



May 28, 2021

File No. 33348-08

The Cove at El Niguel  
c/o Laguna Niguel Properties, Inc.  
27422 Portola Parkway, Suite 300  
Foothill Ranch, CA 92610

Attention: Ms. Deborah Hon  
Mr. Brian Diaz / Recupero and Associates, Inc.

Subject: **ADDENDUM REPORT – ADDING GEOLOGY TO CURRENT SITE PLAN**  
The Cove at El Niguel - Tentative Tract No. 17721  
30667 Crown Valley Parkway  
Laguna Niguel, California

References: **TENTATIVE TRACT MAP NO. 17721**  
By: Hunsaker & Associates Irvine, Inc.  
Dated: May 27, 2021

**RESPONSE TO CITY OF LAGUNA NIGUEL GEOTECHNICAL REVIEW SHEET DATED  
FEBRUARY 15, 2021 AND NOTICE OF INCOMPLETENESS DATED FEBRUARY 23, 2021**

By: American Geotechnical, Inc. (File No. 33348-08)  
Dated: April 2, 2021

**GEOTECHNICAL REVIEW OF TENTATIVE TRACT MAP**

By: American Geotechnical, Inc. (File No. 33348-08)  
Dated: January 8, 2021

Dear Ms. Hon:

The project civil engineer, Mr. Robert Glessner of Hunsaker and Associates Irvine, Inc. (Hunsaker), forwarded us a copy of the revised Tentative Tract Map No. 17721 (TTM) dated May 27, 2021 for the proposed redevelopment project, The Cove at El Niguel, located in Laguna Niguel, California. Mr. Glessner indicated that he had a conference call last week with the City's geotechnical reviewer, GMU Geotechnical, Inc. (GMU) to discuss if a conventional retaining wall could be used on the north side of Playa Blanca and along Crown Valley Parkway. GMU requested that a letter from the project geotechnical engineer, American Geotechnical, Inc. (AGI) be provided for their review and the letter should state that based on AGI's review, the current site plan would comply with the recommendations presented in the referenced report dated January 8, 2021 and to confirm that the minor changes of the site plan would not affect site geology or recommendations for the proposed retaining walls.



## **GEOTECHNICAL REVIEW OF TENTATIVE TRACT MAP DATED MAY 27, 2021**

We conducted a geotechnical review of the revised Tentative Tract Map No. 17721 (TTM) dated May 27, 2021 prepared by Hunsaker and Associates Irvine, Inc. (Hunsaker). Prior to our review, we updated Plate 1 – Preliminary Geotechnical/Geologic Map shown in our January 8, 2021 report by adding a site geologic map to the current site plan as shown in the revised TTM dated May 27, 2021. A copy of the updated **Plate 1** is attached in this addendum report. Our review revealed that the revised stie plan has only minor changes in the retaining walls on the north side of Playa Blanca and along Crown Valley Parkway.

The current site plan shows a conventional retaining wall proposed on the north side of Playa Blanca. The height of this wall varies from 5 to 6.6 feet maximum. On top of this wall, another shorter-lengthed conventional retaining wall is also proposed. This wall height varies from 0 to 6 feet maximum.

The current site plan shows either a MSE or conventional retaining wall is proposed on top of the slope along Crown Valley Parkway. This wall varies from 2 to 3.4 feet maximum in height. There is another MSE or conventional retaining wall proposed below the top-of-the slope retaining wall. This lower retaining wall is 2.5 to 3-feet high and is terminated then joined at the top-of-slope retaining wall at the south side of Lot 3.

## **CONCLUSIONS AND DISCUSSIONS**

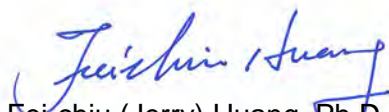
Based on our review of the current site plan shown in the revised Tentative Tract Map No. 17221 (TTM) dated May 27, 2021, it is our opinion that from a geotechnical standpoint, the proposed minor changes of the retaining walls on the north side of Playa Blanca and along Crown Valley Parkway have no significant changes from the previous site plan. As such, it is our opinion that the recommendations for a conventional retaining wall and MSE wall presented in the referenced January 8, 2021 report are still valid and applicable to the proposed minor changes of the retaining walls discussed above. Additionally, it is our opinion that the proposed minor changes of the retaining walls would not affect the site geology and would not have any significant impact to the stability of the slopes provided the recommendations presented in our January 8, 2021 report are followed in the retaining wall design and during construction.



We appreciate the opportunity to be of service. Should you have any questions regarding the information provided herein, please do not hesitate to contact this office. When additional plans become available, they should be forwarded to this office for review and comment.

Respectfully Submitted,

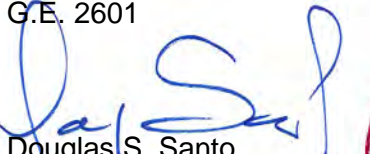
AMERICAN GEOTECHNICAL, INC.

  
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Enclosure: Updated Preliminary Geotechnical/Geologic Map (Plate 1)  
Distribution: 5 – Addressee (Regular Mail and Email: [Deborah.hon@hondev.com](mailto:Deborah.hon@hondev.com))  
Mr. Brian Diaz (Email: [bdiaz@recupero.net](mailto:bdiaz@recupero.net))

SP/33348-08 Addendum JH GWA DS 5-28-21 DL



- LEGEND**
- Qalo OLDER ALLUVIUM
  - Qiso OLDER LANDSLIDE DEPOSITS
  - Qlsr RECENT LANDSLIDE DEPOSITS (1998)
  - Ef<sub>1</sub> ENGINEERED FILL DEPOSITS (GEOSOLS, 1979)
  - Ef<sub>2</sub> ENGINEERED FILL DEPOSITS (AG, 2000)
  - Ef ENGINEERED FILL DEPOSITS UNSPECIFIED
  - Tc CAPISTRANO FORMATION
  - Tm MONTEREY FORMATION
  - Tso/Tm UNDIFFERENTIATED MONTEREY & SAN ONOFRE BRECCIA FORMATIONS
  - APPROXIMATE BURIED LIMITS OF RECENT LANDSLIDE DEPOSITS
  - APPROXIMATE LIMITS OF EXISTING ENGINEERED FILL
  - LOCATION OF FAULT (DASHED WHERE APPROXIMATE, DOTTED WHERE CONCEALED)
  - LOCATION OF GEOLOGIC CONTACT (DASHED WHERE APPROXIMATE, DASHED WHERE CONCEALED)
  - APPROXIMATE STRIKE AND DIP OF BEDDING
  - APPROXIMATE STRIKE AND DIP OF SHEAR
  - APPROXIMATE STRIKE AND DIP OF RUPTURE SURFACE
  - APPROXIMATE LOCATION OF GROUND WATER ELEVATION (AG, 2000)
  - UPPER SLIDE STRUCTURAL SURFACE
  - LOWER SLIDE STRUCTURAL SURFACE
  - APPROXIMATE REMOVAL CONTOURS (2000)
  - AGLB-4 APPROXIMATE LOCATION OF AMERICAN GEOTECHNICAL LARGE DIAMETER BORING (REFERENCE MAP PLATE 3, DATED NOV. 2000 GEOLOGIC MAPPING OF UPPER SHEAR KEY)
  - AGI-30 APPROXIMATE LOCATION OF AMERICAN GEOTECHNICAL INCLINOMETER
  - LGGI-6 APPROXIMATE LOCATION OF LEJMAN GEOTECHNICAL GROUP INC. INCLINOMETER
  - LGGI-16 APPROXIMATE LOCATION OF LEJMAN GEOTECHNICAL GROUP INC. DEWATERING WELL
  - LB-11 APPROXIMATE LOCATION OF LEIGHTON AND ASSOCIATES BORING
  - LSA-5 APPROXIMATE LOCATION OF LOCKWOOD SINGH AND ASSOC. BORING
  - AGW-5 APPROXIMATE LOCATION OF INCLINOMETER INSIDE CAISSON WALL
  - D-3 APPROXIMATE LOCATION OF DUDEK & ASSOC. PIEZOMETER
  - AGP-10 APPROXIMATE LOCATION OF AMERICAN GEOTECHNICAL PIEZOMETER
  - P-7 APPROXIMATE LOCATION OF PIEZOMETER
  - APPROXIMATE LOCATION OF UPPER SHEAR KEY (NUMBER INDICATES APPROXIMATE ELEVATION)
  - G' GEOTECHNICAL CROSS-SECTIONS (THIS REPORT)
  - AGLB-5 LARGE DIAMETER BUCKET AUGER BORING (THIS REPORT)
  - AGPZ-5 HOLLOW STEM AUGER BORING & PIEZOMETER INSTALLATION (THIS REPORT)
  - EXISTING SUBDRAIN (ARROW INDICATES DIRECTION OF FLOW)
  - EXISTING STORM DRAIN (DIAMETER NOTED)
  - APPROXIMATE LIMITS OF EXISTING GRAVITY BUTTRESS (AG, 2000)
  - B-5 APPROXIMATE LOCATION OF TEST HOLES (DUCCO ENGINEERING, INC., (11-6-1976)
  - T-3 APPROXIMATE LOCATION OF BACKHOE TEST HOLES (EARL R. MORLEY, JR., 11-16-1977)
  - TR-2 APPROXIMATE LOCATION OF EXPLORATORY TEST PIT (ZR ENGINEERING, INC. (11-12-1976)
  - TP-17 APPROXIMATE LOCATION OF EXPLORATORY TEST PIT (GEOSOLS, INC.)
  - APPROXIMATE LOCATION OF PROPOSED MSE WALL AND GEOGRID (GEOGRID LENGTH DEPENDENT UPON WALL HEIGHT)



**AMERICAN GEOTECHNICAL, INC.**  
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**PRELIMINARY GEOTECHNICAL/GEOLOGIC MAP**  
 THE COVE AT EL NIGUEL TENTATIVE TRACT NO. 17721  
 SITE DEVELOPMENT PLAN  
 LAGUNA NIGUEL, CALIFORNIA

File No. 33348.08  
 Date: MAY 2021  
 PLATE 1