

Draft
Environmental Impact Report
SCH No. 2021110122

**THE COVE AT EL NIGUEL
RESIDENTIAL PROJECT**

Prepared for:

City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, California 92677

Prepared by:

Carlson Strategic Land Solutions
27134A Paseo Espada, Suite 323
San Juan Capistrano, California 92675

April 2022

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**City of Laguna Niguel
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Contact: Amber Gregg, Contract Planner**

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APRIL 2022

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- B. Notice of Preparation Comments
- C. CalEEMod Air Pollution Emissions Calculations, October 2021, EnPlanners.
- D. Biological Resource Assessment, May 2021, Carlson Strategic Land Solutions.
- E. Cultural Resources Assessment, September 2021, Duke CRM.
- F. Geotechnical Reports
 - F-1. Response to Questions Regarding Geotechnical Review, February 2022, American Geotechnical, Inc.
 - F-2. Addendum Report – Adding Geology to Current Site Plan, May 2021, American Geotechnical, Inc.
 - F-3. Response to City of Laguna Niguel Geotechnical Review Sheet Dated February 15, 2021 and Notice of Incompleteness Dated February 23, 2021, April 2, 2021, American Geotechnical, Inc.
 - F-4. Geotechnical Review of Tentative Tract Map, January 2021, American Geotechnical, Inc.
 - F-5. Conditional Approval of Geotechnical Reports, June 2021, Goffman, McCormick, and Urban.
- G. Fire Safety
 - G-1. Safety Plan, October 2021, FireSafe Planning Solutions
 - G-2. Fuel Modification Plan, December 2021, FireSafe Planning Solutions
- H. Phase I Environmental Assessment Report, March 2022, Transaction Management Corporation, Inc.
- I. Hydrology Analysis, August 16, 2021, Hunsaker & Associates Irvine, Inc.
- J. Conceptual Water Quality Management Plan, August 24, 2021, Hunsaker & Associates Irvine, Inc.
- K. Noise and Vibration Analysis Report, The Cove at El Niguel, February 2022, A/E Tech LLC
- L. Traffic Assessment for The Cove at El Niguel Project, June 2021, Linscott Law & Greenspan
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