



## CITY OF LAGUNA NIGUEL

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30111 Crown Valley Parkway  
Laguna Niguel, California 92677  
Phone (949) 362-4300 | Fax (949) 362-4340

### GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.  
23241 Arroyo Vista  
Rancho Santa Margarita, CA 92688  
(949) 888-6513 • Fax: (949) 888-1380 • email: info@gmugeo.com

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REFERENCE NO.: SP16-04

DATE: June 24, 2021

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PROJECT DESCRIPTION: The Cove at El Niguel (multi-family residential development)

LOCATION: 30667 Crown Valley Parkway

DEVELOPER/OWNER: Laguna Niguel Properties, Inc.

GEOTECHNICAL FIRM: American Geotechnical, Inc.

THEIR JOB NO.: 33348-08

GEOTECHNICAL ENGINEER: Fei-chiu Huang (GE 2601) and Gregory Axten (GE 103)

ENGINEERING GEOLOGIST: Douglas Santo (CEG 1866)

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DOCUMENT REVIEWED: (1) "Addendum Report – Adding Geology to Current Site Plan, The Cove at El Niguel, 30667 Crown Valley Parkway, Laguna Niguel, California," prepared by American Geotechnical, Inc., dated April 2, 2021.

PREVIOUSLY REVIEWED: (1) "Geotechnical Review of Tentative Tract Map, Tentative Tract No. 17721, The Cove at El Niguel, 30667 Crown Valley Parkway, Laguna Niguel, California," prepared by American Geotechnical, Inc., dated January 8, 2021; (2) Tentative Tract Map No. 17721, The Cove at El Niguel, 30667 Crown Valley Parkway, Laguna Niguel, prepared by Hunsaker & Associates Irvine, Inc., dated January 21, 2021; (3) "Response to City of Laguna Niguel Geotechnical Review Sheet Dated February 15, 2021 and Notice of Incompleteness dated February 23, 2021, Tentative Tract No. 17721, The Cove at El Niguel, 30667 Crown Valley Parkway, Laguna Niguel, California," prepared by American Geotechnical, Inc., dated April 2, 2021.

REVIEW TYPE: **Planning Level Only**

ACTION:

- RECOMMENDED APPROVAL OF DOCUMENT(S) SUBMITTED
- CONDITIONAL APPROVAL OF DOCUMENT(S) SUBMITTED– *See COMMENTS.*
- REQUEST ADDITIONAL DATA FOR REVIEW.



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#### CONDITIONS OF APPROVAL

1. Prior to issuance of the grading/construction permit, the consultant should review the precise grading plans, retaining wall plans and calculations, and MSE wall plans and calculations, and prepare a grading plan review letter/report with additional or revised recommendations, as necessary. If any major changes are made to the proposed grading, provide revised or additional slope stability calculations, as necessary.
2. In Section 8.24 of the Previously Reviewed document (3), the tentative tract map report states that cut/fill transitions and lot capping are not expected, and the need for lot capping should be further evaluated during grading. However, all of the geotechnical sections show a 5-foot over-excavation across all of the building areas. Please clarify the need for over-excavation as part of the precise grading plan review letter/report.
3. Page 40 of the Previously Reviewed document (3) recommends annual geotechnical/geologic monitoring of slopes, pavements, and common area improvements. This recommendation shall be added to the Homeowners' Association maintenance guidelines.

REVIEWED BY:

Lisa Bates, PG, CEG 2293  
Associate Geologist

David Hansen, M.Sc., PE, GE 3056  
Associate Geotechnical Engineer

DISTRIBUTION: Erica Roess, City of Laguna Niguel (email)