Site

Camera View Location and Direction

LSA

FIGURE 4

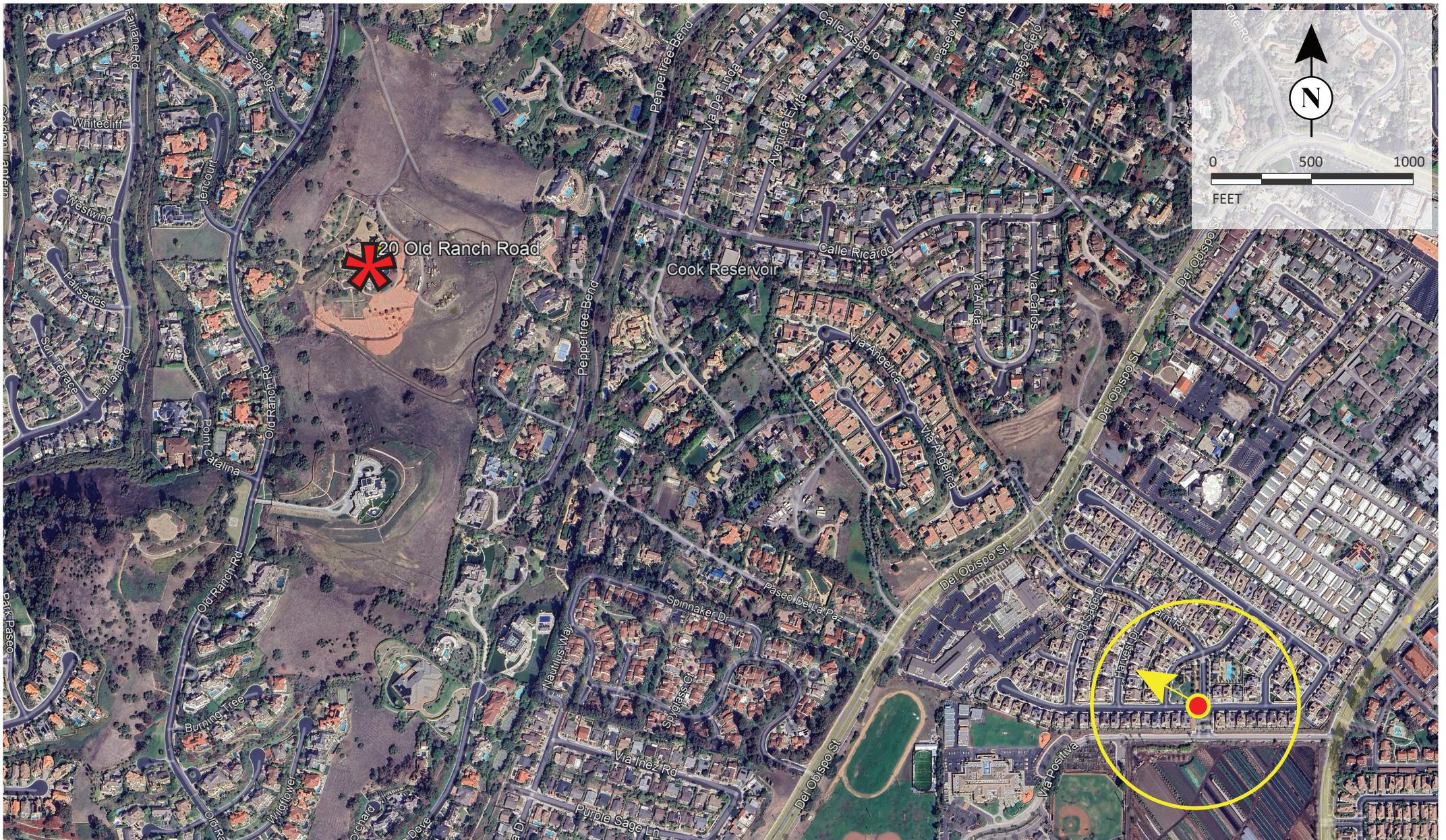
20 Old Ranch Road
Photographic Survey 2



Post Development – Heavy vegetation (Substantial Rainfall)



Post Development – Light vegetation (Limited Rainfall)



LSA

FIGURE 5

20 Old Ranch Road
Photographic Survey 3

As described in the 2013 IS/MND, the Project site is surrounded by residential uses that produce light emissions from building interiors and exterior lighting sources. The 2025 Revised Project consists of grading and terracing the hillside. The 2025 Revised Project does not include installation of new permanent lighting. Furthermore, construction activity would not be conducted at night, requiring lighting of the Project site. Therefore, 2025 Revised Project would not introduce a new source of light or glare that would adversely affect day or nighttime views in the area.

Mitigation Measure AES-1, as prescribed in the 2013 IS/MND, required the Approved Project comply with Section 9-1-35.15 of the *Laguna Niguel Zoning Code* (Outdoor Lighting) and limit the effect of lighting on adjacent residential uses. Mitigation Measure AES-1 was implemented during construction of the Approved Project. As stated above, the 2025 Revised Project does not include a lighting component; therefore, Mitigation Measure AES-1 is not applicable to the 2025 Revised Project. The 2025 Revised Project would not result in any significant impacts associated with aesthetics, and no new mitigation measures are required.

4.1.4 Findings Related to Aesthetics

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Aesthetics, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Aesthetics that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Aesthetics requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Aesthetics identified in and considered by the adopted 2013 IS/MND.

4.2 AGRICULTURAL RESOURCES

4.2.1 Existing Setting

The Project site is currently undeveloped and dominated by ornamental and ruderal vegetation. Per the City of Laguna Niguel zoning code, the property is zoned for single-family residential use (RS-1) and is not currently, nor has it been in the past, under agricultural production. Furthermore, the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the State maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency and is not under a Williamson Act contract.

4.2.2 2013 IS/MND and 2018 Addendum

Both the 2013 IS/MND and 2018 Addendum concluded that no impacts to agricultural resources would result from development of the Approved Project because (1) the Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the State maps prepared pursuant to the *Farmland Mapping and Monitoring Program of the California Resources Agency*, (2) development of the Approved Project would not result in the conversion of any farmland, (3) the Project site is not under a Williamson Act contract, (4) the Approved Project does not include rezoning of forest land, timberland, or timberland production, and (5) the Approved Project would not result in the loss or conversion of forest land. The 2018 Addendum's Project did not result in additional impacts to Agriculture Resources beyond those identified in the 2013 IS/MND.

4.2.3 Analysis of Project Changes

Similar to the Approved Project, the 2025 Revised Project is not on a site designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and would not result in additional impacts to agricultural resources beyond those identified in the 2013 IS/MND. As described in the 2013 IS/MND, there are no farmlands or timberlands present on the Project site. Therefore, implementation of the 2025 Revised Project would not result in any impacts to agricultural resources.

The 2013 IS/MND did not identify any impacts to agricultural resources; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.2.4 Findings Related to Agricultural Resources

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Agricultural Resources, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Agricultural Resources that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Agricultural Resources requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Agricultural Resources identified in and considered by the adopted 2013 IS/MND.

4.3 AIR QUALITY

4.3.1 Existing Setting

As described in the 2013 IS/MND, the Project site is located in Orange County, which is part of the South Coast Air Basin (Basin) and is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. The Basin is in nonattainment for the federal and State standards for ozone (O_3) and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) and in nonattainment for the State standards for particulate matter less than 10 microns in diameter (PM_{10}).³ The Basin is in attainment/maintenance/unclassified status for all other federal and State criteria pollutant standards.

4.3.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that the Approved Project would not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan (AQMP). Construction and operational emissions of the Approved Project would not exceed SCAQMD significance thresholds. Additionally, construction of the Approved Project would comply with SCAQMD Rule 403 for controlling fugitive dust and SCAQMD Rule 1113, which limits the amount of volatile organic compounds from architectural coatings and solvents. Therefore, the 2013 IS/MND concluded that impacts of the Approved Project related to violation of an air quality standard or contribution to an existing or projected air quality violation, cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment, exposure of sensitive receptors to substantial pollutant concentrations, and creating objectionable odors affecting a substantial number of people would be less than significant.

The 2018 Addendum concluded that the additional grading under the 2018 Revised Project would not exceed SCAQMD significance thresholds and would not conflict with or obstruct implementation of the SCAQMD AQMP or result in additional impacts to air quality beyond those identified in the 2013 IS/MND. While air quality impacts would occur during construction of the 2018 Revised Project from soil disturbance and equipment exhaust, no new operational emissions would occur after the grading activity was completed. CalEEMod calculated construction emissions for the 2018 Revised Project concluded that compliance with SCAQMD Rules 402 and 403, applicable California Code of Regulations (CCR), and California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program regulations would ensure that construction equipment/vehicle emissions and fugitive dust emissions during construction would not exceed any of the SCAQMD-established daily emissions thresholds. Additionally, construction emission rates associated with the 2018 Revised Project would not exceed the nitrogen oxide (NO_x), CO, PM_{10} , and $PM_{2.5}$ LSTs for existing sensitive receptors within 25 meters (82 feet) from the Project site for LST analyses and therefore would not create or result in an increase in the frequency or severity of any air quality standards violation.

Because construction of the 2018 Revised Project would not result in emissions exceeding the SCAQMD daily thresholds and would not result in population growth, the 2018 Addendum concluded that implementation of the Project would not conflict with the AQMP, and no impact would result with respect to implementation of the AQMP. In addition, no exceedance of SCAQMD criteria pollutant emission thresholds was anticipated for the 2018 Revised Project, as it was found to be consistent with the *Laguna Niguel General Plan* land-use designation for the Project site. Therefore, the 2018 Revised Project would

³ A nonattainment area is considered to have air quality worse than the National Ambient Air Quality Standards (National AAQS) as defined in the federal Clean Air Act.

not result in a cumulatively considerable net increase of the criteria pollutants that are in nonattainment status in the Basin.

The 2018 Addendum also analyzed construction related release of diesel particulate matter, a toxic air contaminant with known carcinogenic and chronic health effects. The 2018 Addendum concluded that the diesel particulate matter exhaust emissions rate was very low (i.e., less than a LST threshold of 7.7 lbs/day), meaning the construction health risk levels are very low and well below thresholds of significance (i.e., less than 10 in a million threshold for inhalation cancer risk). Therefore, impacts related to exposure of sensitive receptors to substantial pollutant concentrations during construction were found to be less than significant.

Under the 2018 Revised Project, potential odor sources resulting from construction equipment exhaust would be minimized by standard construction requirements. The 2018 Addendum concluded that potential construction odor emissions would be temporary and therefore considered less than significant. The Project would comply with the City's solid waste regulations and SCAQMD Rule 402 to prevent occurrences of public nuisances, therefore making odors associated with construction less than significant.

Consistent with the Approved Project and as described above, the 2018 Revised Project did not identify any significant impacts to air quality and mitigation was not required.

4.3.3 Analysis of Project Changes

SCAQMD adopted the 2022 AQMP for the Basin, which describes air pollution control strategies to be taken by a city, county, or region classified as a nonattainment area in order to bring the area into compliance with federal and State air quality standards. A project is considered consistent with the AQMP when it: (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP. Because construction of the 2025 Revised Project would not result in emissions exceeding the SCAQMD daily thresholds, it would not conflict with or obstruct implementation of the SCAQMD AQMP. In addition, the 2025 Revised Project is consistent with the *Laguna Niguel General Plan* land-use designation for the Project site and would not result in population growth. Implementation of the 2025 Revised Project would not conflict with the AQMP, and no impact would result with respect to implementation of the AQMP. Therefore, similar to the Approved Project, the 2025 Revised Project would not conflict with or obstruct implementation of the SCAQMD AQMP or result in additional impacts to air quality beyond those identified in the 2013 IS/MND.

As described in the 2013 IS/MND, in developing thresholds of significance for air pollutants, the SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Similar to the Approved Project, Air Quality impacts would occur during construction of the 2025 Revised Project from soil disturbance and equipment exhaust. However, no new operational emissions would occur after the grading activity is completed. Major sources of emissions during grading and site preparation include (1) exhaust emissions from construction vehicles, (2) equipment and fugitive dust generated by construction vehicles and equipment traveling over exposed surfaces, and (3) soil disturbances from grading and backfilling. Emissions and fugitive dust generated during construction varies depending on factors such as the level of activity, the specific operations, and weather conditions at the time of construction.

Construction emissions were calculated for the 2025 Revised Project using the California Emissions Estimator Model (CalEEMod Version 2022.1) and are summarized in **Table 4.3.A**. The CalEEMod model outputs are included in Appendix A. The total area that would be affected by the 2025 Revised Project is 8.40 acres. Construction of the 2025 Revised Project is anticipated to commence in June 2025 and end in September 2025, which was included in CalEEMod. Grading activities associated with the 2025 Revised Project would require 73,354 cubic yards of cut and 71,860 cubic yards of fill, which was included in CalEEMod. The Air Quality analysis completed for the 2025 Revised Project conservatively accounted for 4 hauling trips per day. However, because the proposed project requires less fill than cut, it is anticipated that there would be enough materials on site to meet fill requirements. The 2025 Revised Project would utilize standard earthmoving construction equipment such as excavators, crawler tractors, and compactors, which was included in CalEEMod. In addition, construction equipment will meet Tier 4 construction equipment standards as regulated by the CARB. During construction, the 2025 Revised Project would be required to comply with SCAQMD Rules 402 and 403, applicable California Code of Regulations (CCR), and California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program regulations, which include implementation of standard control measures to control fugitive dust and construction equipment emissions. As indicated in **Table 4.3.A**, by complying with SCAQMD's standard control measures, construction equipment/vehicle emissions and fugitive dust emissions during construction would not exceed any of the SCAQMD-established daily emissions thresholds. Therefore, similar to the Approved Project, construction and operational emissions associated with the 2025 Revised Project would not exceed SCAQMD significance thresholds and would not result in substantially new or worsening impacts to air quality beyond those identified in the 2013 IS/MND.

Table 4.3.A: Short-Term Regional Construction Emissions

Construction Phase	Total Regional Pollutant Emissions (lbs/day)							
	VOC	NO_x	CO	SO₂	Fugitive PM₁₀	Exhaust PM₁₀	Fugitive PM_{2.5}	Exhaust PM_{2.5}
Grading	1.2	36.9	59.1	0.1	0.9	0.3	0.1	0.3
SCAQMD Thresholds	75	100	550	150	150		55	
Significant Emissions?	No	No	No	No	No		No	

Source: CalEEMod model compiled by LSA (January 2025).

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO₂ = sulfur dioxide

VOC = volatile organic compounds

Localized significance thresholds (LSTs) represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA) and distance to the nearest sensitive receptor. As shown in **Table 4.3.B**, construction emission rates associated with the 2025 Revised Project would not exceed the nitrogen oxide (NO_x), CO, PM₁₀, and PM_{2.5} LSTs for existing sensitive receptors within 25 meters (82 feet) from the Project site for LST analyses. Because construction of the 2025 Revised Project would not exceed SCAQMD-established daily emissions thresholds or LSTs, the 2025 Revised Project would not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air

quality standard violation. Therefore, the 2025 Revised Project would not result in substantially new or worsening impacts to air quality beyond those identified in the 2013 IS/MND.

Table 4.3.B: Construction Localized Significance Threshold Impacts

Emissions Sources	NO _x	CO	PM ₁₀	PM _{2.5}
On-site Emissions (lbs/day)	36.5	58.1	1.0	0.4
LST Thresholds	149	1,217	7.7	5.1
Significant Emissions?	No	No	No	No

Source: CalEEMod model compiled by LSA (January 2025).

Source Receptor Area 21: Capistrano Valley Area, 25-meter (82-feet) distance.

CO = carbon monoxide

NO_x = nitrogen oxides

lbs/day = pounds per day

PM_{2.5} = particulate matter less than 2.5 microns in size

LST = localized significance threshold

PM₁₀ = particulate matter less than 10 microns in size

Construction of the 2025 Revised Project would include the use of diesel-powered equipment that release diesel particulate matter, a toxic air contaminant with known carcinogenic and chronic health effects. For construction analyses, the emission of diesel particulate matter is included in the exhaust PM₁₀ emissions.

Table 4.3.A shows that the exhaust PM₁₀ emissions from construction would generate 0.34 pounds per day (lbs/day) during Project construction, which is well below the SCAQMD threshold of 150 pounds per day, indicating that significant mass emissions of PM₁₀ would not occur and a significant health risk would also not occur. In addition, as shown in **Tables 4.3.B**, the 2025 Revised Project would not result in an exceedance of a SCAQMD LST during Project construction. Therefore, diesel particulate matter exhaust emissions from Project construction would not result in health risk levels that would exceed thresholds of significance (i.e., 10 in a one million threshold for inhalation cancer risk). Therefore, impacts related to exposure of sensitive receptors to substantial pollutant concentrations during construction of the 2025 Revised Project would be less than significant.

Potential odor sources associated with the 2025 Revised Project may result from construction equipment exhaust and the application of soil material during construction activities. The 2025 Revised Project would be required to comply with SCAQMD Rule 403 and the CARB idling requirements, which would minimize odor impacts from construction. The construction odor emissions would be , short-term, intermittent in nature, and would cease upon completion of construction activities and are therefore considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. The 2025 Revised Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the construction of the 2025 Revised Project would be less than significant. Because the 2025 Revised Project consists of a terraced hillside, no odors would occur after construction of the 2025 Revised Project is completed.

Consistent with the Approved Project and as described above, the 2025 Revised Project would be required to comply with SCAQMD Rules 402 and 403, applicable CCRs, and CalRecycle Sustainable (Green) Building Program regulations, which include implementation of standard control measures to control fugitive dust and construction equipment emissions. As demonstrated above, the 2025 Revised Project would not conflict with the AQMP and no exceedances of the SCAQMD criteria pollutant emission thresholds would occur. Therefore, consistent with the Approved Project, the 2025 Revised Project would not result in a cumulatively considerable net increase of the criteria pollutants that are in nonattainment status in the Basin, and impacts would be less than significant. Impacts related to exposure of sensitive receptors to substantial pollutant concentrations during construction of the 2025 Revised Project would be less than

significant. The 2025 Revised Project would also not result in objectionable odors affecting a substantial number of people. Therefore, the 2025 Revised Project would not result in substantially new or worsening impacts to air quality beyond those identified in the 2013 IS/MND.

The 2013 IS/MND did not identify any significant impacts to air quality and mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.3.4 Findings Related to Air Quality

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Air Quality, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Air Quality that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Air Quality requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Air Quality identified in and considered by the adopted 2013 IS/MND.

4.4 BIOLOGICAL RESOURCES

4.4.1 Existing Setting

The Project site is largely comprised of ruderal grassland habitat that is highly disturbed due to grading and other construction related activity associated with the Approved Project. Ruderal grassland consists of early successional grassland dominated by pioneering herbaceous plants that readily colonize disturbed ground. Portions of two drainages (identified as “Drainage A” and “Drainage B” in the Biological Resources Assessment prepared for the 2013 IS/MND) were identified in the northern and southern areas of the 2013 Project site boundary and are included within both the 2018 Project site boundary and the 2025 Revised Project site boundary as shown in **Figure 1**, Project Location.

The Project site is within the Coastal Subregion of the Orange County Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP); however, the City of Laguna Niguel is not a signatory to the NCCP/HCP and is not covered by or subject to the NCCP/HCP policies.

4.4.2 2013 IS/MND and 2018 Addendum

A Biological Resources Assessment was prepared for the 2013 IS/MND and a supplemental Biological Assessment Memorandum was prepared for the 2018 Addendum. Preparation of both assessments included literature reviews as well as on-site biological surveys and habitat assessments. Literature

searches conducted for both documents indicated that special-status plant species were unlikely to occur nor have potential to occur on the Project site due to lack of suitable habitat and its isolation from natural, undisturbed habitats. Both documents concluded that no special-status plants or animals have the potential to occur on the Project site within the areas being developed and/or graded due to lack of suitable habitat and both the Approved and Revised Projects would have less than significant impacts to candidate, sensitive, and special-status plant and animal species.

Both the 2013 IS/MND and the 2018 Addendum determined that there is no riparian habitat present on the Project site. Furthermore, ruderal grassland, which dominates the Project site, is not considered a sensitive natural community. Therefore, neither the Approved Project nor the 2018 Revised Project would result in impacts to riparian habitat or sensitive natural communities.

Two jurisdictional features were identified on the Project site, Drainage A and Drainage B in the 2013 IS/MND. It was concluded that the Project would not impact federally protected wetlands as defined by Section 404 of the Clean Water Act. Regardless, the 2013 IS/MND included Mitigation Measure BIO-1 which required agency consultation in the event that grading and/or development ultimately impacted jurisdictional features. The 2013 IS/MND concluded that, with implementation of Mitigation Measure BIO-1, impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act would be reduced to a less than significant level. The 2018 Addendum determined that construction of the 2018 Revised Project would impact Drainage "B." However, communications with the United States Army Corps of Engineers (ACOE) and the San Diego Regional Water Quality Control Board (RWQCB), resulted in neither agency asserting jurisdiction over Drainage B. Accordingly, neither the Approved Project nor the 2018 Revised Project was determined to have impacted waters of the United States (U.S.) or waters of the State, including wetlands. Prior to the 2018 Addendum, the CDFW acknowledged that it had failed to submit a Draft Lake or Streambed Alteration Agreement (SAA) or inform the applicant that a SAA would not be required for the project. According to the California Fish and Game Code Section 1603, if the CDFW does not issue a draft SAA within 60 days from the date the notification is complete, the applicant may proceed with the activity as described in the notification, including any protective measures. This allowed for completion of the 2018 Revised Project without an SAA.

Both the 2013 IS/MND and the 2018 Addendum determined that, due to the residential development surrounding the Project site and the sparse availability of vegetative cover to provide habitat for wildlife species, the Project site does not provide a connection for regional wildlife movement between large-scale open spaces and is not considered to be a wildlife corridor. However, construction activities were determined to potentially impact nesting birds. Both the 2013 IS/MND and the 2018 Addendum indicated that white-tailed kite has the potential for nesting in the project area. Mitigation Measure BIO-2 requires limiting vegetation removal to outside the nesting season or conducting surveys for nesting birds in the event that vegetation removal must occur during the nesting season. Implementation of Mitigation Measure BIO-2 reduces impacts to migratory species to a less than significant level.

Both the 2013 IS/MND and the 2018 Addendum determined that there are no local policies or ordinances protecting biological resources, such as a tree preservation ordinance, applicable to the Project site. Additionally, the City of Laguna Niguel does not participate in the NCCP/HCP and is not subject to established policies related to the NCCP/HCP. Thus, the Approved Project would not conflict with any local policies or ordinances protecting biological resources or the NCCP/HCP.

4.4.3 Analysis of Project Changes

The Supplemental Biological Assessment Memorandum prepared for the 2018 Addendum analyzed the existence or potential occurrence of any special-interest plant or animal species in or immediately

adjacent to the portion of the Project site that was not part of the 2013 Study Area (herein referred to as the Biological Study Area [BSA]). A biological field survey of the BSA was also completed in support of the 2018 Addendum. As the newly affected area within the 2025 Revised Project site boundary is immediately adjacent to and similar to the areas previously evaluated in the 2013 IS/MND and the 2018 Addendum, the results of these analyses are applicable to the 2025 Revised Project.

The Project site is highly disturbed, subjected to regular mowing and other ground disturbing activities, and lacks suitable habitat for special-status plant and animal species. Due to the lack of suitable habitat and its degraded condition, as well as its isolation from natural, undisturbed habitats, it is unlikely special-status plant and animal species have potential to occur on the Project site. Accordingly, consistent with the findings of the 2013 IS/MND, the 2025 Revised Project would result in less than significant impacts to special-status plant and animal species.

There is no riparian habitat present on the Project site. Additionally, ruderal grassland, which dominates the Project site, is not a sensitive natural community. Therefore, the 2025 Revised Project would result in no impacts to riparian habitat or sensitive natural communities. The Project site includes newly affected areas adjacent to Drainage B. However, as determined subsequent to the 2018 Addendum, neither Drainage A nor Drainage B represent jurisdictional waters of the U.S. or the State. Therefore, the 2025 Revised Project would result in no impacts to waters of the U.S. or State, including wetlands.

The 2025 Revised Project would not result in a change of the existing land use of the Project site. In addition, and as stated within the 2013 IS/MND and 2018 Addendum, the Project site does not provide a connection for regional wildlife movement between large-scale open spaces and is not considered to be a wildlife corridor. However, the 2025 Revised Project includes activities that have the potential to impact nesting birds. Implementation of Mitigation Measure BIO-2 during project construction would reduce impacts to migratory and/or nesting bird species and impacts to migratory species would be reduced to less than significant.

There continue to be no local policies or ordinances protecting biological resources, such as a tree preservation ordinance, applicable to the Project site. In addition, the City of Laguna Niguel does not participate in the NCCP/HCP and is not subject to established policies related to the NCCP/HCP. Therefore, the 2025 Revised Project would not conflict with any local policies or ordinances protecting biological resources or the NCCP/HCP.

Based on the analysis and information above, Mitigation Measure BIO-1 in the 2013 IS/MND does not apply to the 2025 Revised Project as no jurisdictional features would be impacted. Mitigation Measure BIO-2 from the 2013 IS/MND (listed below) would remain applicable to the 2025 Revised Project and no changes are required.

Mitigation Measures:

BIO-2: The project Applicant shall be responsible for the implementation of mitigation to reduce impacts to migratory and/or nesting bird species to below a level of significance through one of two ways. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to January 14) to avoid potential impacts to nesting birds. This will insure that no active nests will be disturbed and that habitat removal could proceed rapidly.

Any construction activities that occur during the nesting season (January 15 to August 31) shall require that all suitable habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist as approved by the City before commencement of clearing and prior to grading permit issuance. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) shall be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

4.4.4 Findings Related to Biological Resources

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the adopted 2013 IS/MND. The additional grading included as part of the 2025 Revised Project will not result in new significant environmental impacts related to Biological Resources, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Biological Resources that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Biological Resources requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Biological Resources identified in and considered by the adopted 2013 IS/MND.

4.5 CULTURAL RESOURCES

4.5.1 Existing Setting

The Project site is located on the United States Geological Survey (USGS) Dana Point, California, topographic quadrangle map (USGS 1981) within Township 8 South, Range 8 West, in the northeast quarter of the northwest quarter of Section 11. Elevation within the Project site ranges from 400 to 517 feet above mean sea level. Soils on the Project site are primarily clay loam with consolidated yellow-brown clay below a depth of approximately one foot.

The Project site is located in the Peninsular Ranges Geomorphic Province, a 900-mile long northwest-southeast-trending structural block that extends from the Transverse Ranges in the north to the tip of Baja California in the south and includes the Los Angeles Basin. The province contains extensive pre-Cenozoic (more than 66 million years ago [Ma]) igneous and metamorphic rock covered by limited exposures of Cenozoic (less than 66 Ma) sedimentary deposits. Geologic mapping indicates that the Project site contains Holocene to Pleistocene Landslide Deposits, the late Pliocene Niguel Formation, and the early Pliocene to late Miocene Capistrano Formation. However, examination of the on-site sediments conducted for the geotechnical report for the 2025 Revised Project indicates the area of new grading contains Artificial Fill, Landslide Deposits, and the Capistrano Formation.

4.5.2 2013 IS/MND and 2018 Addendum

A Cultural Resources Assessment was completed in support of the 2013 IS/MND for the Approved Project, including a records search conducted at the South Central Coastal Information Center (SCCIC) for cultural resources, a paleontological records search and literature review conducted at the Division of Geological Sciences of the Natural History Museum of Los Angeles County, and a pedestrian survey. No cultural resources or fossil localities were identified on the Project site. Similarly, a Cultural Resources Technical Memorandum and a Paleontological Analysis were prepared in support of the 2018 Addendum for the 2018 Revised Project. Both the 2013 IS/MND and the 2018 Addendum concluded that impacts to historical, archaeological, and paleontological resources would be less than significant after implementation of mitigation. Because the Approved Project and 2018 Revised Project would involve grading and excavation that could potentially impact unidentified cultural and paleontological resources should they be present on the Project site. Mitigation Measures CR-1, CR-2, and CR-3 were required to address potentially significant impacts related to discovery of unidentified cultural and paleontological resources. Mitigation Measures CR-1 and CR-2 require that a qualified archaeologist and paleontologist monitor grading activities and, in the event of a find, halt construction activities, evaluate the find, and donate the find to a suitable institution for curation, display, and study. Additionally, in the event that human remains are encountered during construction activities, the discovery would be treated in accordance with State and federal Guidelines, as required by Mitigation Measure CR-3.

4.5.3 Analysis of Project Changes

The 2025 Revised Project would include approximately 0.34 acre of land not included in either the 2013 IS/MND or 2018 Addendum study areas. However, record searches previously conducted in support of the 2013 IS/MND and the 2018 Addendum at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton for cultural resources, a paleontological records search and literature review conducted at the Division of Geological Sciences of the Natural History Museum of Los Angeles County, as well as pedestrian surveys on January 9, 2006 and April 4, 2017 determined that there were no cultural resources or fossil localities identified. Accordingly, consistent with the conclusion in the 2013 IS/MND, no impacts to significant historical, archaeological, or paleontological resources are anticipated with implementation of the 2025 Revised Project. However, because project activities will include excavation and grading, the potential exists for an unknown cultural resource to be unearthed during construction. Therefore, as required in the 2013 IS/MND for the Approved Project, the 2025 Revised Project would be required to implement Mitigation Measures CR-1 and CR-2 to reduce potential impacts to unknown cultural resources to a less than significant level.

A Geological Evaluation Report was prepared for the 2025 Revised Project in October of 2023 (see Appendix B). Similar to previous activity at the Project site, the 2025 Revised Project would involve excavation into deposits of the Capistrano Formation, which has a high paleontological sensitivity. Accordingly, there is a potential for construction activities to impact previously unidentified paleontological resources. Therefore, as required in the 2013 IS/MND, the 2025 Revised Project would be required to implement Mitigation Measures CR-1 and CR-2 to reduce potential impacts to unidentified paleontological resources to a less than significant level.

Consistent with the conclusions in the 2013 IS/MND, grading associated with the 2025 Revised Project is not anticipated to result in the potential for the disturbance of human remains. However, in the unlikely event that human remains are encountered during grading activities, Mitigation Measure CR-3 will be implemented requiring the discovery be treated in accordance with State and federal guidelines for

disclosure, recovery, and preservation as appropriate. With implementation of Mitigation Measure CR-3, potential impacts to undiscovered human remains would be reduced to a less than significant level.

Based on the analysis and information above, no changes to the mitigation measures included in the 2013 IS/MND are required. Mitigation Measures CR-1 through CR-3 from the 2013 IS/MND for the Approved Project (listed below) would remain applicable to the 2025 Revised Project.

Mitigation Measures:

CR-1 Prior to issuance of a grading permit, the project Applicant or designee shall provide written evidence to the City Grading Engineer and Community Development Director that a City approved archaeologist and paleontologist have been retained to observe grading activities and salvage and catalog cultural resource and fossils, as necessary. The archaeologist and paleontologist shall be present at the pre-grading meeting with the City Grading Engineer, shall establish procedures for cultural resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification and evaluation of fossils. During grading activities, a qualified archaeologist and paleontologist shall conduct monitoring of the project site. If major cultural resources are discovered that require long-term halting or redirecting of grading, the archaeologist and paleontologist shall report such findings to the Community Development Director. Once identified, the archaeologist and/or paleontologist shall evaluate the finds in accordance with CEQA. These actions shall be subject to the approval of the Community Development Director.

CR-2 Any cultural resources that may be recovered shall be donated to a suitable institution for curation, display and study by qualified personnel after laboratory analysis and a report has been prepared.

CR-3 If human remains are discovered as a result of the project during development, all activity shall cease immediately, and the Contractor shall notify the Orange County Coroner's Office immediately under state law, and a qualified archaeologist and Native American monitor shall be contacted. Should the Coroner determine the human remains to be Native American, the Native American Heritage Commission shall be contacted pursuant to Public Resources Code Section 5097.98.

4.5.4 Findings Related to Cultural Resources

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Cultural Resources, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Cultural Resources that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect

not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Cultural Resources requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Cultural Resources identified in and considered by the adopted 2013 IS/MND.

4.6 GEOLOGY AND SOILS

4.6.1 Existing Setting

Evaluation of Geology and Soils is based on a geotechnical investigation conducted in October 2023 and included as Appendix B. Per the geotechnical investigation, the Project site is underlain by areas of artificial fill, topsoil/colluvium, a small surficial failure, and ancient landslide materials, overlaying the Capistrano Formation.

There are no active or potentially active faults known to exist on the Project site. While the Project site does not lie within the boundaries of an “Earthquake Fault Zone” as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act, it is located within five miles of the Newport-Inglewood Fault.

The soil materials on the Project site exhibit predominantly medium-to-very-high potential for expansion. The Project site also demonstrates potential for liquefaction; however, the risk of liquefaction is considered to be low due to the sound bedrock near-surface and deep groundwater level. Groundwater was not encountered during the geotechnical investigation for either the Approved Project or 2018 Revised Project, at least to the maximum depth explored (102 feet); however, wet conditions and potential perched groundwater conditions may be present on the Project site. In addition, according to the California Department of Conservation Seismic Hazard Zones Map, the Project site is not located within an area subject to liquefaction.

Regional geologic maps of the area depict a large, ancient landslide encompassing most of the Project site and multiple local landslides are present. A large landslide complex underlies the majority of the site, consisting of siltstone, clayey siltstone, and sandy siltstone. Landslide materials, where encountered, are relatively intact and similar to the bedrock materials at the Project site, but moderately fractured and weathered. In 2018, a large landslide occurred on the neighboring property at 13 Old Ranch Road, necessitating emergency work on the Project site. The October 2023 geotechnical investigation concluded that the same deep-seated rupture surface underlays the Project site and an emergency grading permit was issued to improve the stability of the residence. The landslide material is considered potentially compressible. Potential, overlying and/or underlying colluvial deposits may require locally deeper removals.

4.6.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that the Approved Project would have a less than significant impact related to rupture of a known earthquake fault and strong seismic shaking because no active or potentially active faults have been mapped at the Project site. The 2013 IS/MND also concluded that the impacts related to liquefaction, subsidence, and lateral spreading would be less than significant due to the sound bedrock near-surface and deep groundwater level.

The on-site soil materials exhibit predominantly medium-to-very-high expansion potential. Additionally, although surficial landslides are present on the Project site, the improvements proposed for the Approved Project were located above and beyond the limits of the on-site shallow landslides. The 2013 IS/MND concluded that structural design considerations and compliance with governing City grading and building codes, and the recommendations included in the *Geotechnical Investigation Report* would reduce potential Project impacts related to potential slope failure and expansive soils to a less than significant level.

Both the 2013 IS/MND and 2018 Addendum concluded that erosion impacts during construction would be less than significant with compliance with the Construction General Permit, which includes preparation of a Stormwater Pollution Prevention Program (SWPPP) and implementation of construction Best Management Practices (BMPs), as well as compliance with the erosion control standards of the *City of Laguna Niguel Grading and Excavation Code*. The Approved Project included design features and BMPs to reduce stormwater peak flow and volume, and to reduce long-term erosion. Therefore, the 2013 IS/MND determined that impervious surface areas would not be prone to soil erosion or siltation after site development.

Neither the Approved Project nor 2018 Revised Project included construction of septic tanks or alternative wastewater systems and would, therefore, not result in impacts related to the capability of the soils to support septic tanks or alternative wastewater systems.

Further geotechnical evaluations were completed in support of the 2018 Addendum. The geotechnical evaluation concluded that the area of proposed grading was generally consistent with those described in the geotechnical report prepared for the Approved Project. The 2018 Revised Project did not result in additional impacts to Geology and Soils beyond those identified in the 2013 IS/MND.

4.6.3 Analysis of Project Changes

As discussed in Section 4.6.1, there are no active or potentially active faults known to underlie the Project site. Furthermore, while an existing fault lies within five miles of the Project site, the Project site does not lie within an Alquist-Priolo fault zone. The potential for fault rupture at the Project site is considered low. However, the Project site is susceptible to ground shaking from the numerous faults within the region. Liquefaction potential on the Project site is also low. However, portions of the site are located within a zone of potential earthquake-induced landslides. Compliance with the recommendations of the 2023 geotechnical evaluation would reduce impacts related to ground shaking, landslides, and unstable soils to less than significant.

Construction activities would expose soil on the Project site, increasing potential for soil erosion. Construction of the 2025 Revised Project would comply with City of Laguna Niguel Grading Requirements and the General Earthwork and Grading Specifications for Rough Grading. Furthermore, the 2025 Revised Project would comply with the requirements of the Construction General Permit. A revised Notice of Intent (NOI), a revised project Site map, and a revised SWPPP would be submitted to the State Water Resources Control Board (SWRCB) to revise the permit coverage that was obtained for the Approved Project (and updated for the 2018 Revised Project) to include the additional area of grading and extended construction period. The revised SWPPP would include construction BMPs to avoid or minimize erosion and sedimentation.

The 2025 Revised Project does not include construction of septic systems or alternative wastewater systems; therefore, no impacts related to the capability of the soils to support septic tanks or alternative wastewater systems would occur.

The Approved Project analyzed in the 2013 IS/MND did not require mitigation for impacts related to Geology and Soils. Based on the analysis above, and with compliance with the recommendations of the 2023 geotechnical evaluation, the 2025 Revised Project does not change the conclusions of the 2013 IS/MND and does not require additional mitigation measures.

4.6.4 Findings Related to Geology and Soils

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Geology and Soils, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. Subsequent to approval of the 2013 IS/MND and 2018 Addendum, a landslide occurred requiring repair. The geotechnical conditions encountered in the area of proposed grading, as described in the 2023 geotechnical investigation are generally consistent with those described in the geotechnical report prepared for the Approved Project. Therefore, there is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Geology and Soils that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact to Geology and Soils requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Geology and Soils identified in and considered by the adopted 2013 IS/MND.

4.7 GREENHOUSE GAS EMISSIONS

4.7.1 Existing Setting

“Greenhouse gases” (GHGs) emitted by human activity are implicated in global climate change. GHGs are present in the atmosphere naturally through release from natural sources or are formed from secondary reactions taking place in the atmosphere. The State of California identifies the GHGs as including carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆)(Cal. Code Regs. tit. 14, § 15364.5). Since the advent of the Industrial Revolution, human activity has resulted in the release of substantial quantities of GHGs into the atmosphere. These anthropomorphic emissions are increasing GHG concentrations in the atmosphere, and enhancing the natural greenhouse effect, which is believed to be contributing to climate change.

4.7.2 2013 IS/MND and 2018 Addendum

As stated in the 2013 IS/MND, construction and operational GHG emissions due to increased energy consumption, water usage, solid waste disposal, and vehicular traffic generated by the Approved Project were estimated at 59 metric tons (MT) of carbon dioxide equivalent (CO₂e) per year, which would not exceed the screening threshold of 3,000 MT CO₂e promulgated by SCAQMD for all land use or mixed use projects. Therefore, the 2013 IS/MND concluded that the Approved Project would have a less than significant impact associated with (1) the generation of GHG emissions, either directly or indirectly, that could have a significant impact on the environment, and (2) conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. Similarly, the 2018 Addendum concluded that additional grading under the 2018 Revised Project would not result in any new or added impacts to GHG emissions beyond those identified in the 2013 IS/MND.

4.7.3 Analysis of Project Changes

The SCAQMD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. The SCAQMD then requires the construction GHG emissions to be amortized over the life of the project (which is defined as 30 years), added to the operational emissions, and compared to the applicable interim GHG significance threshold tier.

Table 4.7: Construction Greenhouse Gas Emissions

Construction Phase	Total Greenhouse Gas Emissions (MT/yr)			
	CO₂	CH₄	N₂O	CO₂e
Grading Emissions	212.3	<0.1	<0.1	213.3
Amortized over 30 years				7.1

Source: CalEEMod model compiled by LSA (January 2025).

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

MT/yr = metric tons per year

N₂O = nitrous oxide

As shown in **Table 4.7**, the 2025 Revised Project is estimated to produce a total of 213.3 MT CO₂e during Project construction. When amortized over the 30-year life of the project, annual emissions would be 7.1 MT CO₂e, which would be significantly below the SCAQMD screening threshold of 3,000 MT CO₂e for residential projects, as well as the 52 MT CO₂e reported in the 2013 IS/MND. Therefore, impacts related to generation of GHG emissions, either directly or indirectly, would be less than significant.

Because GHG emissions generated by construction of the 2025 Revised Project would be significantly below the SCAQMD's screening threshold of 3,000 MT CO₂e per year and the 52 MT CO₂e reported in the 2013 IS/MND, no new operational emissions would occur with implementation of the 2025 Revised Project. Additionally, because the 2025 Revised Project would comply with existing regulations it would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Therefore, construction of the 2025 Revised Project would not result in substantially new or worsening impacts to GHG emissions beyond those identified in the 2013 IS/MND.

The 2013 IS/MND did not identify any significant impacts to GHG emissions, and mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.7.4 Findings Related to Greenhouse Gas Emissions

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Greenhouse Gas Emissions, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Greenhouse Gas Emissions that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact to Greenhouse Gas Emissions requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Greenhouse Gas Emissions identified in and considered by the adopted 2013 IS/MND.

4.8 HAZARDS AND HAZARDOUS MATERIALS

4.8.1 Existing Setting

As stated in the 2013 IS/MND, the Project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5, nor is it within 0.25 mile of a hazardous materials site. The nearest hazardous materials site is an agricultural cleanup site located approximately 0.62 mile away from the Project site. In addition, the Project site is not located within 0.25-mile of an existing or proposed school. The nearest school is the Kinoshita Elementary School, located approximately 0.75 mile southeast of the Project site. Finally, the Project site is not located within an airport land use plan and is not located within two miles of a public airport or public use airport, or in the vicinity of a private airstrip. The nearest public use airport is John Wayne Airport, located approximately 20 miles northwest of the Project site.

4.8.2 2013 IS/MND and 2018 Addendum

Construction activities associated with the Approved Project would include the use of hazardous materials typically used during construction such as gasoline, diesel fuel, herbicides and solvents. The 2013 IS/MND concluded that the Approved Project would result in less than significant impacts associated with the routine transport, use, or disposal of hazardous material, and under reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Additionally, the 2013 IS/MND concluded that the Approved Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school, be located within the vicinity of a private airstrip or an airport land use plan that would result in a safety hazard for people residing or working in the Project area, or impair implementation of

or physically interfere with an adopted emergency response plan or emergency evacuation plan. Furthermore, the Approved Project is not located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Similarly, the 2018 Addendum concluded that additional grading would not result in any new or added impacts to hazards and hazardous materials beyond those identified in the 2013 IS/MND.

4.8.3 Analysis of Project Changes

The 2025 Revised Project would not result in additional impacts to hazards and hazardous materials beyond those identified in the 2013 IS/MND as the 2025 Revised Project because the construction activities and practices for the 2025 Revised Project are similar to the Approved Project. Similar to the Approved Project described in the 2013 IS/MND, during construction of the 2025 Revised Project there would be typical worker safety risks associated with the use of construction equipment and exposure to potentially hazardous construction materials. However, compliance with federal and State Occupational Safety and Health Administration (OSHA) regulatory requirements would reduce the potential for construction-related risks from the transport and use of any hazardous materials. In addition, although the construction activities would include the use of hazardous materials such as gasoline, diesel fuel, herbicides and solvents, the use of these materials would be typical of general construction and landscaping and would pose a low risk of hazard. Similar to the Approved Project, implementation of the 2025 Revised Project would not create a hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. In addition, the 2025 Revised Project would not create a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

As described in the 2013 IS/MND, the Project site is not listed as a hazardous materials site pursuant to Government Code Section 65962.5, nor is the Project site located within 0.25-mile of a recorded hazardous materials site. Additionally, the Project site is not located within 0.25-mile of an existing or proposed school and following completion of construction, no hazardous or acutely hazardous materials, substances, or waste would be utilized on the Project site. The Project site is not located within an airport land use plan, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip. Therefore, implementation of the 2025 Revised Project would result in less than significant impacts associated with hazards and hazardous materials.

The 2013 IS/MND did not identify any significant impacts to hazardous and hazardous materials; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.8.4 Findings Related to Hazards and Hazardous Materials

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that the 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Hazards and Hazardous Materials, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances

pertaining to Hazards and Hazardous Materials that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Hazards and Hazardous Materials requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Hazards and Hazardous Materials identified in and considered by the adopted 2013 IS/MND.

4.9 HYDROLOGY AND WATER QUALITY

4.9.1 Existing Setting

Under existing conditions, storm water mostly flows via surface runoff in either a southeasterly or northeasterly direction into a natural valley at the base of the slope for collections along the eastern Project site boundary. The property is divided into two drainage areas: Drainage Area "A" and Drainage Area "B." Drainage Areas "A" and "B" encompass approximately the southern half and northern half of the property, respectively. Runoff from Drainage Area "A" flows to the base of the hillside beyond the property limits to an existing desilting basin for treatment and volume reduction and then is collected by an existing 30-inch reinforced concrete pipe (RCP). This existing 30-inch RCP connects to the San Juan Capistrano storm drain system near an access driveway that serves homes along Peppertree Bend. Runoff from Drainage Area "B" surface outlets just below the eastern property line near the toe-of-slope into an existing 24-inch RCP that also connects to the San Juan Capistrano storm drain system.

The Project site is not located within a 100-year floodplain. Additionally, the Project site is not located within an inundation zone of a levee, dam, seiche, or tsunami.

4.9.2 2013 IS/MND and 2018 Addendum

The Approved Project was required to comply with the requirements of the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), which requires developing and implementing a Storm Water Pollution Prevention Plan (SWPPP) specifying Best Management Practices (BMPs) to be implemented during construction. The Approved Project was also required to comply with the San Diego Regional Water Quality Board's (RWQCB's) Orange County MS4 Permit and the City's Local Implementation Plan (LIP), which required preparation of a Water Quality Management Plan (WQMP) and implementation of Site Design, Source Control, and Treatment Control BMPs (including an on-site detention system) because the Approved Project was considered a "priority project." The City LIP also requires that post-construction hydrologic conditions must be less than or equal to predevelopment (naturally occurring) conditions, which were proposed to be achieved through implementation of a dry detention basin along with riprap velocity reducers.

The 2013 IS/MND concluded that, with compliance with the regulations summarized above, the Approved Project would result in less than significant impacts related to water quality standards or waste discharge

requirements; alteration of existing drainage patterns in a manner which would result in substantial on- or off-site erosion, siltation, or flooding; exceedance of storm drain systems or provision of additional sources of polluted runoff; and mudflows and mudslides. The 2013 IS/MND also concluded that the Approved Project would not result in impacts related to groundwater, placement of housing or structures in 100-year flood hazard areas, exposure of people or structures to injury or death involving flooding.

Similarly, a *Water Quality Management Plan* (Brent Engineering, July 2017) and a *Hydrology Study* (Brent Engineering, July 2017) prepared for the 2018 Revised Project concluded that although the 2018 Revised Project altered drainage patterns, it did not result in an increase in impervious surface area or an increase in stormwater runoff. The drainage improvements implemented in the 2018 Revised Project did not result in significant impacts related to water quality standards or waste discharge requirements, alter existing drainage patterns in a manner that would result in substantial on- or off-site erosion, siltation, or flooding, or include the injection into or extraction from groundwater. Additionally, the Project site is not located within a 100-year floodplain or the inundation zone of a levee, dam, seiche, or tsunami. Therefore, the 2018 Revised Project did not result in new or added impacts to hydrology and water quality beyond those identified in the 2013 IS/MND.

4.9.3 Analysis of Project Changes

A *Preliminary Water Quality Management Plan* (RDS and Associates, November 2024) and a *Revised Preliminary Landslide Grading and Drainage Study* (RDS and Associates, November 2024) were prepared for the 2025 Revised Project. These reports are included in Appendix C and D, respectively. As described below, the 2025 Revised Project would not result in additional impacts to hydrology and water quality beyond those identified in the 2013 IS/MND. Similar to the Approved Project, the 2025 Revised Project would comply with the Construction General Permit. A revised NOI, a revised site map, and a revised SWPPP would be submitted to the SWRCB to update permit coverage that was obtained for the Approved Project to include the additional area of grading and extended construction period. The revised SWPPP would specify the construction BMPs to be utilized during construction of the 2025 Revised Project in order to avoid or minimize the discharge of any sediment or other construction-related pollutants from the site. BMPs would include but are not limited to minimization of impervious area, preservation of existing drainage patterns, revegetation of disturbed areas, and slopes and channel buffers.

Although the 2025 Revised Project would alter drainage patterns, it would not result in an increase in impervious surface area or an increase in stormwater runoff. The 2025 Revised Project includes drainage features to reduce stormwater runoff velocity which would result in a beneficial impact to hydrology and water quality. The proposed drainage features include terrace drains, downdrains, rock rip rap lines swales, rock rip rap energy dissipators, and HDPE storm drainpipe. Runoff would be directed to the existing surface outlets in Drainage Area "B," located just below the eastern property line near the toe-of-slope. Runoff would then flow into an existing 24-inch RCP that also connects to the San Juan Capistrano storm drain system.

For the reasons discussed above, the 2025 Revised Project would result in less than significant impacts related to water quality standards or waste discharge requirements, alteration of existing drainage patterns in a manner that would result in substantial on- or off-site erosion, siltation, or flooding, exceedance of storm drain systems or provision of additional sources of polluted runoff.

The 2025 Revised Project does not include the injection into or extraction from groundwater; therefore, implementation of the 2025 Revised Project would not deplete groundwater supplies or interfere with groundwater recharge. Consequently, no impacts to groundwater supplies or recharge would occur.

The Project site is not located within a 100-year floodplain. Additionally, the Project site is not located within an inundation zone of a levee, dam, seiche, or tsunami. Therefore, the 2025 Revised Project would not result in impacts related to placement of housing or structures in 100-year flood hazard areas or exposure of people or structures to injury or death involving flooding.

Following development, all disturbed areas would be revegetated with native, drought-tolerate plants and ground cover, which would reduce the potential risk associated with possible mudflows and mudslides. Therefore, impacts related to mudflows and mudslides would be less than significant.

The 2013 IS/MND did not identify any significant impacts to hydrology and water quality; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.9.4 Findings Related to Hydrology and Water Quality

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that the 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts to Hydrology and Water Quality, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Hydrology and Water Quality that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact to Hydrology and Water Quality requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Hydrology and Water Quality identified in and considered by the adopted 2013 IS/MND.

4.10 LAND USE AND PLANNING

4.10.1 Existing Setting

The Project site is located within an established residential community (Bear Brand Ranch) and is surrounded by other similar residential properties. The Project site is not located within an adopted HCP/NCCP or other approved habitat conservation plan area.

The Project site is located within Community Profile 12, Sub-profile Area A (Bear Brand) of the *Laguna Niguel General Plan*. The Land Use Element (adopted August 1992, last Amended November 2011) designates the site as “Residential Detached” and identifies a maximum density of one residence per four acres for this particular sub area. The Project site is also located within the Rural Residential (RS-1) Zoning

District of the *Laguna Niguel Zoning Code*. The RS-1 development standards require each parcel to be at least four acres in size; the Project site is 13 acres in area. This district is intended to provide for large lot estates with ample open space on each lot.

4.10.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that because the proposed single-family residence represented an extension of existing residential development in the area, the Approved Project would not physically divide an established community. The 2013 IS/MND concluded that the proposed single-family home was consistent with the land-use designation “Residential Detached” in the Laguna Niguel General Plan and the ratio of one residence per 13 acres was far less intense than the maximum allowed for this land use. In addition, the Approved Project complied with the purpose and intent of the Rural Residential (RS-1) zoning district as provided for in the Laguna Niguel Zoning Code. The RS-1 zoning district is intended to provide for large lot estates with ample open space on each lot. The access driveway transverses an area designated in the Land Use Element as “Open Space” and zoned Open Space (OS). The OS zoning district requires a Minor Use Permit (UP 11-04) for vehicular and pedestrian accessways. The Project site is not within an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP) or other approved habitat conservation plan area and the Approved Project would, therefore, not conflict with such plans. For these reasons, the 2013 IS/MND concluded that no impacts to land use and planning would occur. Similarly, the 2018 Addendum concluded that the 2025 Revised Project would not result in any new or added impacts to land use and planning beyond those identified in the 2013 IS/MND.

4.10.3 Analysis of Project Changes

The 2025 Revised Project, similar to the Approved Project, is consistent with the General Plan land use designation and zoning applicable to the Project site and would not result in additional impacts to land use and planning beyond those identified in the 2013 IS/MND and 2018 Addendum. The 2025 Revised Project would be limited to necessary grading to balance the property and drainage improvements and would not include construction of any new buildings. Construction and grading activities would be minimized to the maximum extent possible, and once completed, the ground disturbance area for the 2025 Revised Project would be revegetated and used as landscaped open space. In addition, the 2025 Revised Project would not include any new structures that would physically divide an established community. The work to be completed would be consistent with the requirements of the “Residential Detached” land use designation and the RS-1 zoning district and would not require a change to existing General Plan land use or zoning. Furthermore, the Project site is not located within an adopted HCP/NCCP or other approved habitat conservation plan area. Therefore, no impacts related to Land Use and Planning would occur.

The 2013 IS/MND did not identify any impacts to land use; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.10.4 Findings Related to Land Use

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Land Use and Planning, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Land Use and Planning that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact to Land Use and Planning requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Land Use and Planning identified in and considered by the adopted 2013 IS/MND.

4.11 MINERAL RESOURCES

4.11.1 Existing Setting

The area of proposed additional grading included in the 2025 Revised Project largely falls within the study areas analyzed in the 2013 IS/MND and 2018 Addendum. The 2025 Revised Project would include approximately 0.64 acres of additional grading along the northern boundary of the Project site. The Project site is not designated for mineral resources in the Laguna Niguel General Plan or Zoning Code. In addition, the California Department of Conservation has designated the project site as Mineral Resource Zone (MRZ) 1, which consists of areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. Therefore, there are no known mineral deposits on the Project site. Additionally, there are no mineral extraction activities occurring on the property.

4.11.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that no impacts to mineral resources would occur from development of a single-family residence because (1) there are no mineral extraction activities occurring on the property; (2) no known mineral deposits exist on the property; and (3) the proposed Project site is not designated for mineral resources in the Land Use Element of the *Laguna Niguel General Plan*. In addition, the 2018 Addendum concluded that additional grading would not result in any new or added impacts to mineral resources beyond those identified in the 2013 IS/MND.

4.11.3 Analysis of Project Changes

The 2025 Revised Project would not result in additional impacts to mineral resources beyond those identified in the 2013 IS/MND as the Project site does not contain any mineral resources. As described in the 2013 IS/MND, there are no mineral extraction operations or known mineral resources on the Project site. In addition, the Project site is not designated for mineral resources in the Laguna Niguel General Plan or Zoning Code. For these reasons, implementation of the 2025 Revised Project would not result in the loss of availability of a known mineral resource or locally important mineral resources.

The 2013 IS/MND did not identify any impacts to mineral resources; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.11.4 Findings Related to Mineral Resources

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts to Mineral Resources, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Mineral Resources that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact to Mineral Resources requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Mineral Resources identified in and considered by the adopted 2013 IS/MND.

4.12 NOISE

4.12.1 Existing Environmental Setting

The primary existing noise sources in the vicinity of the Project site are vehicles operating on local roads, including traffic on Old Ranch Road, Street of the Golden Lantern, Camino Del Avion, and other local streets. As discussed in the 2013 IS/MND and the 2018 Addendum, noise measurements were previously collected and found to be below the City's exterior noise level standard.

4.12.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND identified that short-term noise impacts associated with Project construction would be higher than existing ambient noise levels but would cease upon completion of construction. Noise levels associated with the three loudest pieces of equipment were determined to be 92 A-weighted decibels (dBA) at 50 feet. Thus, the resulting noise level at the closest residential use, which was located more than 80 feet to the west of the construction activities, was estimated to be between 86 and 92 dBA. The 2018 Addendum identified the closest sensitive noise receptor as the residence at 20 Old Ranch Road that was completed as part of the Approved Project and located approximately 20 feet from the 2018 Revised Project activities. The construction equipment that was utilized for the 2018 Revised Project was limited to dozers and compactors. Based on the type of construction equipment and associated reference noise levels taken from the 2006 Federal Highway Administration Roadway Construction Noise Model, noise levels at the residence at 20 Old Ranch Road would have the potential to range from 92 to 99 dBA. However, similar to the 2013 IS/MND, the 2018 Addendum concluded that with adherence to the City of Laguna Niguel Municipal Code Construction Noise Hours and Mitigation Measure N-1, requiring muffling of construction equipment and placement stockpiling/staging of construction vehicles away from

sensitive noise receptors, impacts related to short-term construction noise would be reduced to below a level of significance.

The 2013 IS/MND concluded that development of one single-family residence would not generate excessive ground-borne vibration or ground-borne noise. Similarly, the 2018 Addendum determined that the construction equipment utilized for the 2018 Revised Project would generate a limited amount of ground-borne vibration during construction activities at short distances away (i.e., within 50 feet) from the source. The use of equipment would most likely be limited to a few hours spread over several days during grading activities and the nearest residential use was over 80 feet away. As such, ground-borne vibration and noise levels were concluded to be less than significant.

The 2013 IS/MND identified that the development of one single-family residence was not anticipated to expose persons to or generate long-term noise levels in excess of the exterior standard of 55 dBA identified in the Laguna Niguel Municipal Code. The 2018 Addendum determined noise generated by the 2025 Revised Project would cease following completion of construction, no additional long-term noise beyond that analyzed in the 2013 IS/MND (i.e., from landscaping equipment) would be generated. Collectively, the impacts of anticipated future noise level increases would be less than significant.

The Project site is not in the vicinity of an airport or private airstrip; therefore, both the 2013 IS/MND and 2018 Addendum concluded that the Project would not expose people residing or working in the vicinity of an airport or private airstrip to excessive noise.

4.12.3 Analysis of Project Changes

The 2025 Revised Project would not result in additional noise impacts beyond those identified in the 2013 IS/MND or the 2018 Addendum. Any potential change in noise impacts associated with the 2025 Revised Project would be due to short-term construction noise exposure at the nearest noise sensitive receptor. The nearest noise sensitive receptors beyond the residence at 20 Old Ranch Road are located south of the Project site along Peppertree Bend, roughly 80 feet from the 2025 Revised Project Site Boundary. Similar to the 2018 Revised Project, the construction equipment utilized for the 2025 Revised Project would be dozers and compactors. Based on the type of construction equipment and associated reference noise levels derived from the 2018 Federal Transit Administration Transit Noise and Vibration Impact Assessment Manual, typical construction noise levels for dozers and compactors at 50 feet from the source would be 85 dBA and 82 dBA, respectively. Per the City's Noise Control Ordinance, the maximum exterior noise level during daytime hours (7:00 a.m. – 10:00 p.m.) is 55 dBA (Laguna Niguel Municipal Code, Tit. 6, Div. 6, Sec. 6-6-5). However, the Noise Control Ordinance provides an exemption for noise sources associated with construction, repair, remodeling or grading of any real property, provided such activities do not take place between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday (*Id.* at Sec. 6.6.7). Compliance with the City's Noise Control Ordinance and implementation of Mitigation Measure N-1, requiring the use of mufflers on construction equipment and placement stockpiling/staging of construction vehicles away from sensitive noise receptors, would reduce impacts related to short-term construction noise to less than significant.

Similar to the 2018 Revised Project, heavy construction equipment (e.g., bulldozer and excavator) would generate a limited amount of ground-borne vibration during construction activities at short distances from the source (i.e., within 50 feet). Equipment use would be limited to a few hours spread over 20 days between June and September 2025. Vibration associated with grading equipment would not exceed levels identified in the 2013 IS/MND or 2018 Addendum. Therefore, the 2025 Revised Project is not anticipated to generate excessive ground-borne vibration or ground-borne noise that would exceed the damage

thresholds for non-historical properties and ground-borne vibration and noise levels associated with the 2025 Revised Project would remain less than significant.

Because noise generated by the 2025 Revised Project would cease following completion of construction, no additional long-term noise beyond that analyzed in the 2013 IS/MND or the 2018 Addendum (i.e., from landscaping equipment) would be generated. The Project site is not in the vicinity of an airport or private airstrip; therefore, the 2025 Revised Project would not expose people residing or working in the vicinity of an airport or private airstrip to excessive aircraft noise.

Based on the analysis and information above, no changes to the mitigation measures included in the 2013 IS/MND are required. In addition to compliance with the Municipal Code Construction Noise Hours, Mitigation Measure N-1 from the 2013 IS/MND for the Approved Project would remain applicable to the 2025 Revised Project.

Mitigation Measure:

N-1 The following notes shall be included on the Grading and Building Plans prior to permit issuance and implemented during construction:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, to the satisfaction of the Building Official;
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers to the satisfaction of the Building Official; and
- During construction and to the satisfaction of the Building Official, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors during construction activities.

4.12.4 Findings Related to Noise

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that 2025 Revised Project modifications require a major change to the 2013 IS/MND. The additional grading will not result in new significant environmental impacts to Noise, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Noise that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the Approved Project was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Noise requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Noise identified in and considered by the adopted 2013 IS/MND.

4.13 POPULATION AND HOUSING

4.13.1 Existing Setting

The Project site is in the Bear Brand Ranch residential gated community, generally located north of Camino Del Avion and east of the Street of the Golden Lantern in the city of Laguna Niguel. According to the U.S. Census Bureau, in July of 2023, the city's population was approximately 62,899 people.

4.13.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that development of the single-family residence would result in less than significant impacts related to population growth and no impacts related to displacement of housing or people because (1) development of a single-family parcel would not induce substantial population growth, (2) no extension of roads or infrastructure would be required, and (3) the Project site was vacant so no housing or people would be displaced. The 2018 Addendum concluded that additional grading would not result in any new or added impacts to population and housing beyond those already identified in the 2013 IS/MND.

4.13.3 Analysis of Project Changes

The 2025 Revised Project would not result in additional impacts to population and housing beyond those identified in the 2013 IS/MND and 2018 Addendum as the additional grading activities would not result in the construction of additional housing or result in the displacement of housing or people. Therefore, the 2025 Revised Project would not result in impacts related to population and housing.

The 2013 IS/MND did not identify any significant impacts to population and housing; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.13.4 Findings Related to Population and Housing

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that the 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Population and Housing, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Population and Housing that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no

substantial new information indicating that there would be a new significant impact related to Population and Housing requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Population and Housing identified in and considered by the adopted 2013 IS/MND.

4.14 PUBLIC SERVICES

4.14.1 Existing Setting

Fire protection, prevention and emergency medical services for the City are provided under contract by the Orange County Fire Authority (OCFA). The closest fire station (Fire Station No. 49) is approximately 0.6 miles north of the Project site at 31461 Street of the Golden Lantern in the city of Laguna Niguel. The *Laguna Niguel General Plan* indicates that the average time for a fire apparatus to reach a fire location is 5 minutes and 10 minutes for a paramedic unit. The OCFA states that it takes between 5 and 7 minutes for fire engines to arrive on scene following a call to 911.

Police services are provided under contract by the Orange County Sheriff's Department (OCSD). The OCSD is responsible for providing for the protection of citizens, the enforcement of laws, and crime prevention. The proposed Project is located within the service area of the South Orange County Sheriff's Department substation in Aliso Viejo, and staff is also stationed at Laguna Niguel City Hall. Citywide and local area average response time for police service is 5 minutes, with property crimes being the predominant type of crime occurring in the vicinity of the Project site.

The Project site is located with the Capistrano Unified School District (CUSD). In 2024, The Capistrano Unified School District had an enrollment population of 40,836. George White Elementary School, Niguel Hills Middle School, and Dana Hills High School are assigned to the Project site.

As discussed in Section 4.15, Recreation, the Project site is located in the Bear Brand Ranch residential community, which includes approximately 20 acres of greenbelt and walking trails. The Long View Park Trail is located approximately 350 feet west of the Project site.

The City is a member of the Orange County Public Library system, and the Project site is served by the Laguna Niguel Library, located on 30341 Crown Valley Parkway in Laguna Niguel. The Laguna Niguel Library includes special programs, makerspace, study spaces, quiet rooms, special collections, world language collections, wi-fi, hotspots, public computers, wireless printing, and charging stations.

4.14.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that the Approved Project would result in less than significant impacts to fire protection and police protection. The Project site is located with an urban area with adequate infrastructure and acceptable response times for fire protection and police services. The minimal population growth from development of the single-family residence would not significantly increase demand for these services. In addition, the OCFA reviewed and approved the proposed site development plans for the residence to ensure compliance with all Fire Department access standards, California Fire Code regulations, fuel modification guidelines, and any other fire related requirements.

As discussed in the 2013 IS/MND, the development of one single-family residence would not create substantial growth in enrollment in local schools that would require new or expanded school facilities. Additionally, prior to the issuance of a building permit, the Approved Project was subject to development fees, which are imposed by CUSD on new residential construction. The impact fees are intended to offset potential impacts that development may have on local school facilities. Therefore, with payment of the development fees, the 2013 IS/MND concluded that the Approved Project would result in less than significant impacts related to schools.

Development of the one single-family residence would not generate a notable increased demand for parks, nor would it be considered substantial enough to require a new or expanded park facilities. Additionally, park in-lieu fees were paid prior to the recordation of final Parcel Map 2004-215, which created 20 Old Ranch Road, in accordance with the *Laguna Niguel Municipal Code*. Lastly, the negligible population increase generated by a single-family home would not significantly impact demand for libraries or other public services. Therefore, the 2013 IS/MND concluded that the Approved Project would result in less than significant impacts related to parks and other public facilities. The 2018 Addendum concluded that the 2018 Revised Project would not result in any new or added impacts to public services beyond those already identified in the 2013 IS/MND.

4.14.3 Analysis of Project Changes

The Community Service Standards of the *Laguna Niguel General Plan* establishes level of service standards for Fire Protection, Paramedic Emergency Services, and Police/Sheriff. Current services provided meet these standards. The 2025 Revised Project would not result in additional impacts to public services beyond those identified in the 2013 IS/MND and the 2018 Addendum because, the additional grading activities would not result in additional residents or additional uses on the Project site that would increase demand for additional public services. The OCFA would be required to review the proposed grading plans for the 2025 Revised Project and confirm that all grading, construction, and improvement activities would comply with the fuel modification requirements. Therefore, the 2025 Revised Project would result in less than significant impacts to public services.

The 2013 IS/MND did not identify any significant impacts to public services; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.14.4 Findings Related to Public Services

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Public Services, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Public Services that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no

substantial new information indicating that there would be a new significant impact related to Public Services requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Public Services identified in and considered by the adopted 2013 IS/MND.

4.15 RECREATION

4.15.1 Existing Setting

The Project site is in the Bear Brand Ranch residential gated community, generally located north of Camino Del Avion and east of the Street of the Golden Lantern. Bear Brand Ranch includes approximately 20 acres of greenbelt and walking trails. The Project site is surrounded by open space to the north, east, and south, and is adjacent to the Long View Park Trail, located approximately 350 feet west of the Project site.

4.15.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that development of the single-family residence would result in less than significant impacts related to increased use of neighborhood or regional parks. The 2013 IS/MND also concluded that the Approved Project would result in no impacts related to the construction or expansion of recreational facilities that would have an adverse impact on the environment. The development of one single-family residence would not increase the use of neighborhood parks, regional parks, or recreational facilities such that new or expanded facilities would be required. Park in-lieu fees were previously paid as a part of a parcel map subdivision of the Project site. The Approved Project included private patio areas and a swimming pool for personal use recreational purposes, but these improvements were concluded to not have an adverse physical effect on the environment. In addition, the 2018 Addendum concluded that additional grading on the east and south portions of the project site would not result in any new or added impacts related to recreation beyond those identified in the 2013 IS/MND.

4.15.3 Analysis of Project Changes

The 2025 Revised Project would not result in additional impacts related to recreation beyond those identified in the 2013 IS/MND and 2018 Addendum because the additional grading activities would not result in additional residents on the Project site and would therefore not increase the demand for neighborhood parks, regional parks, or recreational facilities. All proposed grading improvements would take place on the northern, eastern, and southern portions of the Project site. The nearest recreational facility is the Long View Park Trail, which is located approximately 350 feet west of the Project site. Therefore, the 2025 Revised Project would not result in any additional impacts related to recreation.

The 2013 IS/MND did not identify any significant impacts to recreation; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.15.4 Findings Related to Recreation

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Recreation, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Recreation that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Recreation requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Recreation identified in and considered by the adopted 2013 IS/MND.

4.16 TRANSPORTATION/TRAFFIC

4.16.1 Existing Setting

The Project site is located in the City of Laguna Niguel along Old Ranch Road, within the gated Bear Brand Ranch private residential community, generally located north of Camino del Avion and west of Street of the Golden Lantern, respectively. Camino del Avion (four lanes) is designated as an existing Primary Roadway and Street of the Golden Lantern (six lanes) is designated as a Major Roadway within the *Laguna Niguel General Plan*. Primary access to the Project site is via Camino del Avion and Old Ranch Road. As stated in the 2013 IS/MND, the intersection of Street of the Golden Lantern and Camino del Avion was operating at LOS "A" during both a.m. and p.m. peak hours.

4.16.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND determined that the Approved Project would have a less than significant impact on the existing circulation network and emergency access, and no impact to Congestion Management Program (CMP) roads, air traffic patterns, hazardous design features, or active transportation policies, plans or programs. The limited number of trips added to the nearby roadway and intersection was not expected to change the existing level of service (LOS). Additionally, the OCFA reviewed the proposed site development plans for the residence to ensure compliance with all Fire Department access standards. Similarly, the 2018 Addendum concluded that although construction would generate trips to and from the Project site, the number of trips would be limited, and would result in no change to existing LOS at Golden Lantern/Camino del Avion. Therefore, additional grading would not result in any new or added impacts to transportation/traffic beyond those identified in the 2013 IS/MND.

4.16.3 Analysis of Project Changes

The 2025 Revised Project would not result in transportation/traffic impacts beyond those identified in the 2013 IS/MND. The additional grading for the 2025 Revised Project will generate construction trips to and from the Project site. Based on information provided by the developer, construction is anticipated to be completed between June of 2025 and September 2025 and would last for a duration of 20 days.

Traffic generated by the 2025 Revised Project would include arrivals and departures of construction

workers and deliveries of construction equipment and materials. All construction and grading work would be completed between the hours of 7:00 am to 8:00 pm Monday through Saturday, in compliance with Section 8-1-822, Permitted Hours for Grading Operations, of the Laguna Niguel Municipal Code. Construction activities would include vegetation removal, excavation, placement of fill, drainage installation, and revegetation with drought-tolerant native grasses and ground cover. Because the 2025 Revised Project is limited to the grading and drainage improvements and does not include construction of any new buildings, a minimal number of workers would be expected on-site during construction. Additionally, construction workers would be located nearby, within the City of Laguna Niguel and surrounding cities, resulting in minimal travel impacts related to the arrival and departure of construction workers.

Construction of the 2025 Revised Project is anticipated to include deliveries of fuel, plant materials, and drainage materials. All delivery trucks would arrive and depart during the working hours. Construction vehicles would access the Project site through the residential entrance on Old Ranch Road, and all construction vehicles and worker parking would be on the existing on-site parking lot. Additionally, material staging would also be located on-site, north of the area of grading and east of the existing parking lot. After the construction is complete, there would be no additional traffic generated by the vegetated open space.

The Approved Project analyzed in the 2013 IS/MND evaluated potential trip generation in a worst-case scenario, analyzing impacts related to site preparation, including vegetation removal, excavation, placement of fill, drainage installation, utility installation, and revegetation in addition to the impacts resulting from construction of the single-family home and associated improvements. The 2013 IS/MND concluded that site preparation and construction of the single-family home would not result in substantial impacts related to transportation. As previously mentioned, the 2025 Revised Project is limited to the grading necessary to balance the property and provide drainage improvements and does not include construction of any new buildings or ancillary uses. Therefore, any traffic impacts related to the 2025 Revised Project, including traffic impacts resulting from the arrival and departure of construction workers, deliveries of construction material, and import of soil, would not result in any new or added impacts beyond what was previously analyzed in the 2013 IS/MND.

State CEQA Guidelines section 15064.3 now requires lead agencies to evaluate transportation impacts using the vehicle miles traveled (VMT) metric, rather than LOS, and clarifies that automobile delay is no longer considered a significant environmental impact under CEQA. The 2013 IS/MND predates this revision to the *State CEQA Guidelines* and analyzed traffic impacts using LOS. Although CEQA now requires analysis of impacts using VMT, courts have generally held that, by themselves, changes to the *State CEQA Guidelines* do not constitute “new information of substantial importance” requiring subsequent review under section 21166(c) of CEQA, as long as the underlying environmental issue was considered in the original environmental document (see *Olen Properties Corporation v. City of Newport Beach* (2023) 93 Cal.App.5th 270). It is within the lead agency’s discretion to determine whether a subsequent VMT analysis should be required as part of a subsequent CEQA document like an Addendum. However, the Approved Project analyzed in the 2013 IS/MND identified no significant transportation related impacts requiring mitigation and the Revised Project would be anticipated to generate fewer trips for a shorter period of time. Accordingly, a VMT analysis for the Revised Project would not be warranted.

Based on the analysis above, the 2025 Revised Project does not change the conclusions of the 2013 IS/MND and does not require additional mitigation measures.

4.16.4 Findings Related to Transportation/Traffic

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Transportation/Traffic, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Transportation/Traffic that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Transportation/Traffic requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Transportation/Traffic identified in and considered by the adopted 2013 IS/MND.

4.17 UTILITIES AND SERVICE SYSTEM

4.17.1 Existing Setting

The Moulton Niguel Water District provides water and sewer service to the Project site. Solid waste services are contracted by the City with Solag Disposal, Inc., and all solid waste generated at the Project site is disposed of at the Prima Deshecha Landfill, located at 32250 Avenida La Pata in San Juan Capistrano. The Prima Deshecha Landfill has a projected capacity to serve residents and businesses until approximately 2102. Stormwater runoff from the Project site discharges into the San Juan Capistrano storm drain system.

4.17.2 2013 IS/MND and 2018 Addendum

The 2013 IS/MND concluded that the Approved Project would not generate a significant amount of wastewater and would, therefore, result in no impacts to wastewater treatment requirements and wastewater treatment facilities. The 2013 IS/MND also concluded that impacts to stormwater drainage facilities would be less than significant because the dry detention basin along with riprap velocity reducers would reduce stormwater peak runoff flows and velocity to less than or equal to the predevelopment peak flow. The Approved Project would not result in a significant amount of water consumption and recycled water would be available to provide service to maintain landscaping; therefore, impacts related to water supplies would be less than significant. Development of the custom single-family home would not result in a significant amount of solid water generation; therefore, impacts related to landfill capacity and solid waste regulations would be less than significant. In addition, the 2018 Addendum concluded that additional grading would not result in any new or added impacts related to utilities beyond those identified in the 2013 IS/MND.

4.17.3 Analysis of Project Changes

The 2025 Revised Project would not result in additional impacts to utilities and service systems beyond those identified in the 2013 IS/MND because, following completion of construction, there would be no increased demand for utilities or service systems. The 2025 Revised Project would implement grading and drainage improvements, including a 0.5-foot Class II pervious base, a 1–24-inch HDPE culvert pipe, a terrace drain, a concrete down drain, and the removal and re-installation of an existing pond outlet. In addition, the 2025 Revised Project would also include a 12-inch-tall earthen berm and a rip rap berm. As shown on **Figure 1**, a portion of the 2025 Revised Project site was previously disturbed as part of the emergency landslide repair, with the remainder only having been subject to regular maintenance such as mowing. This area would be revegetated and used as landscaped open space which would not require additional irrigation; therefore, the 2025 Revised Project would not require the use of additional potable water or recycled water beyond what was evaluated in the 2013 IS/MND. Additionally, the 2025 Revised Project would not generate additional wastewater or solid waste. The 2025 Revised Project would not increase demand on water or wastewater systems or solid waste facilities. The proposed grading and drainage improvements would not increase impervious surface water or increase stormwater runoff and the 2025 Revised Project would not increase demand for downstream storm drain systems. Therefore, no impacts to utilities and service systems would occur.

The 2013 IS/MND did not identify any significant impacts to utilities and service systems; therefore, mitigation was not required. No new mitigation measures are required for the 2025 Revised Project.

4.17.4 Findings Related to Recreation

No New Significant Effects Requiring Major IS/MND Revisions. Based on the foregoing analysis and information, there is no evidence that 2025 Revised Project modifications require a major change to the adopted 2013 IS/MND. The additional grading will not result in new significant environmental impacts related to Utilities and Service Systems, nor is there a substantial increase in the severity of impacts described in the 2013 IS/MND.

No Substantial Change in Circumstances Requiring Major IS/MND Revisions. There is no information in the record or otherwise available that indicates that there are substantial changes in circumstances pertaining to Utilities and Service Systems that would require major changes to the adopted 2013 IS/MND.

No New Information Showing Greater Significant Effects than the 2013 IS/MND. This Addendum has analyzed all available relevant information to determine whether there is new information that was not available at the time the 2013 IS/MND was adopted, which would indicate that a new significant effect not reported in that document might occur. Based on the information and analyses above, there is no substantial new information indicating that there would be a new significant impact related to Utilities and Service Systems requiring major revisions to the adopted 2013 IS/MND.

No New Information Showing Ability to Reduce Significant Effects in Previous IS/MND. There are no alternatives to the 2025 Revised Project or additional mitigation measures that would substantially reduce one or more significant impacts pertaining to Utilities and Service Systems identified in and considered by the adopted 2013 IS/MND.

4.18 DETERMINATION

Based on information and analyses in this Addendum and pursuant to Section 15162 of the State CEQA Guidelines, the City of Laguna Niguel has determined the following:

1. There are no substantial changes to the Project that would require major revisions of the 2013 IS/MND due to new significant environmental effects or a substantial increase in severity of impacts identified in the 2013 IS/MND.
2. Substantial changes have not occurred in the circumstances under which the Project is being undertaken that will require major revisions to the 2013 IS/MND to disclose new significant impacts.
3. There is no new information of substantial importance which was not known at the time the 2013 IS/MND was adopted, indicating any of the following:
 - The Project will have one or more new significant effects not discussed in the adopted 2013 IS/MND;
 - There are impacts determined to be significant in the 2013 IS/MND that would be substantially more severe;
 - There are additional mitigation measures or alternatives to the Project that would substantially reduce one or more significant effects identified in the 2013 IS/MND; and
 - There are additional mitigation measures or alternatives rejected by the Project proponent that are considerably different from those analyzed in the 2013 IS/MND that would substantially reduce a significant impact identified in the 2013 IS/MND.

ATTACHMENT E



Bear Brand Ranch Community Association
PROFESSIONALLY MANAGED BY



(714) 285-2626 | managementtrust.com

August 06, 2024

Ronald Burek
 20 Old Ranch Rd
 Laguna Niguel, CA 92677

ARC MODIFICATION APPROVAL LETTER
 Reference: 20 Old Ranch Rd, Laguna Niguel, CA 92677

Dear Ronald Burek,

Your Request for an Architectural Modification on your property at 20 Old Ranch Rd has been **approved** by the Architectural Request Committee of Bear Brand Ranch Community Association. Specifically, you have approval to proceed with the following request as submitted: **Landscaping** - Slope stabilization and roof color change have been approved as submitted.

Approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The Board/Architectural Review Committee (ARC) shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the Board, the ARC, the Members thereof, the Association, any Member thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications.

Please note that the ARC reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your neighborhood. Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Should you have any questions, please feel free to contact our office at (714) 285-2626 or logging into your owner portal at my.managementtrust.com, navigating to the My Items page, and commenting on this item. We thank you for your patience in this process.

Sincerely,

Bear Brand Ranch Community Association

This Community is Professionally Managed By:
 The Management Trust Southern California
 5 Peters Canyon Rd #200
 Irvine, CA 92606

ATTACHMENT F

FUEL MODIFICATION PLAN

BUREK RESIDENCE

20 OLD RANCH ROAD, LOT 2 TRACT 2004

LAGUNA NIGUEL, CA 92677

VERIFICATION OF COMPLIANCE TIME FRAME/MONITORING MILESTONE	MONITORING RESPONSIBILITY
THE FOLLOWING NOTES SHALL BE INCLUDED ON THE GRADING AND ON THE GRADING AND DRAINING PLAN PRIOR TO PERMIT ISSUANCE AND IMPLEMENTED DURING CONSTRUCTION: - ALL CONSTRUCTION EQUIPMENT, FIXED OR MOBIL SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS, TO THE SATISFACTION OF THE BUILDING OFFICIAL;	PLAN CHECK OF CIVIL/GRADING PLANS AND BUILDING PERMIT PLANS, REQUIRED NOTES TO BE ADDED PRIOR TO APPROPRIATE PERMIT ISSUANCE, MEASURED SHALL BE IMPLEMENTED DURING CONSTRUCTION.
- DURING CONSTRUCTION, STATIONARY CONSTRUCTION EQUIPMENT SHALL BE PLACED SUCH THAT EMITTED NOISE IS DIRECTLY AWAY FROM SENSITIVE NOISE RECEIVERS, TO THE SATISFACTION OF THE BUILDING OFFICIAL; AND	
- DURING CONSTRUCTION AND TO THE SATISFACTION OF THE BUILDING OFFICIAL, STOCKPILING AND VEHICULAR STAGING AREA SHALL BE LOCATED AS FAR AS PRACTICAL FROM NOISE SENSITIVE RECEPTORS DURING CONSTRUCTION ACTIVITIES.	

LANDSCAPING INSTALLATION:
PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY, THE APPLICANT OR DESIGNEE SHALL DEMONSTRATE, VIA WRITTEN CERTIFICATION BY A LICENSED LANDSCAPED ARCHITECT, TO BE REVIEWED AND APPROVED BY THE CITY LANDSCAPE ARCHITECT, THAT ALL IRRIGATION AND LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED FINAL LANDSCAPE PLANS.

LANDSCAPE MAINTENANCE:
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATELY INSTALLING AND MAINTAINING ALL EXISTING AND NEW LANDSCAPE AT ALL TIMES. THE LANDSCAPING SHALL BE MAINTAINED IN A NEAT, CLEAR AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, WEEDING, REMOVAL AND IMMEDIATE REPLACEMENT OF PLANTS AND TREES WHEN NECESSARY AND THE REGULAR WATERING OF LANDSCAPING, IF SIGNIFICANT LANDSCAPE MODIFICATION ARE PROPOSED (E.G., REMOVAL OR SUBSTANTIAL THINNING PERIMETER OR HILLSIDE LANDSCAPING), PRIOR REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR IS REQUIRED. THE COMMUNITY DEVELOPMENT DIRECTOR MAY APPROVE THE ALTERATION, VIA A CHANGED PLAN, OR REFER THE MATTER TO THE PLANNING COMMISSION IF DEEMED SUBSTANTIAL.

FUEL MODIFICATION COMPLETION:
PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, UNDER THE SUPERVISION OF THE OCFA, THE FUEL MODIFICATION ZONES ADJACENT TO STRUCTURE(S) MUST BE INSTALLED, IRRIGATED AND INSPECTED. THIS INCLUDES PRE-INSTALLATION OF FEATURES IDENTIFICATION IN THE APPROVED PRECISE FUEL MODIFICATION PLAN MARKERS, ACCESS EASEMENTS, ETC.). AN OCFA INSPECTOR WILL PROVIDE WRITTEN APPROVAL OF COMPLETION AT THE TIME OF THIS FINAL INSPECTION.

FUEL MODIFICATION MAINTENANCE:
THE FUEL MODIFICATION AREAS SHALL BE MAINTAINED AS ORIGINALLY INSTALLED AND APPROVED, UNLESS OTHERWISE FIRST APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND OCFA. THE PROPERTY OWNER IS RESPONSIBLE FOR ALL MAINTENANCE OF THE FUEL MODIFICATION, INCLUDING, BUT NOT LIMIT TO: MAINTENANCE OF IRRIGATION SYSTEM, REPLACEMENT OF DEAD OR DYING VEGETATION WITH APPROVED SPECIES, REMOVAL OF DEAD PLANT MATERIAL, REMOVAL OF TREE AND SHRUBS NOT ON THE APPROVED PLAN, AND REMOVAL OF UNDESIRABLE HIGHLY COMBUSTIBLE SPECIES. THE OCFA MAY CONDUCT INSPECTION OF ESTABLISHED FUEL MODIFICATION AREAS. THE PROPERTY OWNER SHALL RETAIN ALL APPROVED FUEL MODIFICATION PLANS. AS PROPERTY IS TRANSFERRED, PROPERTY OWNER SHALL DISCLOSE THE LOCATION AND REGULATION OF FUEL MODIFICATION ZONE TO THE NEXT PROPERTY OWNER.

NOTE: THE PROPOSED OUTDOOR LIGHTING SHALL REPRESENT THE MINIMUM LEVEL OF ILLUMINATION NECESSARY TO MEET THE AESTHETIC AND SECURITY NEEDS OF THE PROPERTY. LIGHT SOURCES, INTENSITY OF LIGHT AND COLOR OF LIGHT SHALL BE DESIGNED AND LOCATED TO ACHIEVE SECURITY OR DECORATIVE LIGHTING GOALS WITHOUT CAUSING AN ADVERSE IMPACT ON NEIGHBORING PROPERTIES. LIGHT SOURCES SHALL BE DESIGNED AND LOCATED TO MINIMIZE SPILLOVER OF LIGHT OR GLARE ONTO NEIGHBORING PROPERTIES.

NOTE: AGRONOMIC SOIL ANALYSIS IS REQUIRED. AMEND SOIL PER RECOMMENDATION.

WATER AUDIT REQUIREMENT:
A LANDSCAPE IRRIGATION WATER AUDIT PERFORMED BY A CERTIFIED IRRIGATION WATER AUDITOR SHALL BE PROVIDED. THE AUDIT REPORT SHALL BE SUBMITTED TO THE CITY INSPECTOR PRIOR TO FINAL INSTALLATION APPROVAL.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

APPROVAL SIGNATURES	
CITY OF LAGUNA NIGUEL APPROVED BY:	Date
Community Development Department Print Name and Sign	Date
City Landscape Architect/Consultant Print Name and Sign	Date
MOULTON NIGUEL WATER DISTRICT APPROVED BY:	Date
Print Name and Sign	Date
BEAR BRAND RANCH COMMUNITY ASSOCIATION APPROVED: 12-2-15	Date

GENERAL NOTES:
A. All work shall comply with the City of Laguna Niguel Standards for Landscape Development.
B. The planting material supplier and/or landscape contractor shall provide guaranteed evidence to the City Landscape Inspector that all plant material is consistent with the approved plant legend considering genus/species, cultivars, and size specified. All plant material not consistent with the plant legend may be rejected.

C. All trees shall equal or surpass "Devil Mountain Wholesale Nursery" standard for size and quality. (www.monrovia.com).

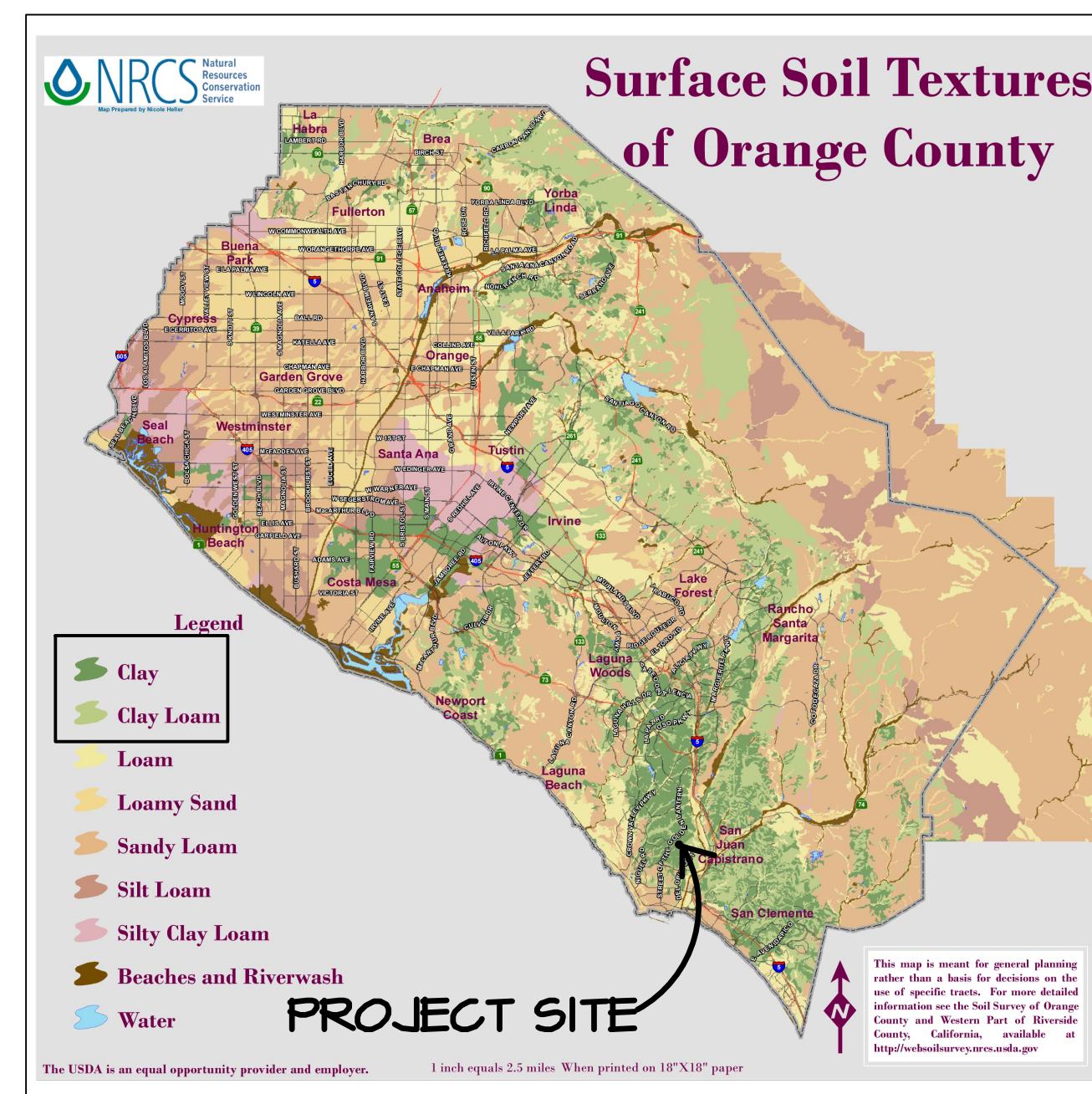
D. All shrubs and groundcover shall equal or surpass Monrovia Nursery standards of size and quality. (www.monrovia.com).

E. All revisions and change orders to the approved landscape architectural plan and specifications are subject to the review and approval of the City Landscape Architect before work may continue. Minor changes are to be e-mailed to the city landscape architect and the city landscape Inspector. Major changes are to be done with two revised plan paper copies being sent to the City with notification given to the city landscape Inspector.

F. Contractor shall notify Underground Service Alert (USA) before start of construction at 811. An encroachment permit is required for patholing to verify existing location of utilities.

Prior to the beginning of project construction, the owner/authorized representative shall contact both Moulton Niguel Water District - Mr. Mark Moulton (949) 425-3555 and the City of Laguna Niguel - Mr. Ziad Y. Mazboudi (949) 362-4341 to schedule a pre-construction meeting on site. This will facilitate a clear understanding as to the appropriate procedures for scheduling and obtaining the necessary inspections and approvals.

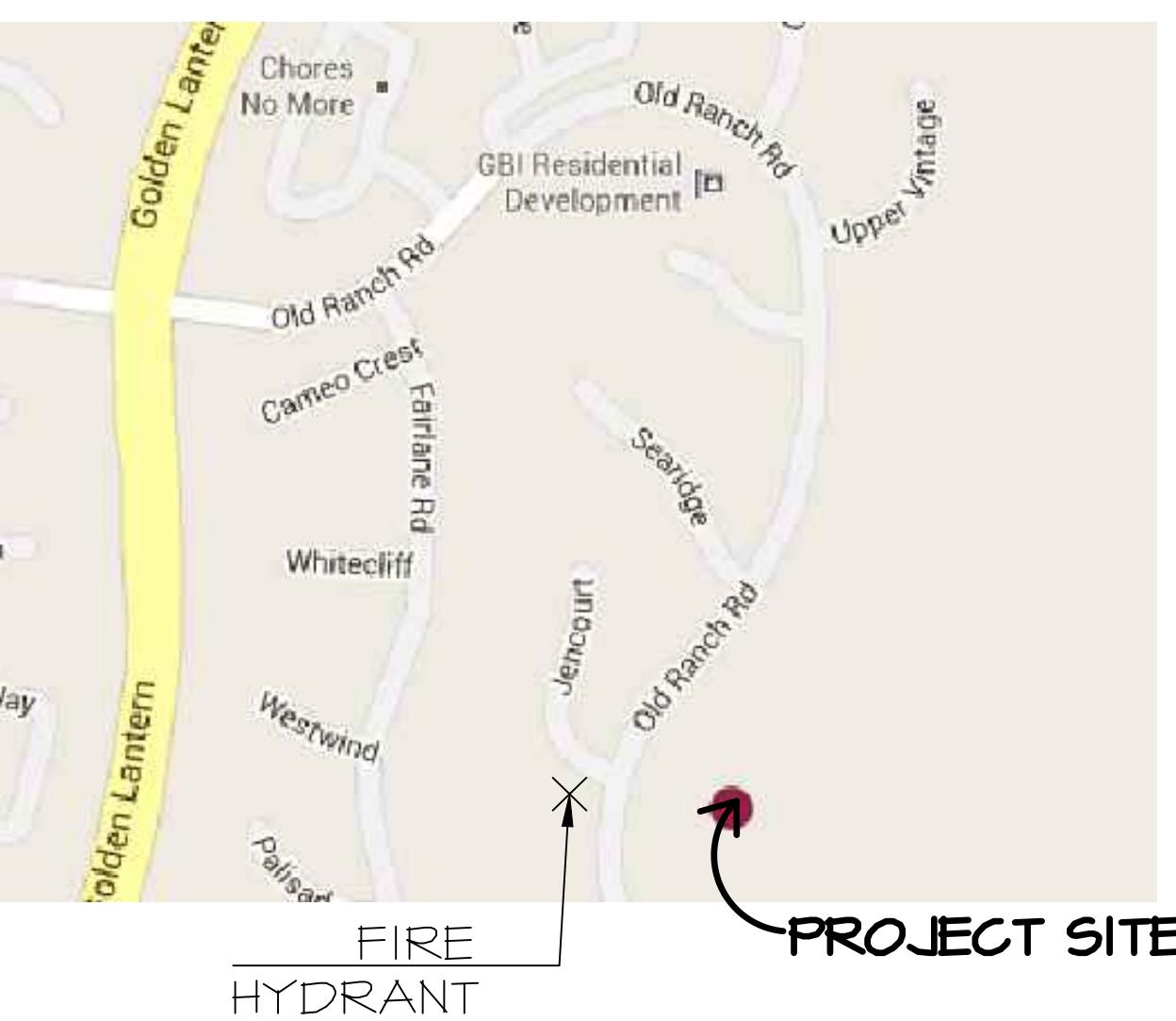
The owner assumes all responsibility for maintenance.



APPROVED
by the Laguna Niguel Planning Division. Check with other City divisions to ensure full compliance with all City Codes and requirements.
Approved by KWebber
Date 09/23/2025
Planning Case No. _____

PROJECT DATA AND GENERAL NOTES:

- CONTACT INFO:
RON AND HEATHER BUREK
949-425-3555
- PROJECT ADDRESS:
20 OLD RANCH ROAD
LAGUNA NIGUEL, CA
- LOT NUMBER:
LOT 2 TRACT 2004
- LOT SIZE: 568.200 S.F.
- PROJECT TYPE: LANDSCAPE REHABILITATION
- THIS PROJECT WILL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH 2002 NFPA 13D.
- ALL PLANT SPECIES WITHIN THE FUEL MODIFICATION ZONE WILL BE SELECTED FROM THE OCFA APPROVED PLANT PALETTE. PLEASE REFER TO OCFA VEGETATION MANAGEMENT TECHNICAL DESIGN GUIDELINE C-05.
- EXISTING PLANTS TO BE RETAINED PER LANDSCAPE ARCHITECTURAL PLANS.
- ALL EXISTING PLANTS WILL BE MECHANICALLY REMOVED, UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT AND/OR CONSTRUCTION CONTRACTOR.
- THERE ARE NO EXISTING TREES THAT WILL REMAIN WITHIN THE FUEL MODIFICATION ZONE.



Sheet Index

- Title Sheet
- Fuel Modification Planting Plan
- Irrigation Plan
- Irrigation Plan
- Irrigation Details
- Planting Details
- Irrigation Specifications
- OCFA Notes

Rehabilitated Landscape: 336,152 S.F.
New Irrigation: 70,051 S.F.

Utility Company:
Moulton Niguel Dist. (949) 425-3588

Static Pressure Available = 105 PSI @ POC
Moulton Niguel Dist. (949) 425-3588
Maximum System Flow @ Station 39 = 7.3 GPM

Worst Case Pressure Calculations POC
7.3 GPM @ Station 39

1" Meter	.2
1" Backflow Preventer	10
1.480" of 2" Mainline	1.0
1-1/2" Control Valve	1.5
21/4" of Lateral Line	1.5
Elevation 42'	18.2
TOTAL PSI LOSS:	30.9
25% FITTING:	7.7
PSI Required @ Head	30.0
TOTAL PSI REQUIRED @ POC:	53.6

SECTION 4216/4217 OF THE GOVERNMENT CODE
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BE ISSUED BEFORE EXCAVATION
WILL BE VALID FOR YOUR DIG ALERT
IDENTIFICATION NUMBER CALL UNDERGROUND
SERVICE ALERT
CALL: 811
(Two working days before you dig)

OWNER MAINTAINED SLOPE AREA
The owner assumes all responsibility for maintenance.

ZONE "A" - IRRIGATED STRUCTURE SETBACK ZONE 20' MIN WIDTH ON LEVEL GRADED AREA AT THE TOP OR BASE OF SLOPE. TO BE MAINTAINED BY PROPERTY OWNER*	ZONE "B" - IRRIGATED AREA 50' MIN WIDTH. THE LANDSCAPE ARCHITECT SHALL SELECT PLANT SPECIES, DESIGN AN IRRIGATION SYSTEM AND MAINTENANCE PROGRAM WHICH SENSITIVELY ADDRESSES WATER CONSERVATION PRACTICES, INCLUDING METHODS OF EROSION CONTROL TO PROTECT AGAINST SLOPE FAILURE. ZONE SHALL BE CLEARED OF ALL UNDESIRABLE PLANTS, SPECIES, IRRIGATED, AND PLANTED WITH SPECIES FROM ATTACHMENT 8 (SEE OCFA VEGETATION MANAGEMENT TECHNICAL DESIGN GUIDELINE C-05). TO BE MAINTAINED BY PROPERTY OWNER*	ZONE "C" - THINNING ZONES (NON-IRRIGATED): 50' MIN WIDTH AND REQUIRES HORIZONTAL AND VERTICAL SPACING OF PLANTS GROUPS IN ACCORDANCE WITH ATTACHMENT 6 (SEE DETAIL "C/C.F.2") AND REMOVAL OF ALL DEAD OR DYING VEGETATION AND UNDESIRABLE SPECIES FROM ATTACHMENT 7 (SEE DETAIL "D/C.F.2"). MINIMUM THINNING PERCENTAGE OF PLANT REMOVAL IS 30%. TO BE MAINTAINED BY PROPERTY OWNER*	ZONE "D" - THINNING ZONES (IRRIGATED): 50' MIN WIDTH AND REQUIRES HORIZONTAL AND VERTICAL SPACING OF PLANTS GROUPS IN ACCORDANCE WITH ATTACHMENT 6 (SEE DETAIL "C/C.F.2") AND REMOVAL OF ALL DEAD OR DYING VEGETATION AND UNDESIRABLE SPECIES FROM ATTACHMENT 7 (SEE DETAIL "D/C.F.2"). MINIMUM THINNING PERCENTAGE OF PLANT REMOVAL IS 30%. TO BE MAINTAINED BY PROPERTY OWNER*
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OWNER MAINTAINED AREA
The owner assumes all responsibility for maintenance.

ZONE "E" - OWNER MAINTAINED AREA (SPECIAL MAINTENANCE AREA): AREA TO BE IRRIGATED. THE OWNER NEED TO ALWAYS MAINTAIN A GROUND COVER NO TALLER THAN 2" IN HEIGHT AND THAT THE OWNER WILL PROPOSE SIGNIFICANT LANDSCAPE CHANGES TO OCFA FOR APPROVAL. CONTACT OCFA TO DETERMINE IF CHANGES ARE SIGNIFICANT. TO BE MAINTAINED BY PROPERTY OWNER*	ZONE "F" - OWNER MAINTAINED AREA (SPECIAL MAINTENANCE AREA): AREA TO BE IRRIGATED. THE OWNER NEED TO ALWAYS MAINTAIN A GROUND COVER NO TALLER THAN 2" IN HEIGHT AND THAT THE OWNER WILL PROPOSE SIGNIFICANT LANDSCAPE CHANGES TO OCFA FOR APPROVAL. CONTACT OCFA TO DETERMINE IF CHANGES ARE SIGNIFICANT. TO BE MAINTAINED BY PROPERTY OWNER*
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NOTE:
THE STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE CHAPTER 7A/RESIDENTIAL CODE 327 DUE TO AN ALTERNATIVE MEANS AND METHODS REQUEST.

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
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
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KEY MAP

SEE SHEET I FOR
PLANTING LEGEND

A detailed black and white cadastral map showing property boundaries, roads, and topography. The map is divided into three sheets: SHEET 3 (top), SHEET 2 (middle), and SHEET 9 (bottom). Key features include a large building complex in the center, several roads (e.g., 'ROUTE 1', 'ROUTE 2', 'ROUTE 3'), and various parcels labeled with codes like 'PARCEL 1 PM 2004215', 'PARCEL 2 PM 2004215', and 'PARCEL 3 PM 2004215'. The map uses a grid system with dashed lines and includes a north arrow.

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ERTY LINEN 29°13'25"

MATCHLINE-SEE FM5 SHEET 4

- SEE FM15, SHE

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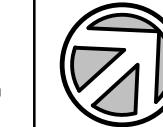
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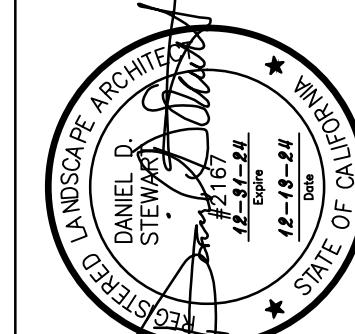
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E- SEE FM6,

<h1>OWNER MAINTAINED SLOPE AREA</h1> <p>The owner assumes all responsibility for maintenance.</p>			
BUREK RESIDENCE 20 OLD RANCH RD., LOT 2, TR 2004 LAGUNA NIGUEL, CA 92677			
CLIENT BUREK RESIDENCE 20 OLD RANCH RD., LOT 2, TR 2004 LAGUNA NIGUEL, CA 92677		JOB NUMBER 14-141 DATE 2-28-25	SHEET 3
TITLE PLANTING PLAN- FUEL MODIFICATION		DRAWN BY DSA	
REVISIONS CITY SUBMITTAL 2: 2-28-25		SCALE 1/8" = 1'-0"	NORTH



REGISTRATION STAMP
 LANDSCAPE ARCHITECT
 DANIEL D. STEWART
 #2167
 12-31-24
 Expire
 Date
 STATE OF CALIFORNIA

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SEE SHEET 1 FOR
PLANTING LEGEND




OWNER MAINTAINED SLOPE AREA
The owner assumes all responsibility for
any damage to existing vegetation.

client: BUREK RESIDENCE
20 OLD RANCH RD.
LAGUNA NEVIL, CA 92677
DATE: 2-28-25
SHEET: 4
PLANTING PLAN- FUEL MODIFICATION
SUBMITTAL 2-28-25
DRAFT: DSA
SCALE: 1/8" = 1'-0"
NORTH

SECTION 4216/4217 OF THE GOVERNMENT CODE
REQUIRES A DIG ALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A PERMIT TO EXCAVATE.
THIS WILL BE VALID FOR YOUR DIG ALERT.
IDENTIFICATION NUMBER CALL UNDERGROUND
SERVICE ALERT.
CALL: 811
(Two working days before you dig)

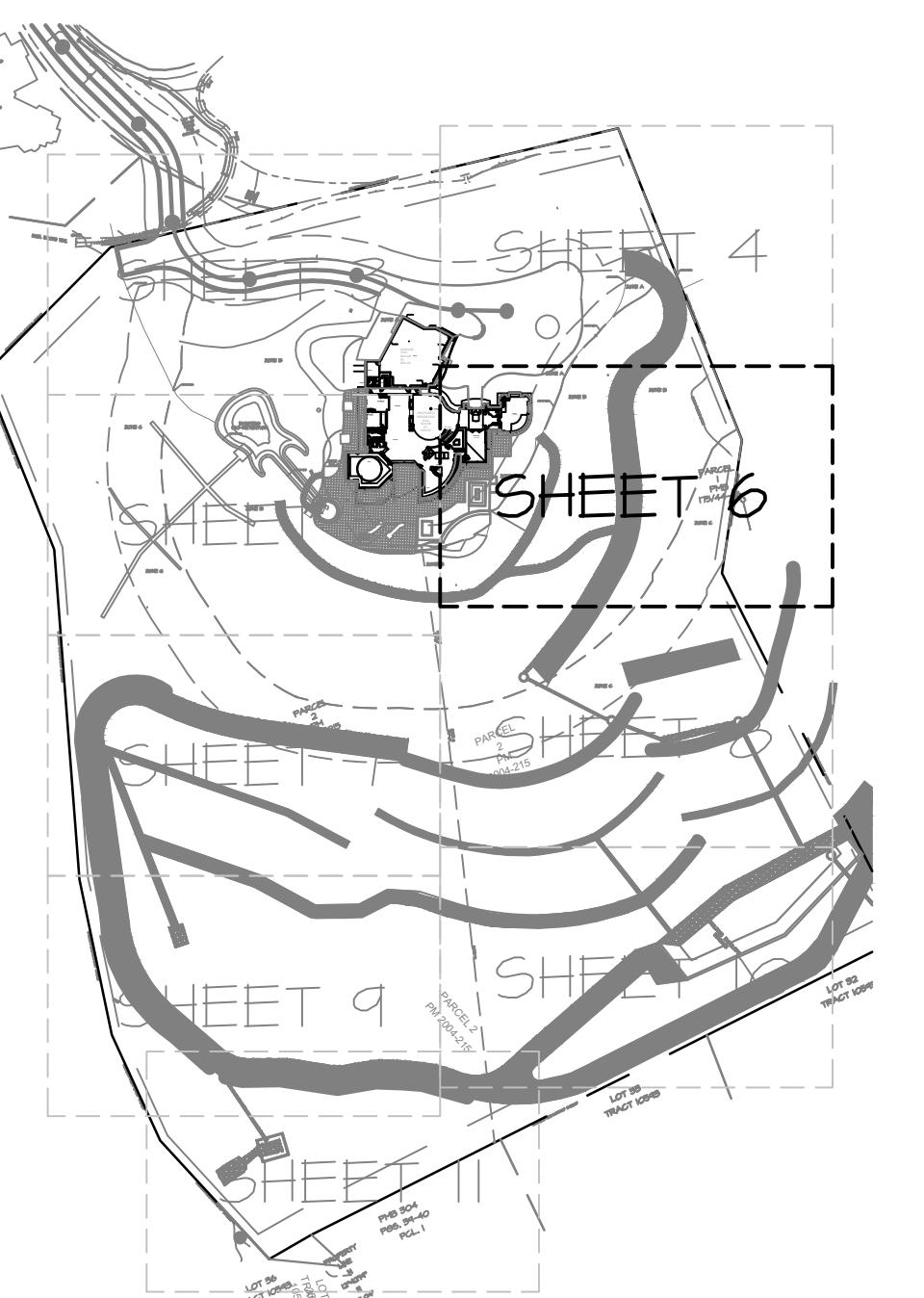
Daniel Stewart & Assoc.
Landscape Architects
272 COMMONWEALTH BLDG.
SACRAMENTO, CA 95814
TEL: (916) 361-5388 • FAX: (916) 361-2873

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SCALE: 1/8" = 1'-0"



EE SHEET 1 FOR PLANTING LEGEND

KEY MAP



OWNER MAINTAINED SLOPE AREA
The owner assumes all responsibility for maintenance.

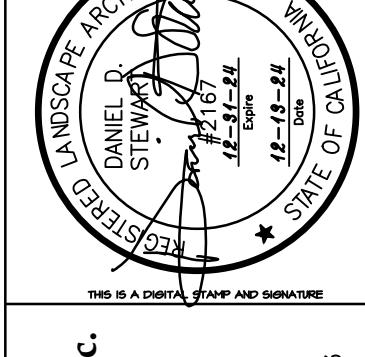
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BE ISSUED BEFORE A "PERMIT TO EXCAVATE"
WILL BE VALID. FOR YOUR DIG ALERT
IDENTIFICATION NUMBER CALL UNDERGROUND
SERVICE ALERT.

CALL: _____

(Two working days before you dig)

LANDSCAPE

<p align="center">OWNER MAINTAINED SLOPE AREA</p> <p align="center">The owner assumes all responsibility for maintenance.</p>			
<p>CLIENT BUREK RESIDENCE 20 OLD RANCH RD., LOT 2, TR 2004 LAGUANA NIGUEL, CA 92677</p> <p>TITLE PLANTING PLAN- FUEL MODIFICATION</p>		<p>JOB NUMBER 14-141</p> <p>DATE 2-28-25</p>	<p>DRAWN BY DSA</p> <p>SCALE 1/8" = 1'-0"</p>
 <p align="center">THIS IS A DIGITAL STAMP AND SIGNATURE</p>		<p>REVISIONS CITY SUBMITTAL 2: 2-28-25</p> <p>DATE <u>12-13-24</u> EXPIRE <u>12-31-24</u></p> <p align="right">* * *</p>	
<p align="center">Daniel Stewart & Assoc. Landscape Architects</p>		<p align="center">2753 CAMINO CAPISTRANO B-2 SAN CLEMENTE, CALIF. 92672 TEL: (949) 361-9388 • FAX: (949) 361-2673</p>	

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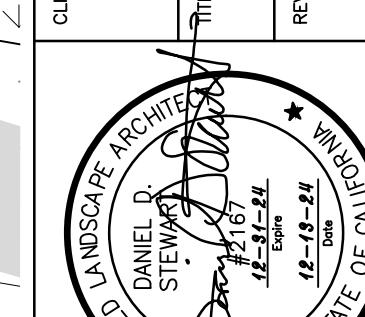
PROPERTY | MATCHLINE | KEY MAP

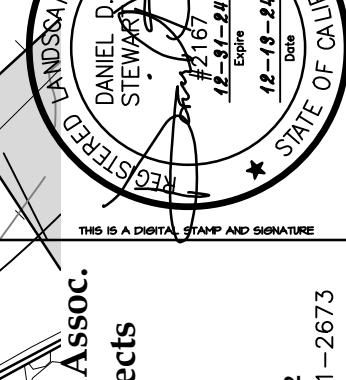
The map displays a complex property layout with the following key features and labels:


- Properties:** PARCEL 2, PMB 304, PMB 3440, PCL 1, and LOT 82 TRACT 1058.
- Boundaries:** Roads and property lines are clearly marked with lines of varying weights.
- Buildings:** A central building complex is shown with a hatched pattern.
- Sheets:** The map is divided into four sheets: SHEET 7 (bottom left), SHEET 8 (top left), SHEET 9 (bottom right), and SHEET 11 (bottom center).
- Labels:** Labels include "SHEET 7", "SHEET 8", "SHEET 9", "SHEET 11", "PARCEL 2 PMB 304", "PARCEL 2 PMB 3440", "PCL 1", "LOT 82 TRACT 1058", and "PMB 304 PMB 3440 PCL 1".


F WORK

— MATCHLINE- SEE AMIO, SHEET 9

 <p>OWNER ASSUMED RESPONSIBILITY FOR MAINTENANCE.</p> <p>The owner assumes responsibility for maintenance.</p>	
<p>ST. CODE NUMBER PRIVATE ERT ROUND</p>	
<p>2753 CAMINO CAPISTRANO B-2 SAN CLEMENTE, CALIF. 92672 TEL: (949) 361-9388 • FAX: (949) 361-2673</p>	
<p>CLIENT BUREK RESIDENCE 20 OLD RANCH RD., LOT 2, TR 2004 LAGUNA NIGUEL, CA 92677</p>	
<p>TITLE PLANTING PLAN- FUEL MODIFICATION</p>	
<p>REVISIONS CITY SUBMITTAL 2: 2-28-25</p>	
<p>JOB NUMBER 14-141</p>	
<p>DATE 2-28-25</p>	
<p>DRAWN BY DSA</p>	
<p>SCALE 1/8" = 1'-0"</p>	
<p>NORTH</p>	
 <p>THIS IS A DIGITAL STAMP AND SIGNATURE</p>	
<p>Daniel Stewart & Assoc. Landscape Architects</p>	


<p>THE OWNER ASSUMES ALL RESPONSIBILITY FOR MAINTENANCE.</p> <p>BUREK RESIDENCE 20 OLD RANCH RD., LOT 2, TR 2004 LAGUNA NIGUEL, CA 92677</p>		<p>JOB NUMBER 14-141</p> <p>DATE 2-28-25</p>	<p>DRAWN BY DSA</p> <p>SCALE 1/8" = 1'-0" NORTH</p>
<p>CLIENT</p>		<p>TITLE PLANTING PLAN- FUEL MODIFICATION</p>	<p>REVISIONS CITY SUBMITTAL 2: 2-28-25</p>
 <p>THIS IS A DIGITAL STAMP AND SIGNATURE</p>			
<p>Daniel Stewart & Assoc. Landscape Architects</p>		<p>2753 CAMINO CAPISTRANO B-2 SAN CLEMENTE, CALIF. 92672 (949) 361-9388 • FAX: (949) 361-2673</p>	





CLIENT BURKE RESIDENCE 20 OLD RANCH RD., LOT 2, TR 2004 LAGUNA NIGUEL, CA 92677	JOB NUMBER	4-41
	DATE	2-28-25
TITLE PLANTING PLAN- FUEL MODIFICATION	DRAWN BY	DSA
	REVISIONS	CITY SUBMITTAL 2: 2-28-25
SCALE	1/8" = 1'-0"	
 		

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SECTION 4216/4217 OF THE GOVERNMENT CODE
REQUIRES A DIG ALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A "PERMIT TO EXCAVATE"
WILL BE VALID. FOR YOUR DIG ALERT
IDENTIFICATION NUMBER CALL UNDERGROUND

CALL: 8 |||
(Two working days before you dig)

OWNER MAINTAINED SLOPE AREA	
The owner assumes all responsibility for maintenance.	
BUREK RESIDENCE	JOB NUMBER 4-141

<p>Daniel Stewart & Assoc. Landscape Architects</p>  <p>THIS IS A DIGITAL STAMP AND SIGNATURE</p>	
<p>2753 CAMINO CAPISTRANO B-2 SAN CLEMENTE, CA 92672 TEL: (949) 361-9388 • FAX: (949) 361-2673</p>	
<p>20 OLD RANCH RD., LOT 2, TR 2004 LAGUANA NIGUEL, CA 92677</p>	
<p>IRRIGATION PLAN</p>	
<p>REVISIONS CITY SUBMITTAL 2: 2-28-25</p>	
<p>TITLE</p>	<p>DRAWN BY DSA</p>
<p>DATE 2-28-25</p>	<p>SCALE 1" = 20'-0" NORTH</p>
<p>3</p>	



Hydroseeding Guide

Standard Hydroseeding conditions are consistent with the following parameters:

Soil Conditions
pH range 6.5-7.5
Total Dissolved Salts < 256
Soil Absorption Ratio < 2
Organic Matter 2-4 %

Surface Conditions
Surface is track-walked up & down the slope
No concentrated flows
Energy dissipators (slope interruption devices) are used

Every mulch and erosion control project has a unique set of conditions: soil type (e.g., non-cohesive angles vs. cohesive clay), time of year, weather conditions, slope length, slope severity, requirement for functional longevity prior to vegetation establishment, and more. Below are guidelines for selecting the right combination of materials and application rates to meet the erosion prevention and vegetation establishment requirements of your project.

For Flat Ground and Gentle Sloped Installations in Seasons Other than Winter:

- Slope angles no steeper than 4:1
- Slope length maximum of 40 ft. (without slope interruption devices)
- Low erosive soil types
- Functional longevity requirement of up to 3 months

We recommend the following materials:

Product	Application Rate
100% Wood Fiber Hydraulic Mulch	2,000 lbs./acre
Hydrosport Premium Compost	1,000 lbs./acre
Ecology Control M-Binder/Tack	150 lbs./acre
Biosol Forte 7-2-1 Organic fertilizer	800 lbs./acre
AM 120 Mycorrhizal inoculum	60 lbs./acre
Tri-C Humate Soil Conditioner	400 lbs./acre
Seed mix as prescribed by S & S Seeds	

For Mild to Moderate Slopes and Installations Any Time of the Year:

- Slope angles up to 2:1
- Slope length maximum of 50 ft. (without slope interruption devices)
- Low to moderately erosive soil types
- Functional longevity requirement of up to 6 months

We recommend the following materials:

Product	Application Rate
Promatrix BFM	3,500 lbs./acre
Hydrosport Premium Compost	1,000 lbs./acre
Biosol Forte 7-2-1 Organic fertilizer	800 lbs./acre
AM 120 Mycorrhizal inoculum	60 lbs./acre
Tri-C Humate Soil Conditioner	400 lbs./acre
Seed mix as prescribed by S & S Seeds	

For Moderate to Severe Slopes and Installations Any Time of the Year for Critical Areas Where Maximum Performance is Essential including Waterways, Channels, Bioswales and Basins:

- Slope angles up to 1:1 or steeper
- Slope length maximum of 75 ft. (without slope interruption devices)
- Erosive soil types
- FlexTerra HP-FGM has no cure time
- Functional longevity of up to 18 months

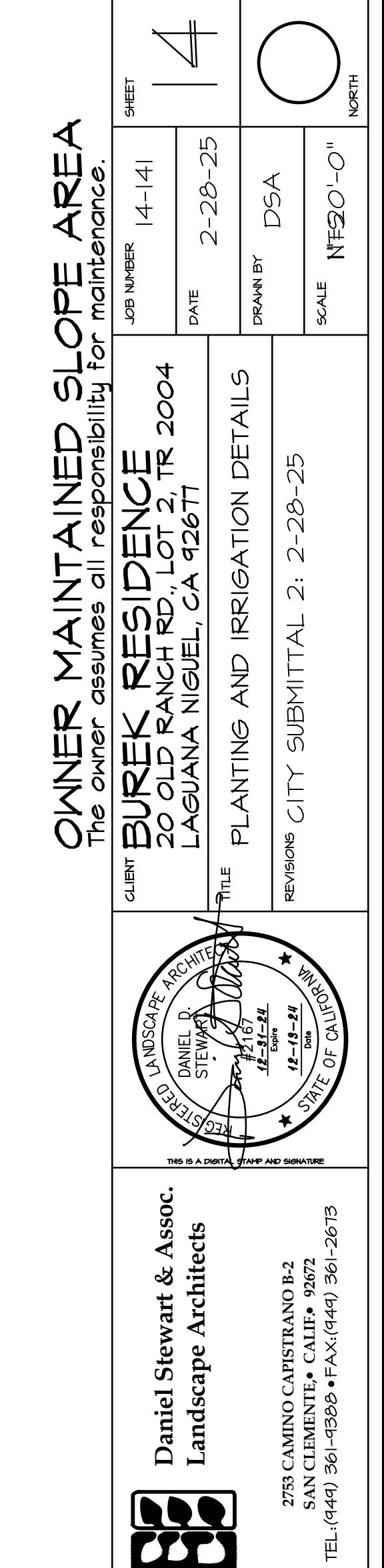
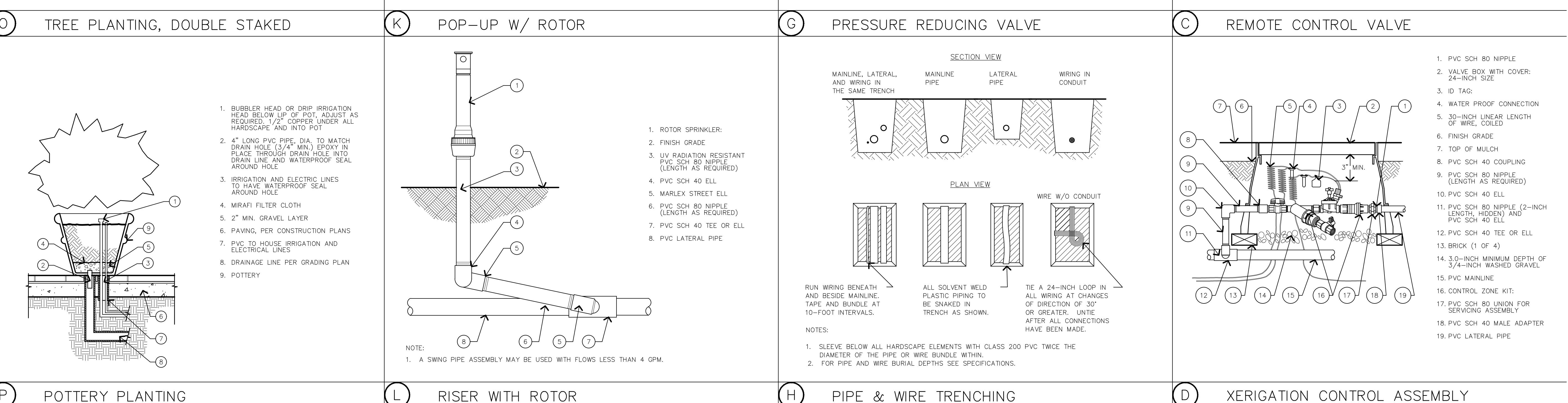
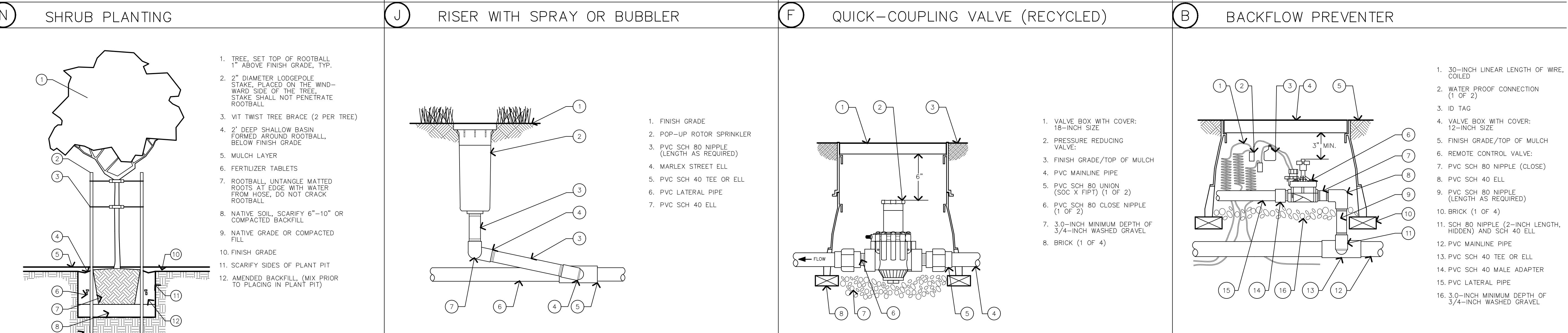
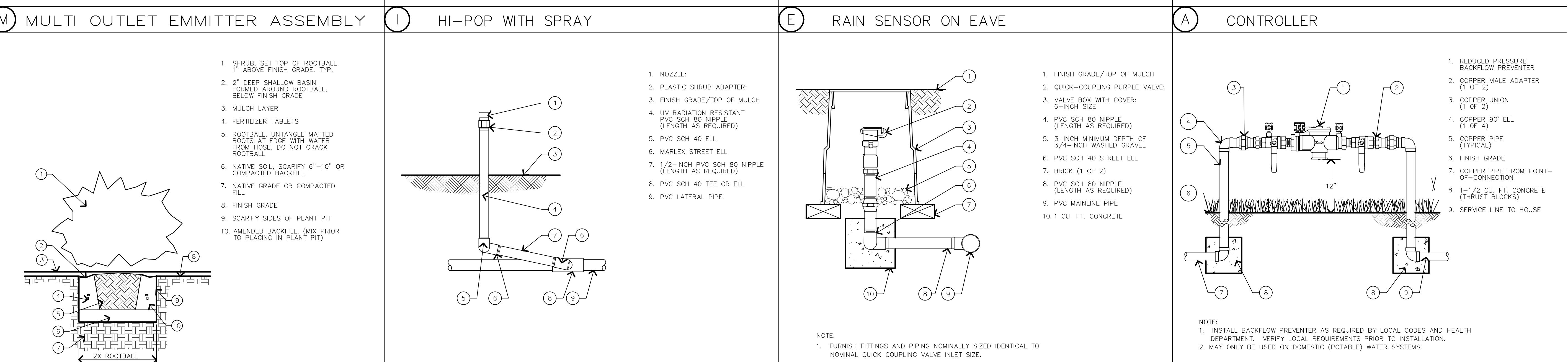
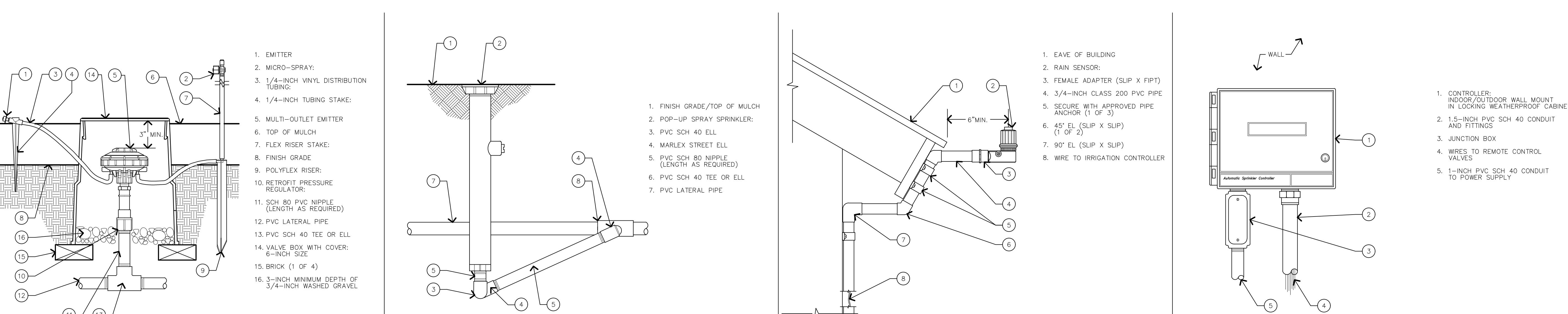
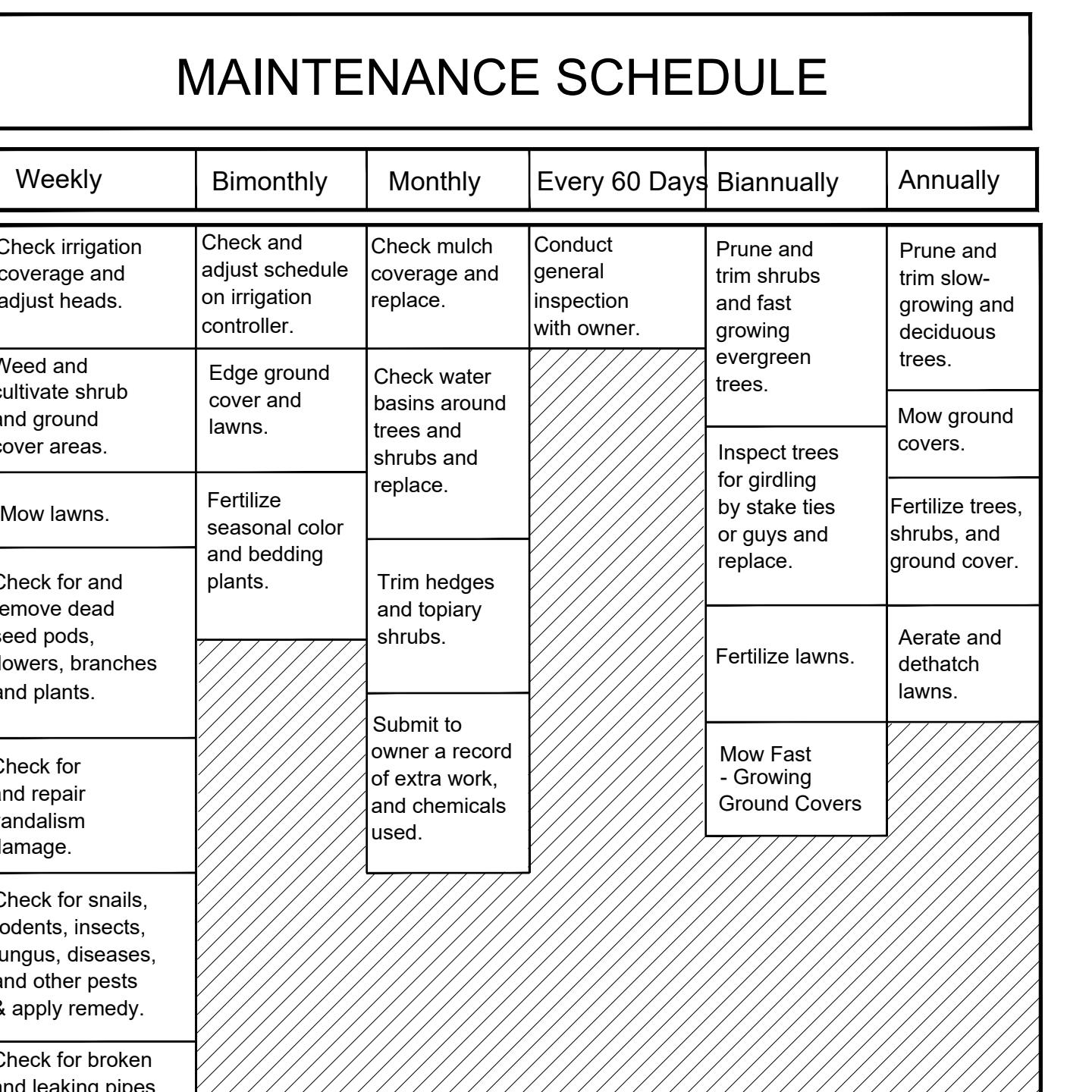
We recommend the following materials:

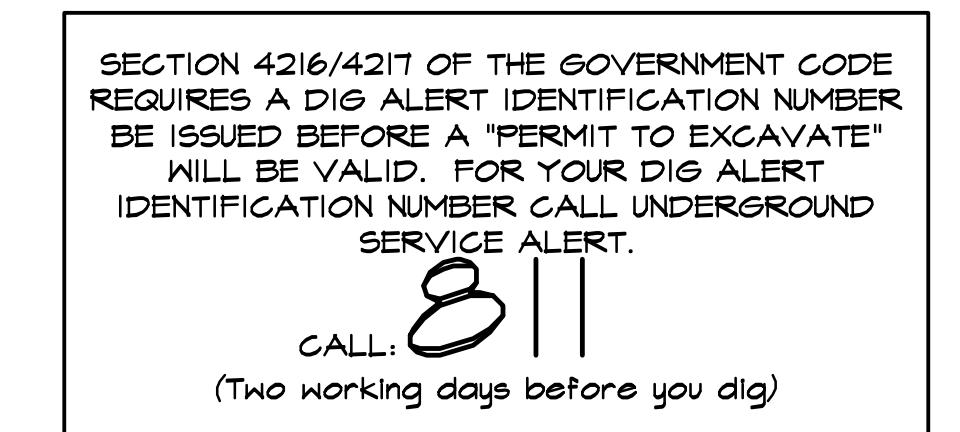
Product	Application Rate
FlexTerra HP-FGM	4,000 lbs./acre
Tri-C Humate Organic Soil Conditioner	500 lbs./acre
Biosol Forte 7-2-1 Organic fertilizer	800 lbs./acre
AM 120 Mycorrhizal inoculum	60 lbs./acre
Seed mix as prescribed by S & S Seeds	

SECTION 20-6212 OF THE GOVERNMENT CODE REQUIRES A DRAFTER IDENTIFICATION NUMBER BE ISSUED BEFORE A PERMIT TO EXCAVATE WILL BE VALID. FOR YOUR DRAFTER IDENTIFICATION NUMBER CALL UNDERGROUND SERVICE ALERT.
CALL (Two working days before you dig)

IRRIGATION LINE TRENCHING

ORANGE COUNTY RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT
Approved: H. L. Johnson, Civil Engineer
Adopted: Res. 18-191 Revised: Res. 75-1725, 86-818
1760 STD. PLAN SHT. 1 OF 1





GENERAL IRRIGATION SYSTEM
PART I

1.1 SUMMARY

The work covers an automatically controlled irrigation system complete. Including all trenching, backfilling, and compacting: sleeves, installation of pipe, valves, irrigation heads, fittings, and all other appurtenances: connections to water services, testing: installation of controllers, electrical connections and wiring: adjustment of systems: necessary accessories as shown on the drawings and specified herein.

1.2 REQUIREMENTS

All work and materials shall be in accordance with the uniform plumbing code published by the western plumbing officials association, all state and local codes and regulations, and other applicable codes to be construed to permit work not conforming to these codes. Should the construction documents or instructions be at variance with the aforementioned rules and regulations, notify the irrigation consultant and await his instructions before proceeding with the work affected.

B. Manufacturer's directions: manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers or articles used in this contract furnish directions covering points not shown in the drawings and specifications.

C. Manufacturer's warranties: manufacturer's warranties shall not relieve liabilities under the guarantee. The irrigation consultant may at his option, require a manufacturer's warranty on any product proposed for use.

D. All work called for on the drawings by notes shall be furnished and installed whether or not specifically mentioned in the specifications. Do not willfully install the sprinkler system as indicated on the drawings when it is obvious in the field that unknown obstructions or grade differences exist that might not have been considered in the engineering, or if discrepancies in the construction details, legend or specific notes area discovered. All such obstructions or discrepancies shall be brought to the attention of the irrigation consultant. In the event this is not done, the contractor shall assume full responsibility for the necessary revisions.

E. Due to scale of drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The contractor shall carefully investigate the structural and finished conditions affecting all of his work and plan his work accordingly, furnishing such fittings, etc. as may be required to meet such conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.

1.3 PROTECTION AND DAMAGE

A. Protect work and materials from damage during construction and storage. PVC pipe and fittings shall be protected from direct sunlight.

B. Assume all responsibility for existing construction and restore to its original condition should damage occur as a result of this work.

C. Contractor shall securely cover openings into system and cover appurtenances, equipment, and appliances both before and after being set in place to prevent obstruction in the pipes and prevent breakage, misuse or disfigurement of the appurtenances, equipment or appliances.

1.4 AS-BUILT DRAWINGS

A. The contractor shall prepare "as-built" drawings which shall show deviations from the bid documents made during construction affecting the locations of pipe, fittings, remote control valves, wire, controllers, irrigation heads etc.

B. Before final acceptance of work, contractor shall transfer all "as-built" information onto best quality oxford mylar and deliver to the irrigation consultants.

1.5 GUARANTEE

A. All work shall be guaranteed in writing for (1) year from date of acceptance against all defects in materials, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from faults or other defects in material, equipment, and workmanship to the satisfaction of the irrigation consultant. Repairs if required shall be done promptly upon notification by the project owner's representative, at no cost to the owner.

1.6 EXISTING SITE CONDITIONS

A. The contractor shall acquaint himself with all site conditions. Should utilities not shown on the plans be found during excavations, contractor shall promptly notify the owner's representative for instructions as to further action. Failure to do so will leave the contractor liable for any and all damages thereto arising from his operations subsequent to discovery of such utilities not shown on the drawings.

MATERIALS
PART II

2.1 SUMMARY

All materials throughout the system shall be new, unused and in perfect condition. Refer to irrigation materials legend, notes and detail drawings for specific equipment to be used. Substitutions will only be accepted when approved by the irrigation consultant equipment or materials installed or furnished without prior approval of the irrigation consultant may be rejected and the contractor required to remove such materials from the site at his own expense.

2.2 EQUIPMENT TO BE FURNISHED

A. Supply as a part of this contract the following tools:
1. Two (2) sets of special tools required for removing, disassembling, and adjusting each type of sprinkler and valve on this project.
2. Two (2) keys for each automatic controller.
3. One (1) quick coupler key and matching hose swivel for five (5) or fraction thereof each type of quick coupling valve installed.

B. The above mentioned shall be turned over to the owner at the conclusion of the project. Before final inspection can occur, evidence that the owner has received material must be shown to the irrigation consultant.

2.3 PVC PRESSURE MAINLINE PIPE AND FITTINGS

A. Pressure mainline piping for sizes 2" and larger shall be PVC class 315.
B. Pipe shall be made from an NSF approved type I, grade I, PVC compound conforming to ASTM resin specification D1784. All pipes must meet requirements as set forth in federal specification PS-22-70, with an appropriate standard dimension (S.D.R.) - (solvent weld pipe).

C. Pressure mainline piping for sizes 1 1/2" and smaller shall be PVC schedule 40 with solvent welded joints.

D. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with the diameter (or radius) of throw pressure, and discharge as shown on the plans and / or specified in these special provisions.

E. A fine granular material backfill will be initially placed on all lines. No foreign material larger than one half (1/2) inch in size will be permitted in the initial backfill.

F. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the contractor shall make all required adjustments without cost to the owner.

G. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

H. All sprinkler heads of the same type shall be of the same manufacturer.

D. Pipe shall be made from NSF approved type I, grade I PVC compound conforming to ASTM resin specifications D1785. All pipes must meet requirements as set forth in federal specification PS-21-70.

E. PVC solvent-weld fittings shall be schedule 40, I-2, II-I NSF approved conforming to ASTM test procedure D2466.

F. Solvent cement and primer for PVC solvent weld pipe and fittings shall be of type and installation methods prescribed by the manufacturer.

G. All PVC pipe must bear the following markings:
1. Manufacturer's name
2. Nominal pipe size
3. Schedule or class
4. Pressure rating in P.S.I.
5. NSF (National Sanitation foundation)

H. Date of extrusion

I. All fittings shall bear the manufacturer's name of trademark, material designation, size, applicable I.P.S. schedule and NSF seal of approval.

2.4 PVC NON-PRESSURE LATERAL LINE PIPING

A. Non pressurized lateral line piping shall be PVC class 200 with solvent-weld joints. B. Pipe shall be made from NSF approved type I, grade II PVC compound conforming to ASTM resin specification D1784. All pipe must meet requirements set forth in federal specification PS-22-70 with an appropriate standard dimension ratio.

C. Except as noted in paragraphs A and B of section 2.3, all requirements for non-pressure lateral line pipe and fittings shall be the same as for solvent-weld pressure mainline pipe and fittings as set forth in section 2.3 of these specifications, (primer not required).

2.5 BRASS PIPE FITTINGS

A. Where indicated on the drawings, use red brass screwed pipe conforming to federal specification #WW-P-351.

B. Fittings shall be red brass conforming to federal specification #WW-P-460.

2.6 BACKFLOW PREVENTION UNITS

A. Backflow prevention units shall be of size and type indicated on the irrigation drawings. Install backflow prevention units in accordance with irrigation construction details.

2.7 CHECK VALVES FOR DOMESTIC WATER ONLY

A. Anti-drain valves shall be of heavy-duty virgin PVC construction with F.I.P. thread inlet and outlet. Internal parts shall be stainless steel and neoprene. Anti-drain valve shall be field adjusted for elevation changes from five (5) to forty (40) feet. Anti-drain valve shall be similar to the valve "ADV" or approved equal.

2.8 CONTROL WIRING

A. Connections between the automatic controllers and the electric control valves shall be made with direct burial copper wire AWG-U, .600 volt. Install in accordance with manufacturer's specifications and wire chart. In no case shall wire be less than #14. Pilot wire shall be a different color wire for each automatic controller.

B. Wiring shall occupy the same trench and shall be installed along the same route as pressure supply or lateral lines whenever possible.

C. Where more than one (1) wire is placed in a trench, the wiring shall be taped together at intervals of ten (10) feet.

D. An extension cord shall be provided within three (3) feet of each wire connection. Expansion cord shall be of sufficient length at each splice connection at each electric control valve, so that in case of repair, the valve bonnet may be brought to the surface without disconnecting the control wires. Control wires shall be laid loosely in trench without stress or stretching of control wire conductors.

E. All splices shall be made with Scotch-Lok #3576 connector sealing packs. Rainbird snap-tite wire connector or approved equal. Use on splice per connector sealing pack.

F. Field splices between the automatic controller and electrical control valves will not be allowed without prior approval of the irrigation consultant.

2.9 AUTOMATIC CONTROLLERS

A. Automatic controllers shall be of size and type shown on the plans.

B. Final location of automatic controllers shall be approved by the owner's authorized representative.

C. Unless otherwise noted on the plans, the 120 volt electrical power to the automatic controller location to be furnished by others. The final electrical hook up shall be the responsibility of the irrigation contractor.

2.10 ELECTRIC CONTROL VALVES

A. Provide and install one control box for each electric control valve.

2.11 CONTROL VALVE BOXES

A. Use 10" x 10" x 14" round box for all ball valves, Carson industries #910-12B with green bolt down cover or approved equal. Extension sleeve shall be PVC-6" minimum size.

B. Use 9 1/2" x 16" x 11" rectangular box for all electrical control valves, Carson industries 1419-12B with green bolt down cover or approved equal.

2.12 SPRINKLER HEADS

A. All sprinkler heads shall be of the same size, type and deliver the same rate of precipitation with the diameter (or radius) of throw pressure, and discharge as shown on the plans and / or specified in these special provisions.

B. A fine granular material backfill will be initially placed on all lines. No foreign material larger than one half (1/2) inch in size will be permitted in the initial backfill.

C. If settlement occurs and subsequent adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the contractor shall make all required adjustments without cost to the owner.

2.13 RISER NIPPLES

A. Riser nipples for all sprinkler heads shall be the same size as the riser opening in the sprinkler body.

2.14 SPRINKLER HEADS

A. Install the sprinkler heads as designated on the drawings. Sprinkler heads to be installed in this work shall be equivalent in all respects to those itemized.

2.15 SPACING OF HEADS

A. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.

2.16 ALL SPRINKLER HEADS

A. All sprinkler heads of the same type shall be of the same manufacturer.

INSTALLATION
PART III.

3.1 LAYOUT

A. All work shall be laid out in accordance with plans and details as shown on the drawings. Locate irrigation apparatuses, equipment, etc. in planted area wherever possible.

B. If minor changes in location are required, or as directed by the owner's representative, work shall be accomplished by the contractor at no additional cost to the owner providing such changes ordered before items of work directly connected to the same area are installed, and providing no additional materials are required.

3.2 EXCAVATING AND TRENCHING

A. Perform all excavations as required for the installation of the irrigation system. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition, and in a manner satisfactory to the owner's representative.

B. Trenches shall be made wide enough to allow minimum of two (2) inches between parallel pipelines. Trenches for pipelines shall be made of sufficient depths to provide the minimum cover from finished grade as follows:
1. 18" Cover over mainlines.
2. 12" Cover over PVC lateral lines.
3. 6" Cover over poly tubing lateral lines.
4. 4" Cover sleeved lines under driveways (per detail).

C. Dig trenches straight and support pipe continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.

3.3 BACKFILLING

A. Initial backfill on all lines shall have no foreign matter larger than (1/2") in size. Backfill shall be sufficiently damp to permit thorough compaction. Backfill for trenching shall be compacted to dry density equal to 90% of adjacent undisturbed soil and shall conform to adjacent grades, without dips, sunken areas, humps, or other irregularities.

B. Settling of backfilled trenches, which may occur during one year period after final acceptance, shall be repaired by the contractor, including the complete restoration of all damaged planting, paving, or other improvements of any kind, to owner's satisfaction at no additional expense.

3.13 TEMPORARY REPAIRS

A. The owner reserves the right to make temporary repairs as necessary to keep the sprinkler system in operating condition. The exercise of this right by the owner shall not relieve the contractor of his responsibilities under the terms of the guarantee as herein specified.

3.14 ADJUSTING THE SYSTEM

A. Adjust valves, alignment and coverage of all sprinkler heads. If it is determined that changes in the irrigation equipment or nozzle changes will provide more adequate coverage, make all necessary changes prior to planting. These changes or adjustments shall be made without additional costs. The entire system shall operate properly before any planting operations over-spray onto walkways or paving.

3.15 MAINTENANCE

A. The entire sprinkler irrigation system shall be under automatic operation for a period of seven (7) days prior to any planting.

B. The architect reserves the right to waive or shorten the operation period.

3.16 CLEAN-UP

A. Clean-up shall be done as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be swept or washed down. Any damages sustained on the work of others shall be repaired to original conditions.

3.17 SITE OBSERVATIONS

A. In all cases where observation of the irrigation system is required and / or where portions of the work are specified to be performed under the observation of the irrigation consultant, it will be the sole responsibility of the landscape contractor to notify the irrigation consultant two (2) working days in advance of the time such observations are required.

Failure to call for any one of the observations called for below will constitute immediate stoppage of all performance payments of the contractor.

Observations are required for the following:

1. Upon installation and testing of mainlines, _____ visits.

2. Upon installation of lateral lines, _____ visits.

3. A complete operating test of entire system at final observation, _____ visits.

The required maintenance period for the system shall not begin until the final observation has been made and all installation approved by the irrigation consultant.

4.1 PURPOSE OF SPECIFICATIONS

A. It is the intention of these specifications to accomplish the work of installing a sprinkler system, which will operate in an efficient and satisfactory manner according to workmanlike standards established for sprinkler operation. Notwithstanding the fact that these specifications may deficient in setting forth a complete detailed description for the work to be done.

It shall be the responsibility of the contractor to install said sprinkler system in such a manner that it shall operate efficiently.

Failure to call for any one of the observations called for below will constitute immediate stoppage of all performance payments of the contractor.

Observations are required for the following:

1. Upon installation and testing of mainlines, _____ visits.

2. Upon installation of lateral lines, _____ visits.

3. A complete operating test of entire system at final observation, _____ visits.

The required maintenance period for the system shall not begin until the final observation has been made and all installation approved by the irrigation consultant.

4.1 PURPOSES OF SPECIFICATIONS

A. It is the intention of

4. Zone A – Irrigated Structure Setback Zone
The purpose of the setback zone is to provide a defensible space for fire suppression forces and to protect structures from radiant and convective heat. **Zone A** shall not be less than a 20-foot minimum width. The entire structure setback zone is to be located on a level, graded area at the top or base of the slope.

Zone A¹⁴ Approved Configurations:
• If a Homeowners Association (HOA) or other single entity is maintaining only the B-D zones, then locate Zone A on level ground, at the most distal 20 feet within the structure footprint, in order to adjoint Zone B at the base or ridge of the slope. (See Attachment 2)
• If all Zones A-D are maintained by an HOA or adjoining single entity, Zone A shall begin at the lot property line. (See Attachment 2)
• If all zones A-D are to be maintained by the structure owner, then Zone A shall begin at the width of the structure.

Zone A begins within 100 feet from the protected structure and may incorporate trails, roadways, and other level non-combustible surfaces.

Zone A – Specific Maintenance Requirements

- A. Automatic irrigation systems to maintain healthy vegetation with high moisture content and be regularly irrigated.
- B. Pruning of foliage to reduce fuel load, maintain vertical continuity, and removal of plant litter and dead wood in accordance with Attachment 6.
- C. Complete removal of undesirable plant species (See Attachment 7). There is also minimal allowance for retention of selected native vegetation.
- D. Plants in this zone shall be highly fire resistant and selected from the Attachment 8 for the setback zone and given geographical area. (Refer to Attachment 8 and Section 3).
- E. Tree species within Zone A are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).
- F. Maintenance includes thinning and removal of over-growth, replacement of dead/dying plant material with approved fire resistant plantings.
- G. Devices that burn solid fuels are not permitted in any fuel modification zone.
- H. No combustible construction shall be allowed within Zone A.

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5. Zone B – Irrigated Zone

This portion of fuel modification consists of irrigated landscaping with a ground cover installed. This irrigated zone adjoins Zone A at the beginning of the slope, and is a minimum of 50 feet in width and may be increased as conditions warrant. Zone B shall be permanently and regularly irrigated. Ground cover is required in Zone B should cover entire portion of the slope. Irrigation system, and design a maintenance program which sensitively addresses water conservation practices and includes methods of erosion control to protect against slope failure. All irrigation shall be kept a minimum of 20 feet from the drip line of any existing native Coast Live Oak species.

Zone B shall be cleared of all undesirable plant species, irrigated, and planted with species from Attachment 8. Exemptions to save desirable species may be submitted for approval by the OCFA on a site-specific basis. One of the goals of Zone B maintenance is to always retain the originally approved design throughout the future.

Zone B – Specific Maintenance Requirements

- A. Groundcover shall be installed and maintained at a height not to exceed 2 feet.
- B. In order to maintain proper coverage, landscape islands with native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.
- C. Apply irrigation rates to maintain healthy vegetation with high moisture content based on plant species specific needs.
- D. All plant species designed for Zone B shall be selected from Attachment 8. Existing fuel modification maintenance programs are limited to the plants listed on the approved plan unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from Attachments 6, 7, and 8. (See Section 3)
- E. Groups of trees, tree-form shrubs, and shrubs that naturally exceed 2 feet in height shall be vertically pruned, and horizontally spaced in accordance with Attachment 6. (Attachment 6 has allowances for vertical separation only, based on the height of the specimen and distance from a structure).
- F. Removal of dead and dying vegetation and undesirable plant species from Attachment 7.
- G. Devices that burn solid fuels are not permitted in any fuel modification zone.
- H. Combustible construction is not allowed within Zone B.

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6. Zones C and D – Thinning Zones – Non-Irrigated

- Zone C is 50-Foot in Width
- Zone D is 50-Foot in Width

Thinning zones are located between the irrigated Zone B and the non-maintained wildland area. Artificial vegetation shall be removed within the thinning zones. C and D, the amount of fuel load adjacent to the non-maintained wildland area becomes reduced. These zones begin the process of slowing the speed of the moving fire and decreasing its intensity. This reduces the amount of heat and embers produced as the fire approaches the structure(s).

The thinning zone require the specific maintenance activities listed below. In combination with the Attachment 6 requirements, Zone C can be thinned to a 50% reduction level and Zone D can be thinned to a 30% reduction level. After maintenance, the reduction levels can normally be visually compared to the mature vegetation in the non-maintained wildland area.

Zone C and D – Specific Maintenance Requirements

- A. Removal of dead and dying vegetation and undesirable plant species from Attachment 7.
- B. In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.
- C. Groups of trees, tree-form shrubs, and shrubs that naturally exceed 2 feet in height shall be vertically pruned, and horizontally spaced in accordance with Attachment 6. (Attachment 6 has allowances for vertical separation only, based on the height of the specimen and distance from a structure).
- D. Plants species introduced into Zone C and D shall be selected from Attachment 8. Existing fuel modification maintenance programs are limited to the plants listed on the approved plan unless a revision is requested. Planting and maintenance shall be in accordance with planting restrictions from Attachments 7 and 8. (See Section 3)
- E. Removal fuel load by reducing fuel in each remaining shrub or tree without substantial decreases in the canopy cover or removal of free holding root systems. Maintain sufficient cover to prevent erosion without requiring planting. Roots of species listed in Attachment 7 shall be removed from the zone unless an erosion analysis has been performed by a qualified professional or Geologist indicating the need to retain the root systems. Geology reports affecting the fuel modification program shall be provided to the OCFA.
- F. Removal of dead and dying vegetation and undesirable plant species from Attachment 7.
- G. Devices that burn solid fuels are not permitted in any fuel modification zone.
- H. Combustible construction is not allowed within Zone B.

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10. Fuel Modification Implementation & Required Inspections

This following information shall be placed on precise fuel modification plans, verbatim:

- A. **Prior to Rough Grading Permit Issuance:** The developer/builder shall have approved/stamped Precise Fuel Modification Plan, with applicable note stating maintenance language will be provided in CC&Rs and reviewed prior to issuance of certificate of occupancy (Refer to Attachment 5).

B. **Prior to Precise Grading Permit Issuance:** The developer/builder shall have approved/stamped Precise Fuel Modification Plan, with applicable note stating maintenance language will be provided in CC&Rs and reviewed prior to issuance of certificate of occupancy (Refer to Attachment 5).

C. **Prior to Building Permit Issuance:** Prior to dropping lumber, the developer/builder shall implement those portions of the approved fuel modification plan determined to be necessary by the OCFA prior to the introduction of any combustible materials into the area. Removal of undesirable species may meet this requirement or a separation of combustible materials for a minimum distance of 100 feet from the location of the structure and lumber stack-pile. This generally involves removal and thinning of plant materials indicated on the approved plan. An inspection and/or release letter to the building department is required.

D. **Prior to Issuance of Certification of Occupancy:** The fuel modification zones adjacent to structures must be installed, irrigated, and inspected. This includes physical installation of combustible materials in the approved precise fuel modification plans (including, but not limited to plant materials, trees, shrubs, and other combustible materials). An OCFA Inspector will provide written approval of completion at the time of this final inspection on the building card. When the homeowner maintains all zones, a written disclosure will be requested by the OCFA Inspector indicating that the homeowner is aware of the fuel modification zone on their land and that they are aware of the importance of the plans and the zone. Copies of buyer or builder signed emergency and maintenance access easements shall be presented upon occupancy final (See Section 1.I).

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E. Prior to Home Owner Association (HOA) Maintenance Acceptance from Developer: This inspection/meeting must include the Fire Inspector and the following representatives:

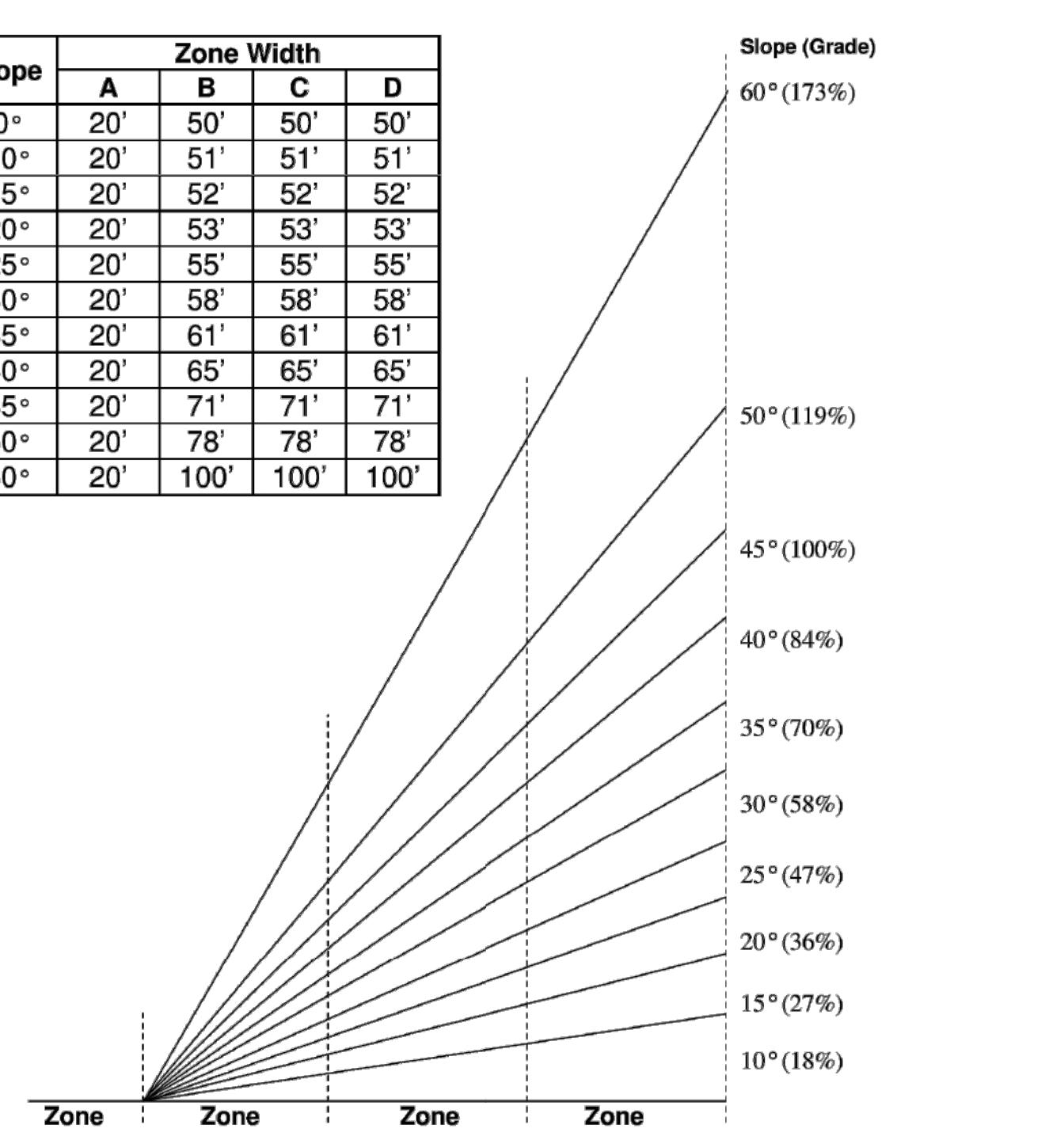
- Landscape design professional
- Installing landscape contractor
- HOA management representative and association board member
- HOA landscape maintenance contractor

The fuel modification areas shall be maintained by the developer as originally installed and approved. The final land owner is responsible to ensure the developer sufficiently calculated the amount of revenue needed to perform the on-going maintenance. The Fuel Modification zones are Specific Areas of Responsibility (SARs). A copy of the approved plan must be provided to the HOA representatives at this time. Landscape professionals must convey ongoing maintenance requirements to HOA representatives. A written disclosure will be requested by the OCFA Inspector indicating that the homeowner's association is aware of the fuel modification zone on their land and that they are aware of the importance of the plans and the zone. The CC&R language for maintenance must also be provided and approved by the OCFA (Refer to Attachment 5).

F. Annual Inspection and Maintenance: The property owner is responsible for all maintenance of the fuel modification. All areas must be maintained indefinitely in accordance with notes on the approved fuel modification plans. This includes a minimum of two growth reduction maintenance activities through all fuel modification zones each year. Perform maintenance sometime within time periods of mid to late spring and once again in early to mid fall. Other activities include maintenance of irrigation systems, replacement of dead or dying vegetation with approved species, removal of dead plant material, or removal of any plant species not approved by the OCFA. The landscape maintenance company and/or property manager shall inspect the fuel modification zones throughout the year to identify where specific activities need to take place. The OCFA shall conduct inspections of established fuel modification areas. Ongoing maintenance shall be conducted a minimum of twice each year regardless of the dates of these inspections. The property owner shall retain all approved fuel modification plans. The plans should be used to perform the maintenance. As property is transferred, property owners shall disclose the location and regulations of fuel modification zone to the new property owners.

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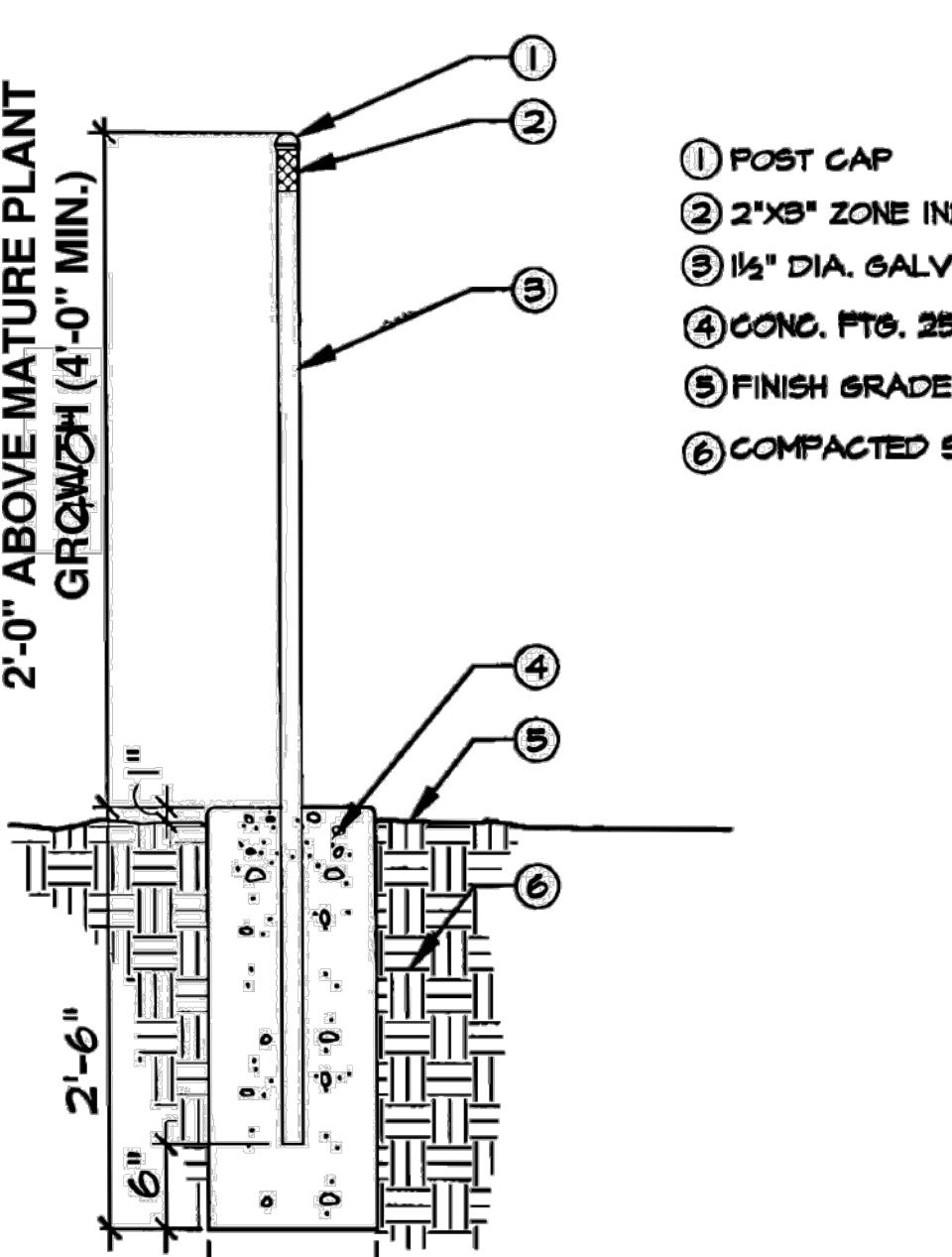
Attachment 3
INCLINE MEASUREMENT FOR SELECTED SLOPES
(See Attachment 4)



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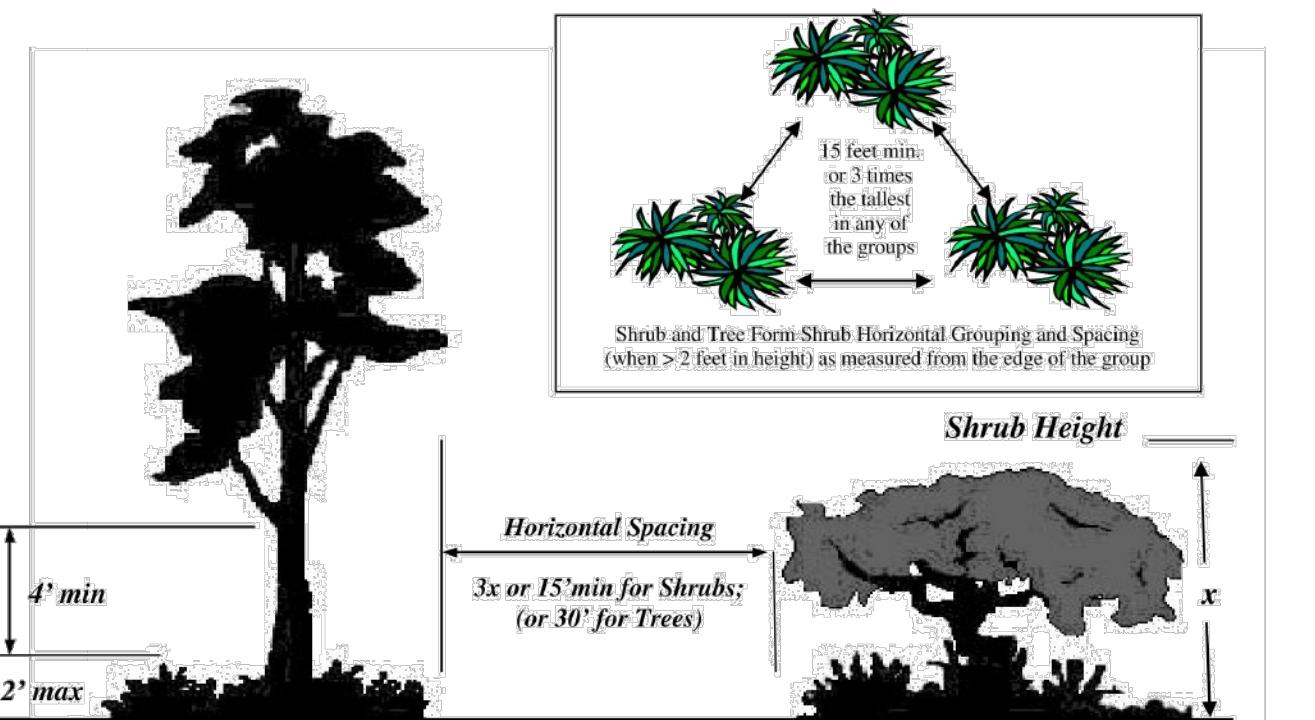
Attachment 4
ZONE MARKER DETAILS
(Marker Distances Shall Be Increased on Slopes to Accommodate Incline Measurements in Accordance With Attachment 3)

- ① POST CAP
- ② 2"X3" ZONE INDICATOR
- ③ 14" DIA. GALV. POST.
- ④ CONC. FTS. 2500 PSI @ 20 DAYS.
- ⑤ FINISH GRADE.
- ⑥ COMPAKTED SUBGRADE



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Attachment 6
Horizontal Spacing and Vertical Separation Requirements for Installation and Maintenance in All Fuel Modification Zones



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Attachment 7
UNDESIRABLE PLANT SPECIES (Target Species)

Certain plants are considered to be undesirable in the landscape due to characteristics that make them highly flammable. These characteristics can be either physical or chemical. Physical properties that would contribute to high flammability include large amounts of dead material retained within the plant, rough or peeling bark, and the production of copious amounts of litter. Chemical properties include the presence of volatile substances such as oils, resins, wax, and pitch. Certain native plants are notorious for containing these volatile substances.

Plants with these characteristics shall not be planted in any fuel modification zones. Should these species already exist within these areas, they shall be removed because of the potential threat they pose to any structures. They are referred to as target species since their complete removal is a critical part of hazard reduction. These fire-prone plant species include (but not limited to):

FIRE PRONE PLANT SPECIES (MANDATORY REMOVAL)

Botanical Name	Common Name
Cyrtisus Caudatus	Artichoke Thistle
Ricinus Communis	Castor Bear Plant
Cirsium Vulgare	Wild Artichoke
Breckia Major	Big Mustard
Silybum Marianum	Milk Thistle
Saccula Australis	Russian Thistle/Tumbleweed
Nicotiana Bigelovii	Indian Tobacco
Nicotiana Glauca	Tree Tobacco
Lactuca Serriola	Prickly Lettuce
Crocosmia Lucifer	Horned Larkspur
Heterotheca Grandiflora	Telegraph Plant
Antennaria Cotula	Mayweed
Urtica Urens	Burning Nettle
Cordaria Salsula	Noni Cress, Perennial Peppergrass
Bassia Rapa	Wild Turnip, Yellow Mustard, Field Mustard
Adenostoma Fasiculatum	Chamise
Adenostoma Sparsifolium	Red Shanks
Cortaderia Selloana	Pampas Grass
Artemisia Californica	California Sagebrush
Eriogonum Fasiculatum	Common Buckwheat
Salvia Multiflora	Black Sage

Ornamental:	
Cortaderia	Pampas Grass
Cupressus sp	Cypress
Eucalyptus sp	Eucalyptus
Juniperus sp	Juniper
Pinus sp	Pine
Arecaceae (all palm sp)	Palms

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Attachment 5
SAMPLE CC&R MAINTENANCE LANGUAGE

It is recommended that the following language be included in the CC&Rs recorded for a common interest development:

The duty of the homeowners' association to perform "Fire Prevention Maintenance" (as defined below) for all Fuel Modification Zones and manufactured interior slopes within the development shall be included as an express obligation in the recorded CC&Rs for the development. Similarly, each Owner whose Lot (or Condominium) is subject to Fuel Modification Zone restrictions (e.g., non-combustible structure setback, etc.) shall be obligated to comply with such restrictions.

1. The OCFA will be designated as a third party beneficiary of a homeowner association's duty to perform "Fire Prevention Maintenance" (as defined below) for all portions of the Association Property (or Common Area) that constitute fuel modification zones and designated interior/manufactured slopes to be maintained by the property manager and/or the

ATTACHMENT G

WHEN RECORDED MAIL TO: City of Laguna Niguel Community Development Department 30111 Crown Valley Parkway Laguna Niguel, CA 92677	This Space for Recorders Use
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**COVENANTS AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE GRADING
IMPROVMENTS, DRAINAGE ACCEPTANCE FROM PARCEL 2 OF PARCEL MAP 2004-215
(20 OLD RANCH ROAD), AND RELEASE OF LIABILITY**

This Covenants and Agreement is made and entered into between the undersigned individuals (“Property Owner” and “Offsite Owner”) and the City of Laguna Niguel, a municipal corporation, as of _____ (month) _____ (day), 2025.

The purpose of this agreement is to obtain consent from the Offsite Owner to allow Property Owner to conduct remedial grading improvements and install surface drainage (“Offsite Improvements”) at the real property located at 25 Old Ranch Road in the City of Laguna Niguel, State of California, legally described as Parcel 1 of Parcel Map 81-154, APN 121-100-32 (“Offsite Property”).

The undersigned Offsite Owner hereby certifies that it is the owner of said Offsite Property.

For valuable consideration, receipt of which is hereby acknowledged the parties, the Property Owner and the Offsite Owner and the City of Laguna Niguel covenant and agree as follows.

1. Offsite Owner hereby grants permission to the undersigned Property Owner, owner of the real property located at 20 Old Ranch Road, legally described as Parcel 2 of Parcel Map 2004-215, APN 121-100-81, to construct the Offsite Improvements depicted in the proposed project plans prepared by _____, dated _____, and incorporated herein by this reference as Exhibit 1.
2. Offsite Owner has reviewed the project plans and fully understands the intent of the Offsite Improvements.
3. Offsite Owner acknowledges that the Offsite Improvements will alter the natural and/or existing surface water drainage patterns between the Offsite Property and Parcel 2 of Parcel Map 2004-215 (20 Old Ranch Road). Offsite Owner does hereby consent to such alteration and does hereby covenant and agree that the Offsite Property shall accept the surface water drainage as altered by the Offsite Improvements.
4. Offsite Owner acknowledges that the City of Laguna Niguel (“City”) will rely on this Agreement in connection with the issuance of a grading permit for the Offsite Improvements, and Offsite Owner does hereby covenant and agree to fully release and discharge the City and its officers, employees and agents from any claims and/or actions the Offsite Owner may have against them which arise from or are in any way connected with the Offsite Improvements and/or the alteration of surface water drainage caused thereby.
5. Offsite Owner further covenants and agrees to maintain the Offsite Improvements in good condition unless the City discharges this obligation through a subsequently recorded written instrument. Offsite Owner shall indemnify and hold harmless the City and its officers, employees and agents from any claims and/or actions arising from or any way connected with the failure to maintain the Offsite Improvements in good condition. In addition, Offsite Owner shall permit the City to enter upon the offsite Property to inspect the Offsite Improvements during construction of said Offsite Improvements.
6. Offsite Owner makes the covenants and agreements described above on behalf of itself and its successors and assigns. Said covenants and agreements shall run with Offsite Property, shall be binding upon the Offsite Owner, future owners, encumbrancers of the Offsite Property, and their successors, heirs, or assignees, and shall continue in effect until the release of this Covenant Agreement by the City, in its sole discretion.

WITNESS WHEREOF, this Covenant and Agreement has been executed the _____ day of _____ 2025.

Print Name

Signature
Property Owner - 20 Old Ranch Road

Date

Print Name

Signature
Offsite Owner - 25 Old Ranch Road

Date

City of Laguna Niguel
Jonathan Orduna, Community Development Director

Date

Form to be Notarized and Recorded (Attach Notary Certificates - Acknowledgements)