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)

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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.

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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,

[1] The 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.



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LEGEND

- Off-Site Project Boundary (2013)
- Approved Project Site Boundary (2013)
- Project Site Boundary (2018)
- 2025 Project Site Boundary (Revised Project)

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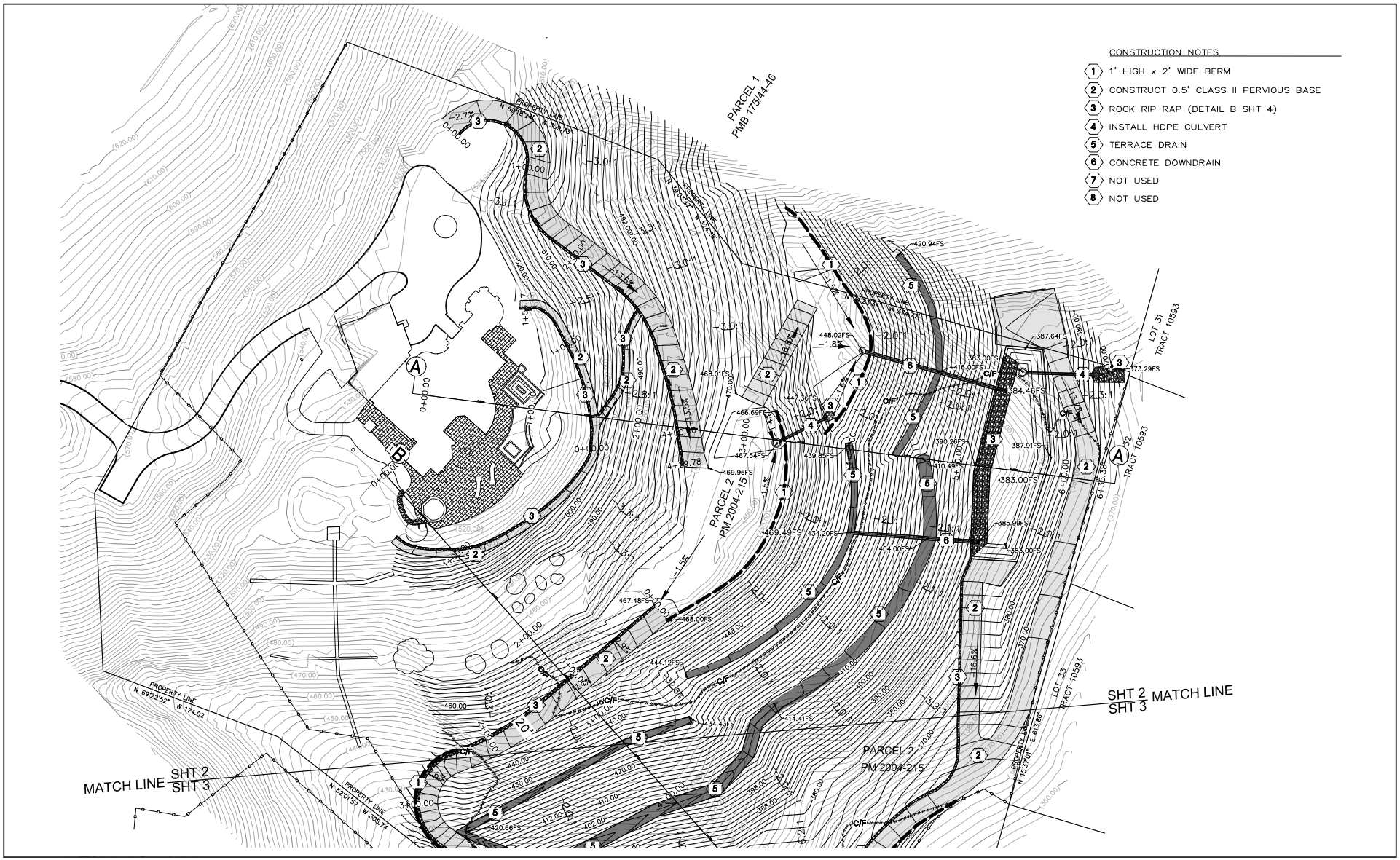
FIGURE 1

20 Old Ranch Road

Project Location

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

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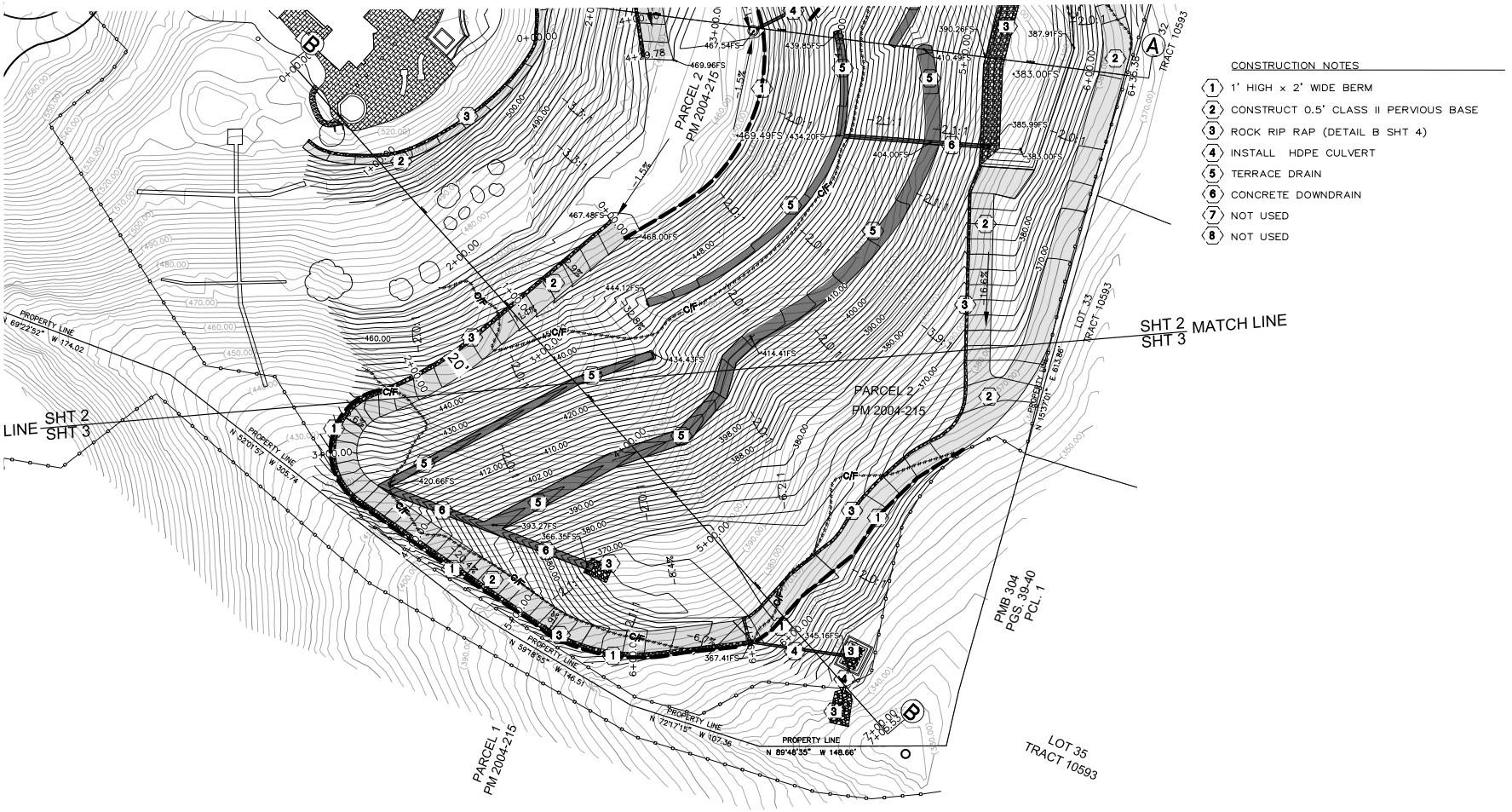
FIGURE 2
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SOURCE: RDS and Associates

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20 Old Ranch Road
Grading Plan



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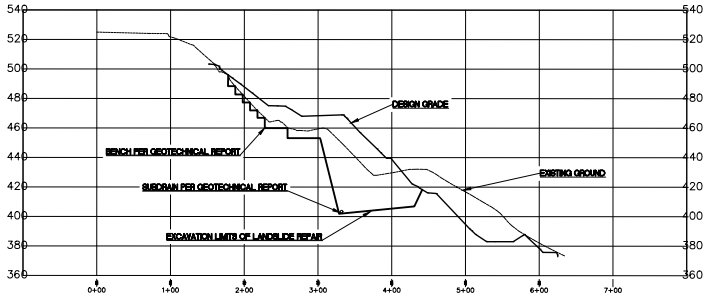
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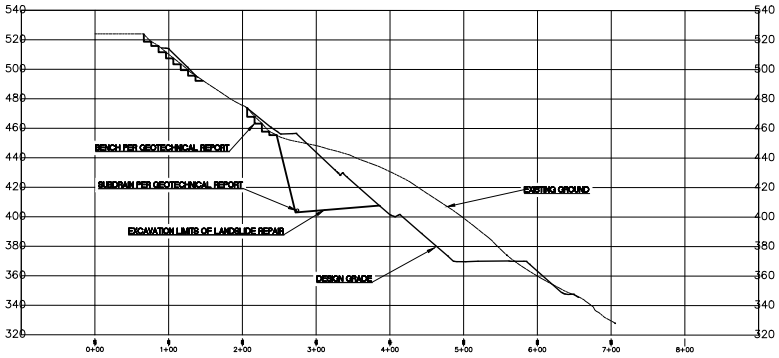
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20 Old Ranch Road
Grading Plan



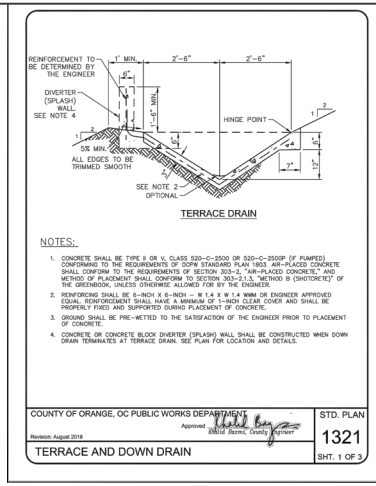
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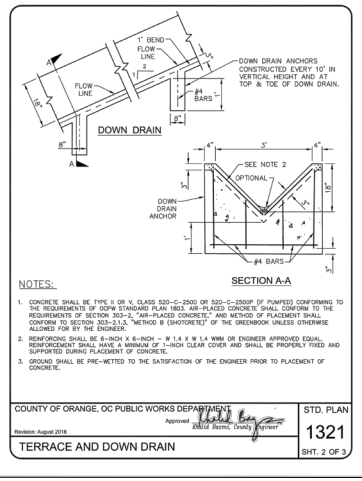
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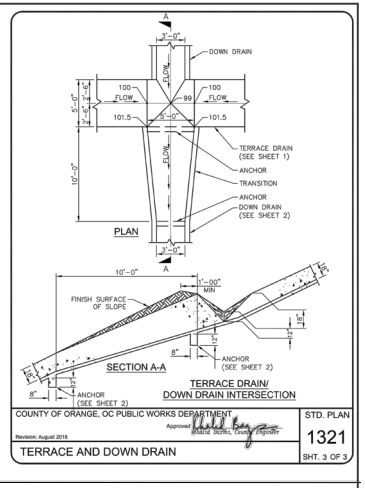


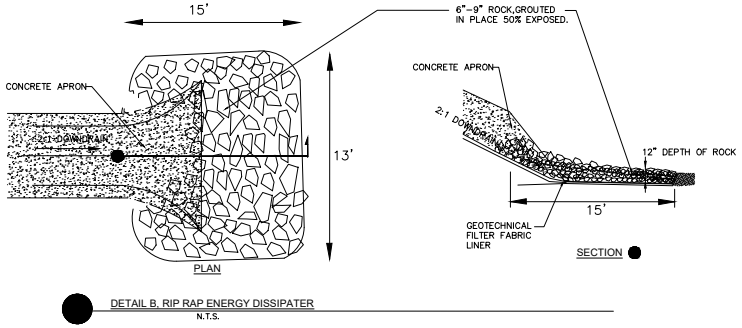
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SCALE 1" = 40' H / 20' V









DETAIL B, RIP RAP ENERGY DISSIPATER

N.T.S.

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FIGURE 2
Page 3 of 3

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?	[ ]	[ ]	[X]
b. Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?	[ ]	[ ]	[X]
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	[ ]	[ ]	[X]
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	[ ]	[ ]	[X]
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))?	[ ]	[ ]	[X]
d. Result in the loss of forest land or conversion of forest land to non-forest use?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]

	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?	[ ]	[ ]	[X]
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	[ ]	[ ]	[X]
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	[ ]	[ ]	[X]
d. Expose sensitive receptors to substantial pollutant concentrations?	[ ]	[ ]	[X]
e. Create objectionable odors affecting a substantial number of people?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]

	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?	[ ]	[ ]	[X]
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	[ ]	[ ]	[X]
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	[ ]	[ ]	[X]
d. Disturb any human remains, including those interred outside of formal cemeteries?	[ ]	[ ]	[X]
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.	[ ]	[ ]	[X]
ii. Strong seismic ground shaking?	[ ]	[ ]	[X]
iii. Seismic-related ground failure, including liquefaction?	[ ]	[ ]	[X]
iv. Landslides?	[ ]	[ ]	[X]
b. Result in substantial soil erosion or the loss of topsoil?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	[ ]	[ ]	[X]

	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?	[ ]	[ ]	[X]
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	[ ]	[ ]	[X]
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	[ ]	[ ]	[X]
d. Be located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	[ ]	[ ]	[X]
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	[ ]	[ ]	[X]
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	[ ]	[ ]	[X]
9. HYDROLOGY AND WATER QUALITY – *Would the project*			
a. Violate any water quality standards or waste discharge requirements?	[ ]	[ ]	[X]
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)?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
	[ ]	[ ]	[X]

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
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?			
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm-water drainage systems or provide substantial additional sources of polluted runoff?	[ ]	[ ]	[X]
f. Otherwise substantially degrade water quality?	[ ]	[ ]	[X]
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	[ ]	[ ]	[X]
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	[ ]	[ ]	[X]
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	[ ]	[ ]	[X]
j. Inundation by seiche, tsunami, or mudflow?	[ ]	[ ]	[X]
10. LAND USE AND PLANNING – *Would the project*:			
a. Physically divide an established community?	[ ]	[ ]	[X]
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	[ ]	[ ]	[X]
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	[ ]	[ ]	[X]
11. MINERAL RESOURCES – *Would the project result in:*			
a. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[X]
12. NOISE – *Would the project result in:*			
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?	[ ]	[ ]	[X]
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	[ ]	[ ]	[X]
	[ ]	[ ]	[X]

	New Significant Impact	More Severe Impact	No Substantial Change from Previous Analysis
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	[ ]	[ ]	[X]
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project are to excessive noise levels?	[ ]	[ ]	[X]
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	[ ]	[ ]	[X]
13. POPULATION AND HOUSING – W*ould the project:*			
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)?	[ ]	[ ]	[X]
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	[ ]	[ ]	[X]
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	[ ]	[ ]	[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:*			
a. Fire protection?	[ ]	[ ]	[X]
b. Police protection?	[ ]	[ ]	[X]
c. Schools?	[ ]	[ ]	[X]
d. Parks?	[ ]	[ ]	[X]
e. Other public facilities?	[ ]	[ ]	[X]
15. RECREATION			
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?	[ ]	[ ]	[X]
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?	[ ]	[ ]	[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 statues 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 or 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.

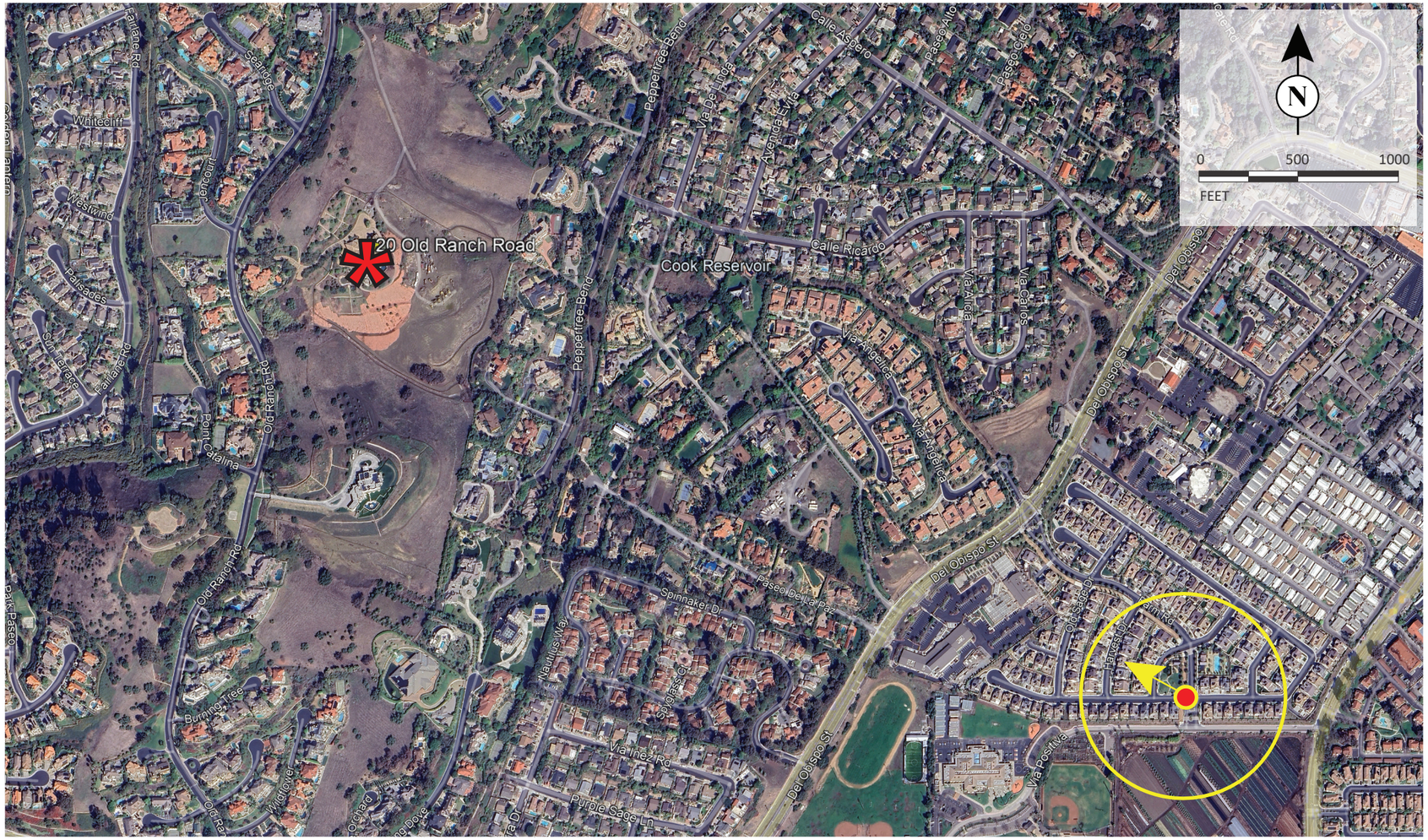
As described above, the post-grading contours of the Project site would blend into the adjacent natural terrain and would be revegetated consistent with the surrounding area. In its existing condition, the site is disturbed from the previous project, which consisted of the emergency repair of the landslide. 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)



Source: Google Earth, Feb 2025

LEGEND

- Project Site
- Camera View Location and Direction

LSA

FIGURE 3

20 Old Ranch Road
Photographic Survey 1

I:\C\CLN2101.03\G\Photographic_Survey.ai (3/18/2025)



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

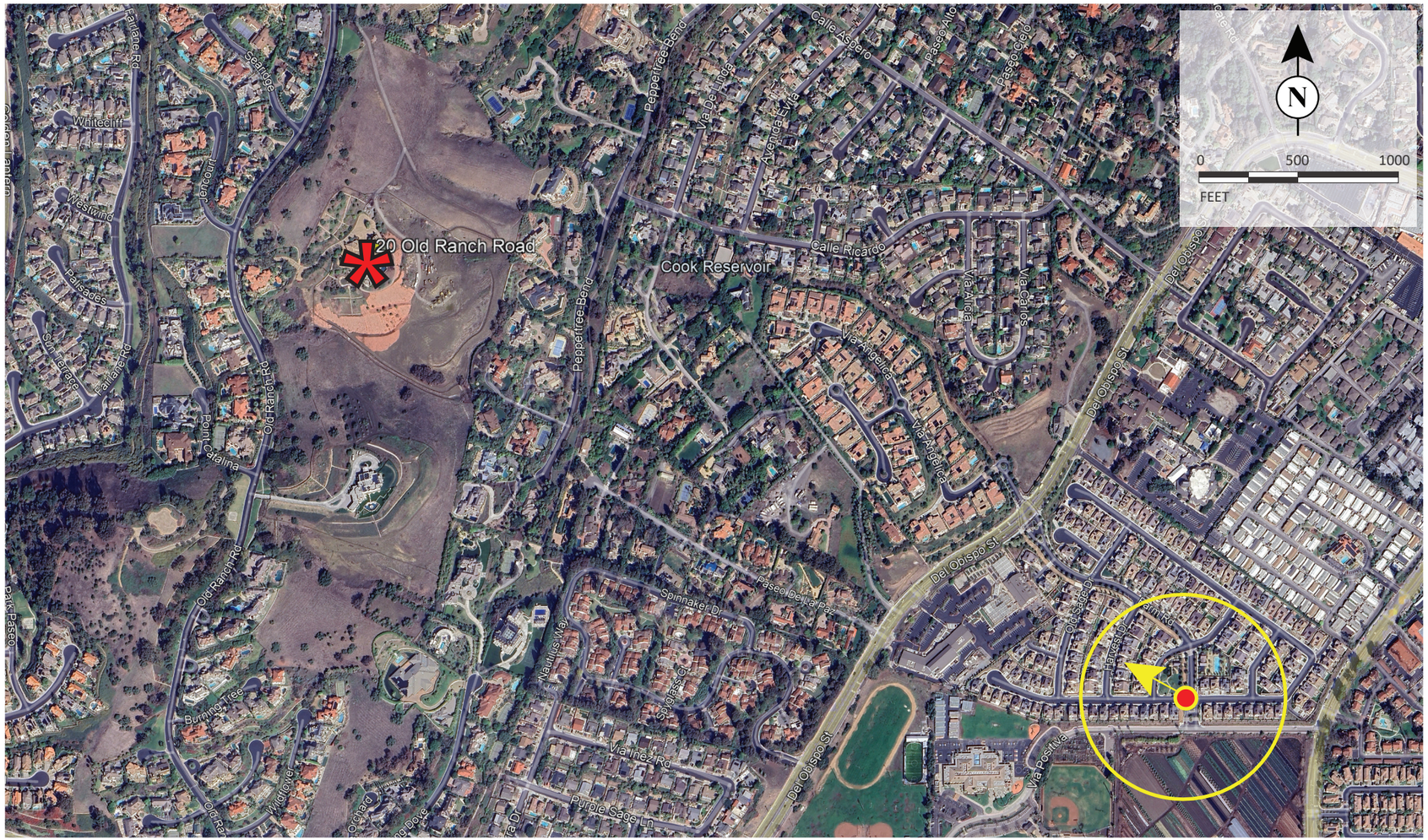
20 Old Ranch Road
Photographic Survey 2



Post Development – Heavy vegetation (Substantial Rainfall)



Post Development – Light vegetation (Limited Rainfall)



Source: Google Earth, Feb 2025

LEGEND

- Project Site
- Camera View Location and Direction

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

	Total Regional Pollutant Emissions (lbs/day)							
Construction Phase	**VOC**	**NO_X**	**CO**	**SO_2**	**Fugitive PM_{10}**	**Exhaust PM_{10}**	**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
PM_{10} = particulate matter less than 10 microns in size
SCAQMD = South Coast Air Quality Management District
SO_2 = 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, PM_{10}, 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
lbs/day = pounds per day
LST = localized significance threshold
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = 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 PM_{10} emissions. **Table 4.3.A** shows that the exhaust PM_{10} 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 PM_{10} 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 August 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 August 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 August 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 (CO^2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6)(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 (CO_2e) per year, which would not exceed the screening threshold of 3,000 MT CO_2e 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

	Total Greenhouse Gas Emissions (MT/yr)			
Construction Phase	**CO_2**	**CH_4**	**N_2O**	**CO_2e**
Grading Emissions	212.3	<0.1	<0.1	213.3
Amortized over 30 years				**7.1**

Source: CalEEMod model compiled by LSA (January 2025).
CH_4 = methane
CO_2 = carbon dioxide
CO_2e = carbon dioxide equivalent
MT/yr = metric tons per year
N_2O = nitrous oxide

As shown in **Table 4.7**, the 2025 Revised Project is estimated to produce a total of 213.3 MT CO_2e during Project construction. When amortized over the 30-year life of the project, annual emissions would be 7.1 MT CO_2e, which would be significantly below the SCAQMD screening threshold of 3,000 MT CO_2e for residential projects, as well as the 52 MT CO_2e 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 CO_2e per year and the 52 MT CO_2e 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 QUALTITY

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) the 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 compacters 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.