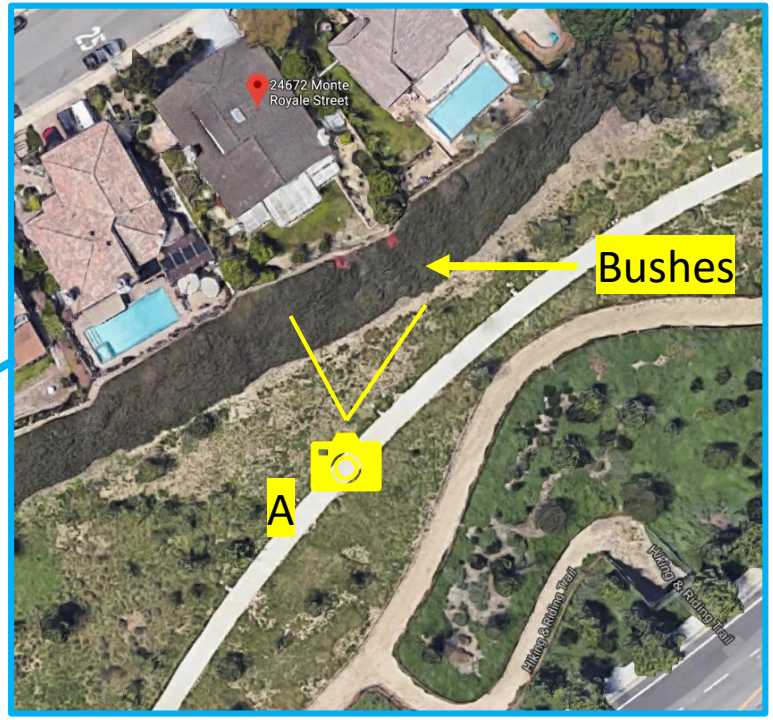
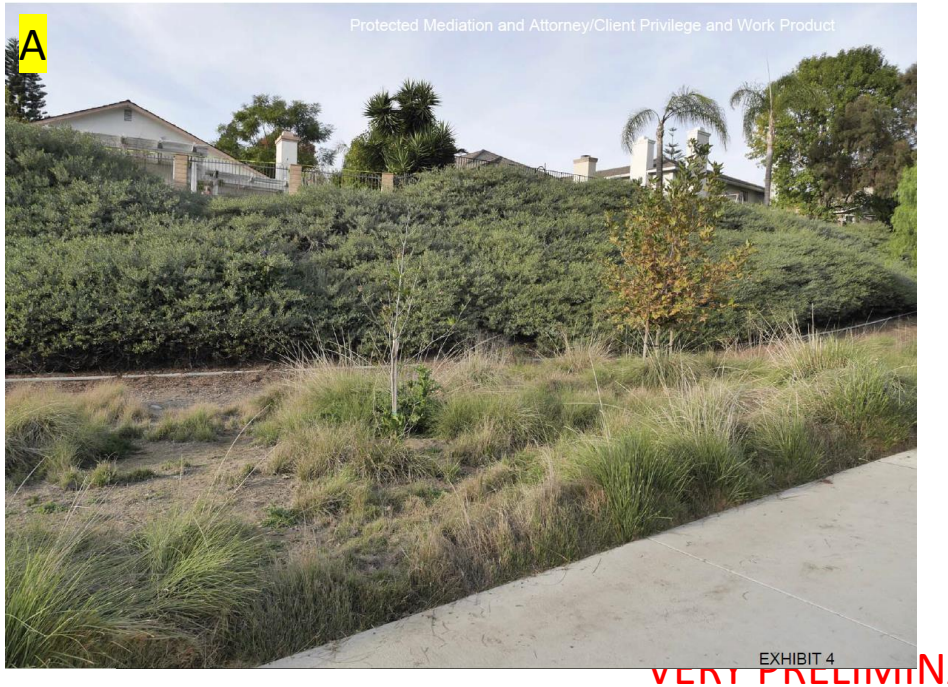
Case Background

- Plaintiff's Property: 24672 Monte Royale, Laguna Hills, California
- Plaintiff's Claim: The City of Laguna Hills failed to properly maintain City Property so as to provide lateral support and sustain Plaintiff's adjoining land in its natural state. The maintenance/construction/etc. of the City Property is the proximate cause of damage to Plaintiff's Property.
- Plaintiff's Theory: That vegetation (specifically bushes) planted on City Property drained the soil under the Plaintiff's Property of water which caused soil instability.

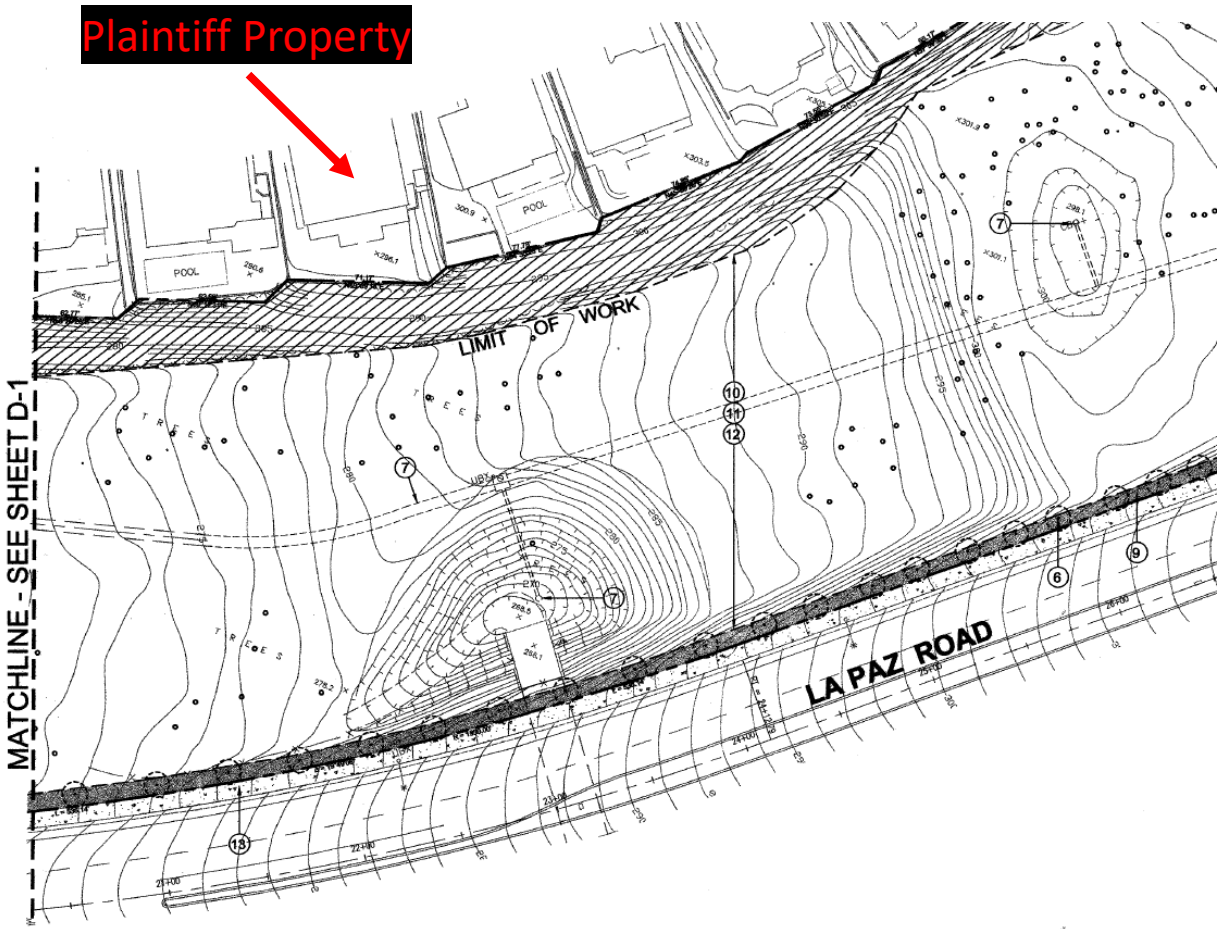
Site Map

Pacific Equity Investment
Las Alturas Ave
Monte Royale St
La Paz Rd
Plaintiff Property
24672 Monte Royale Street
City Property
Total Training Fitness
Hiking & Riding Trail

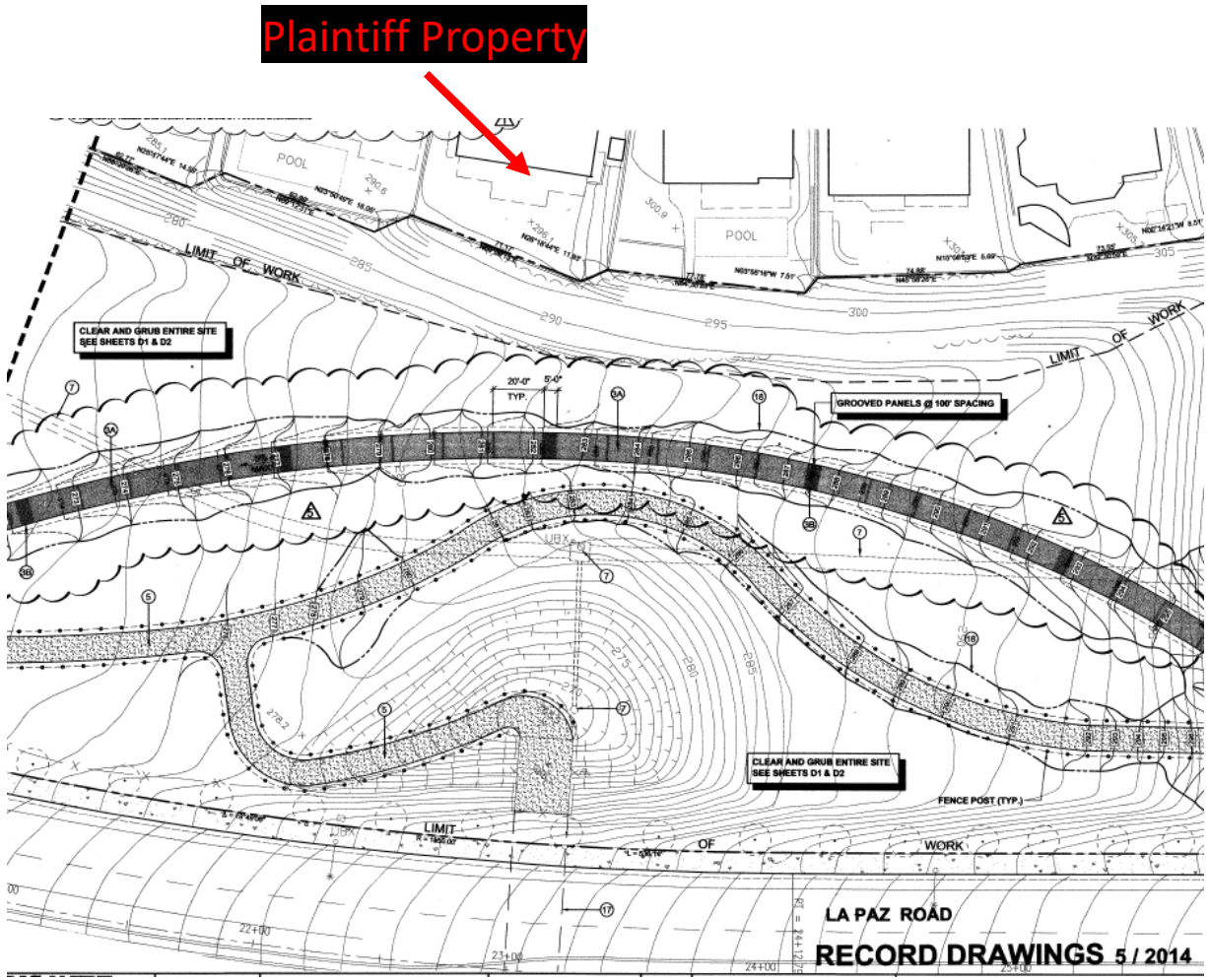

24672 Monte Royale Street
Bushes
A


A
Protected Mediation and Attorney/Client Privilege and Work Product

Site Topography



Before Construction



After Construction

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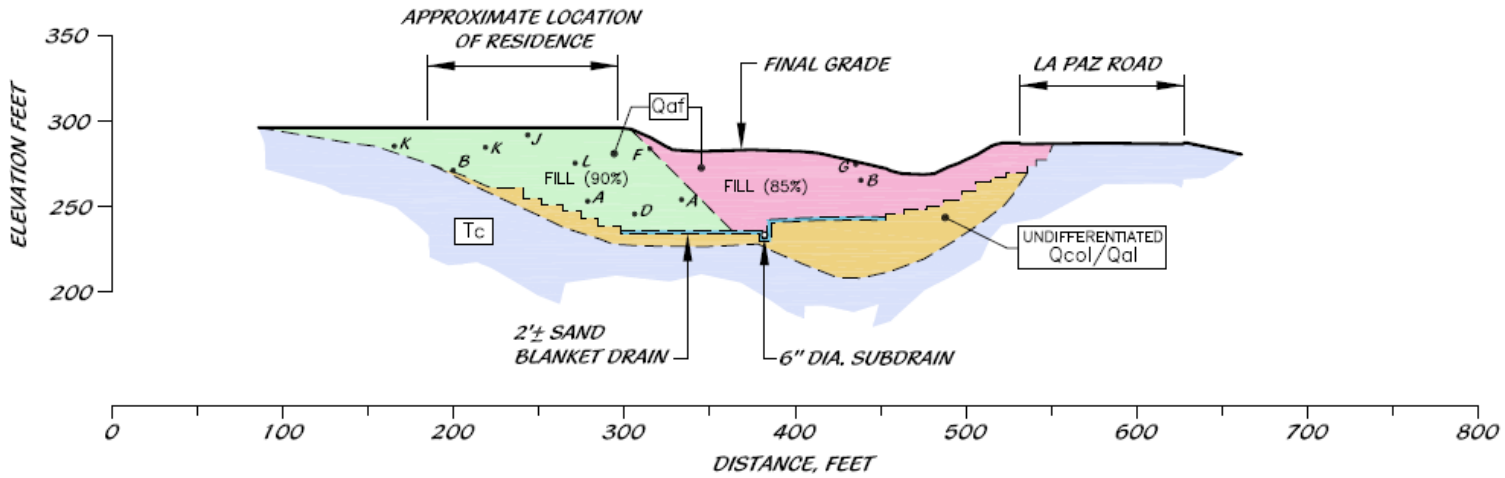
Hydrologic, Earth and Atmospheric Sciences

VERY PRELIMINARY

VERY PRELIMINARY

Plaintiff Exhibit (Cross Section of Final Grade)



CROSS SECTION A
SCALE: 1"=100'

LEGEND

- FILL COMPACTED TO 85%
- FILL COMPACTED TO 90%
- UNDIFFERENTIATED COLUVIUM/ALLUVIUM
- CAPISTRANO FORMATION

KEY

- A — BR/BL SILTY CLAY
- B — BR CLAYEY SILT
- D — GRN CLAYEY SILT
- F — GRN SANDY SILTY CLAY
- G — RED/BR CLAYEY SANDY SILT
- J — BLACK CLAYEY SILT
- K — BROWN CLAYEY SILT
- L — GRAY CLAYEY SILT

CROSS SECTION - FINAL GRADE vs. COMPACTED FILL & SOIL TYPE

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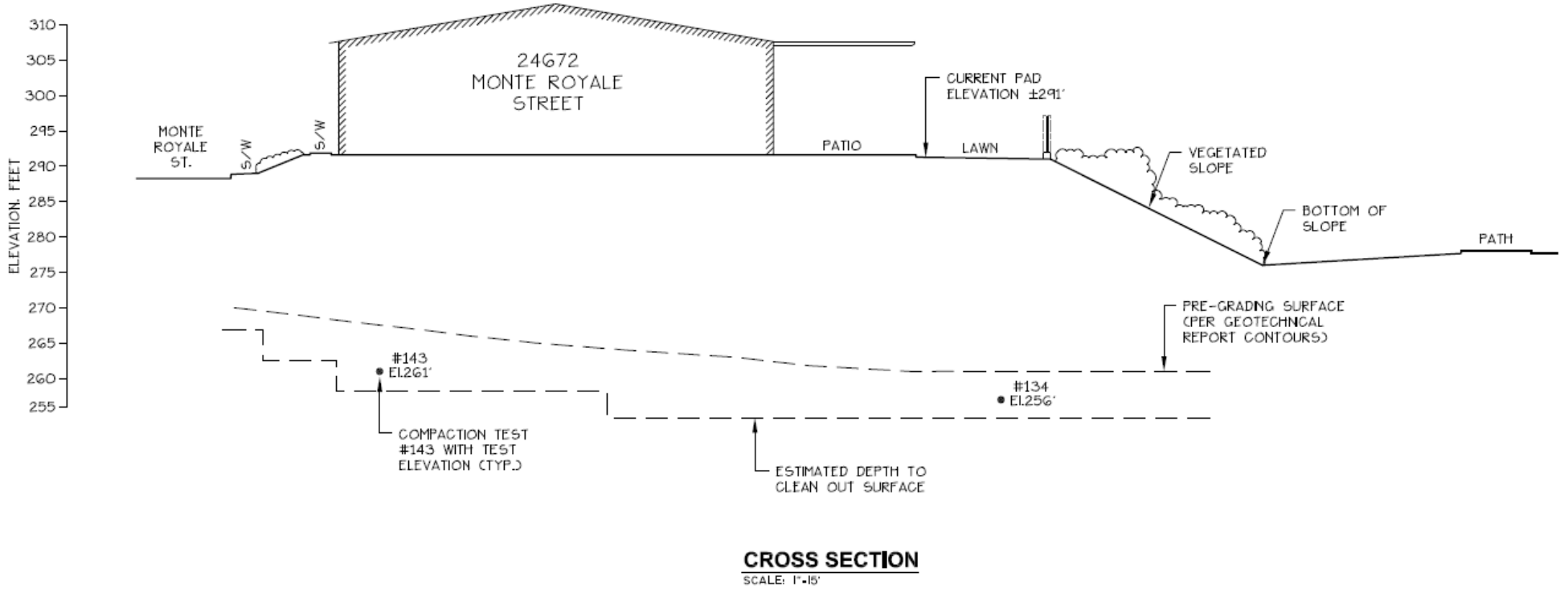
EXHIBIT 17

VERY PI

Plaintiff Exhibit (Cross Section)



CROSS SECTION
SCALE: 1"=15'

TerraCosta Consulting Group
TERRACOSTA CONSULTING GROUP
ENGINEERS AND GEOLOGISTS
3990 MURPHY CANYON ROAD, SUITE 200
SAN DIEGO, CA 92123 (858) 573-6900
FIGURE NUMBER: X
PROJECT NAME: 24672 MONTE ROYALE
PROJECT NUMBER: 2981
CROSS SECTION

Hromadk
Hydrologic, Earth

EXHIBIT 18

IMINARY

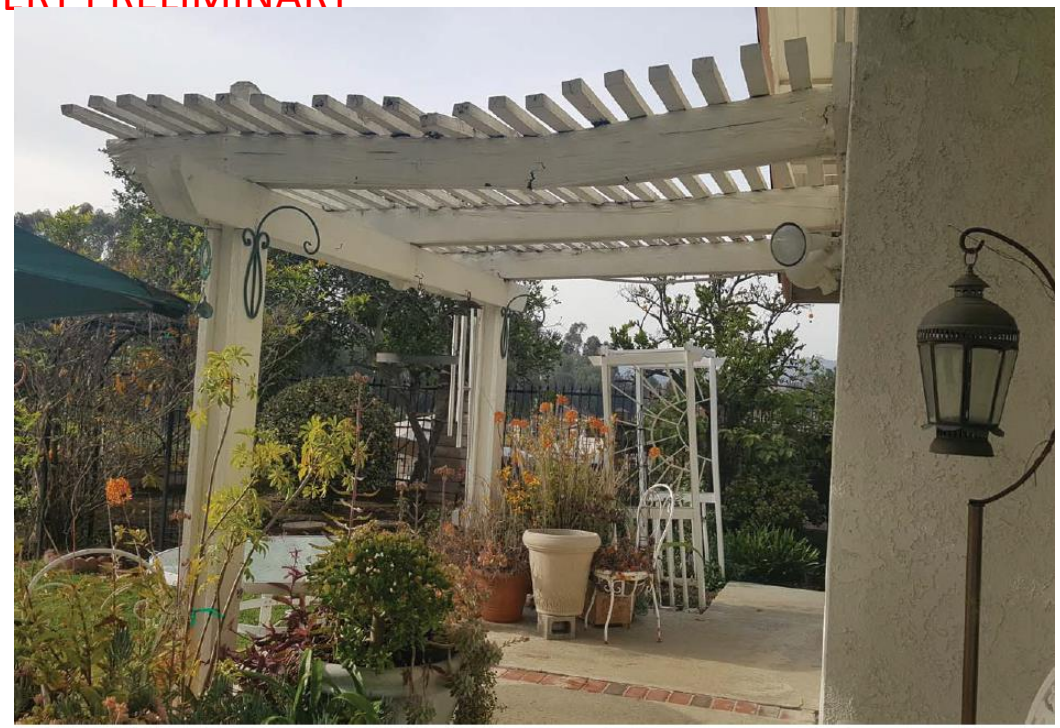
VERY PRELIMINARY

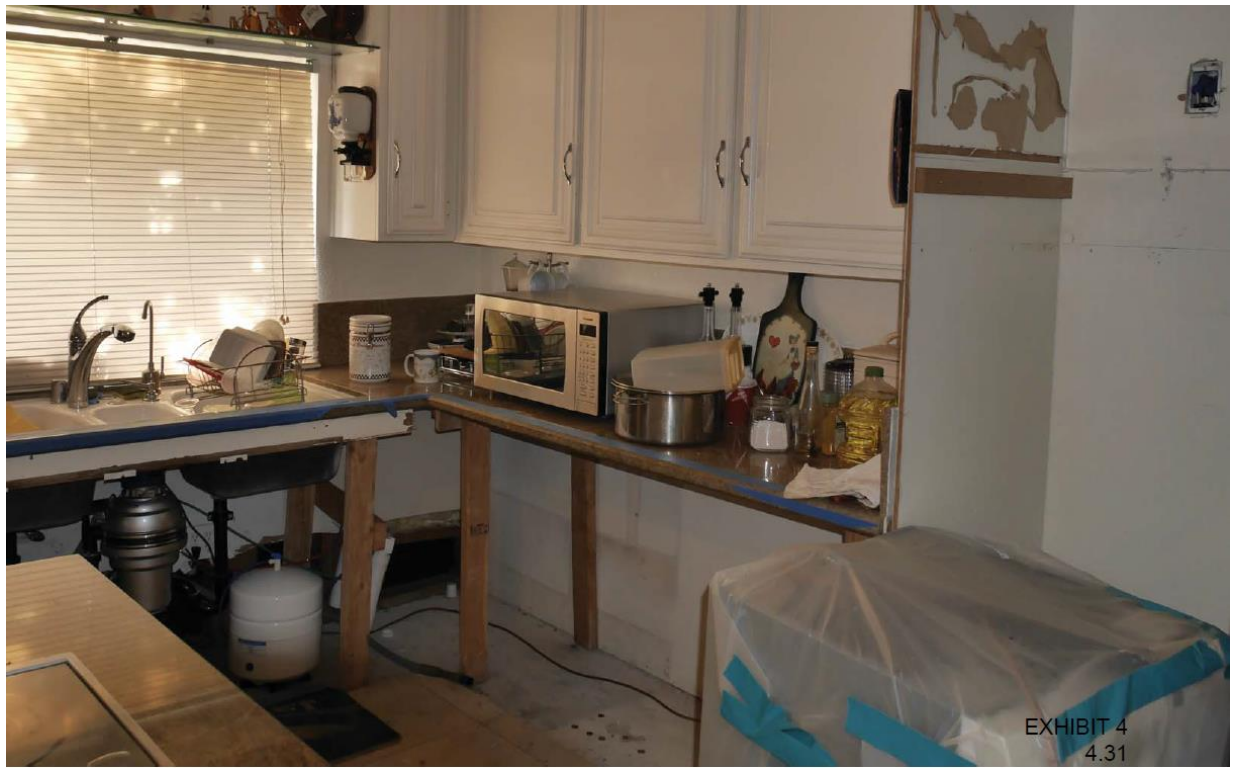
Plaintiff Property

Photographs of Plaintiff's Claimed Damages

VERY PRELIMINARY

VERY PRELIMINARY





Hydrologic, Earth and Atmospheric Sciences

VERY PRELIMINARY

VERY PRELIMINARY

History of City Property

Aerial Photographs

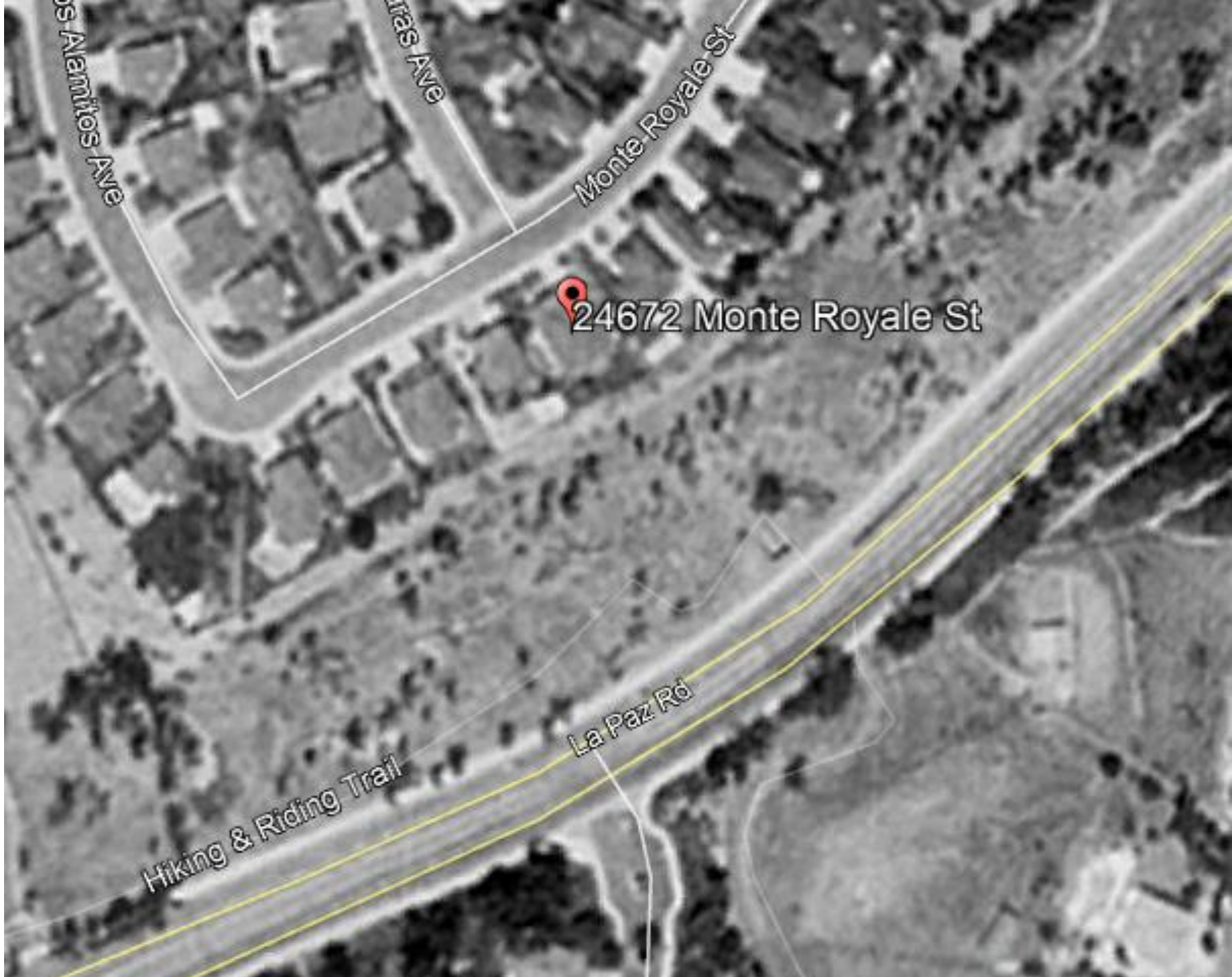
Hromadka & Associates
Hydrologic, Earth and Atmospheric Sciences

VERY PRELIMINARY

VERY PRELIMINARY

1994

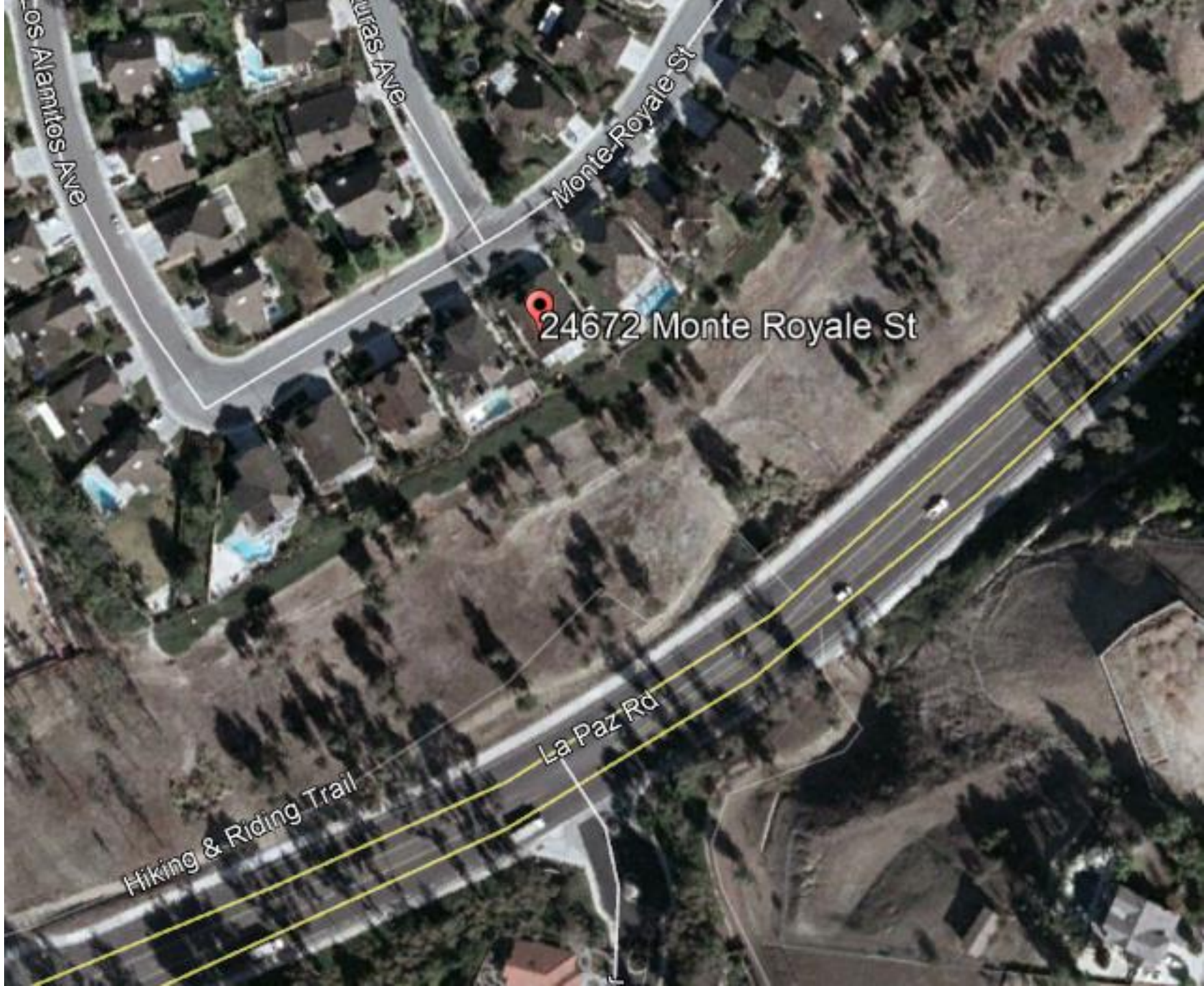
Note: Plaintiff Property built by 1994



VERY PRELIMINARY

2003

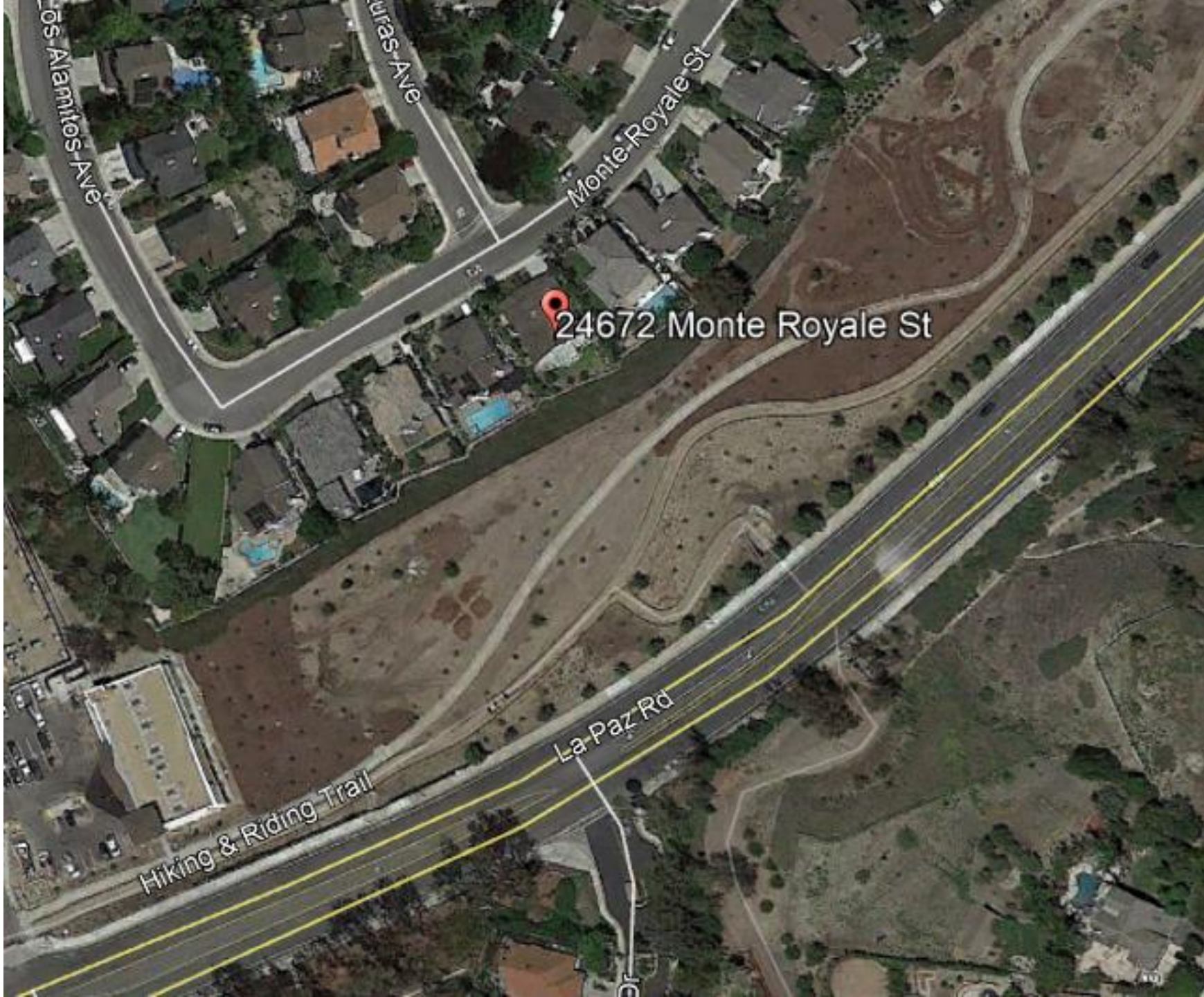
Note: Bushes planted between 1994 and 2003



VERY PRELIMINARY

2014

Note: By 2014, the trees are removed, paths are graded but don't yet appear to be paved



VERY PRELIMINARY

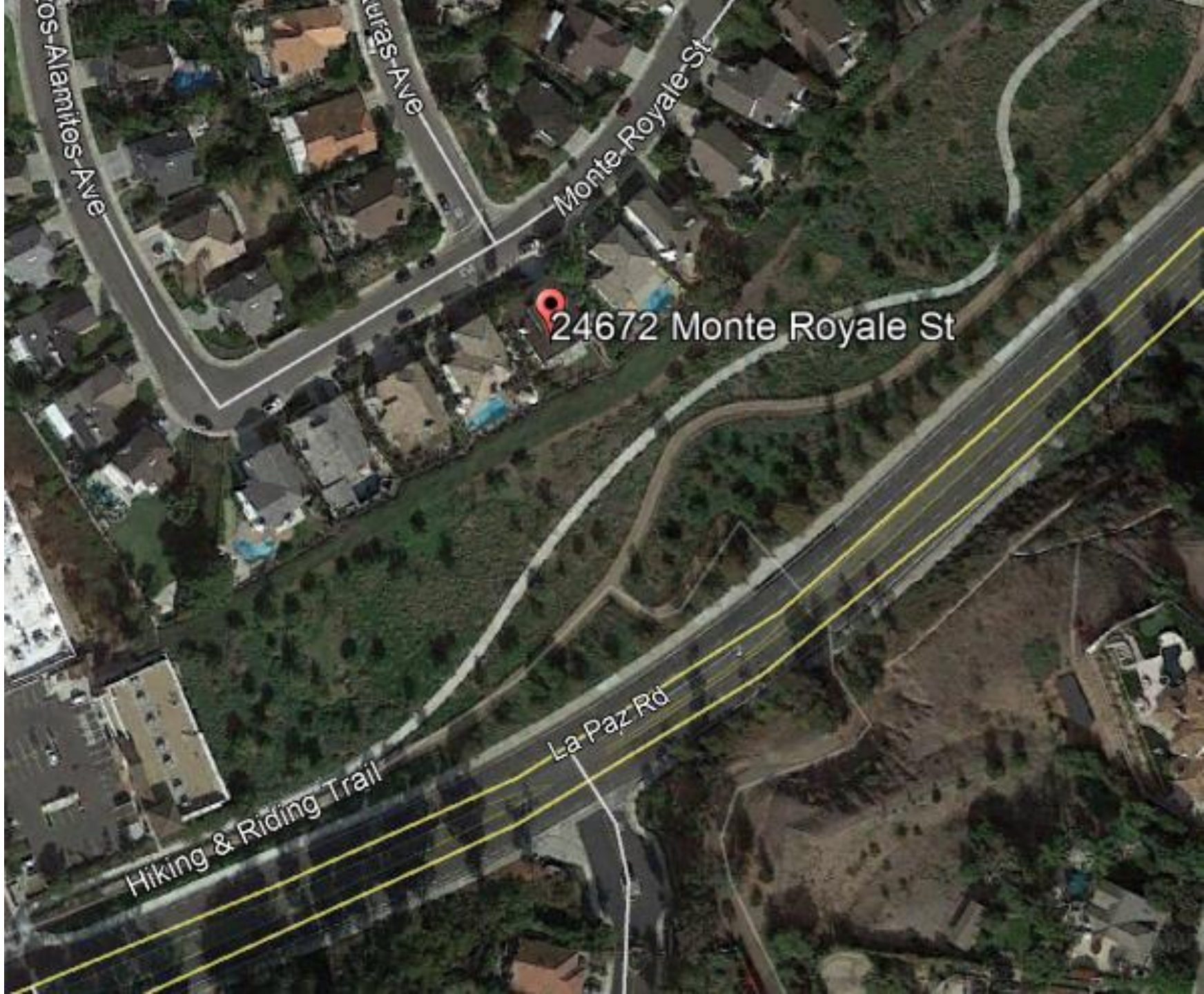
2015

Note: By 2015, the paths are paved

VERY PRELIMINARY

2017

Note: Most recent aerial photo



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VERY PRELIMINARY

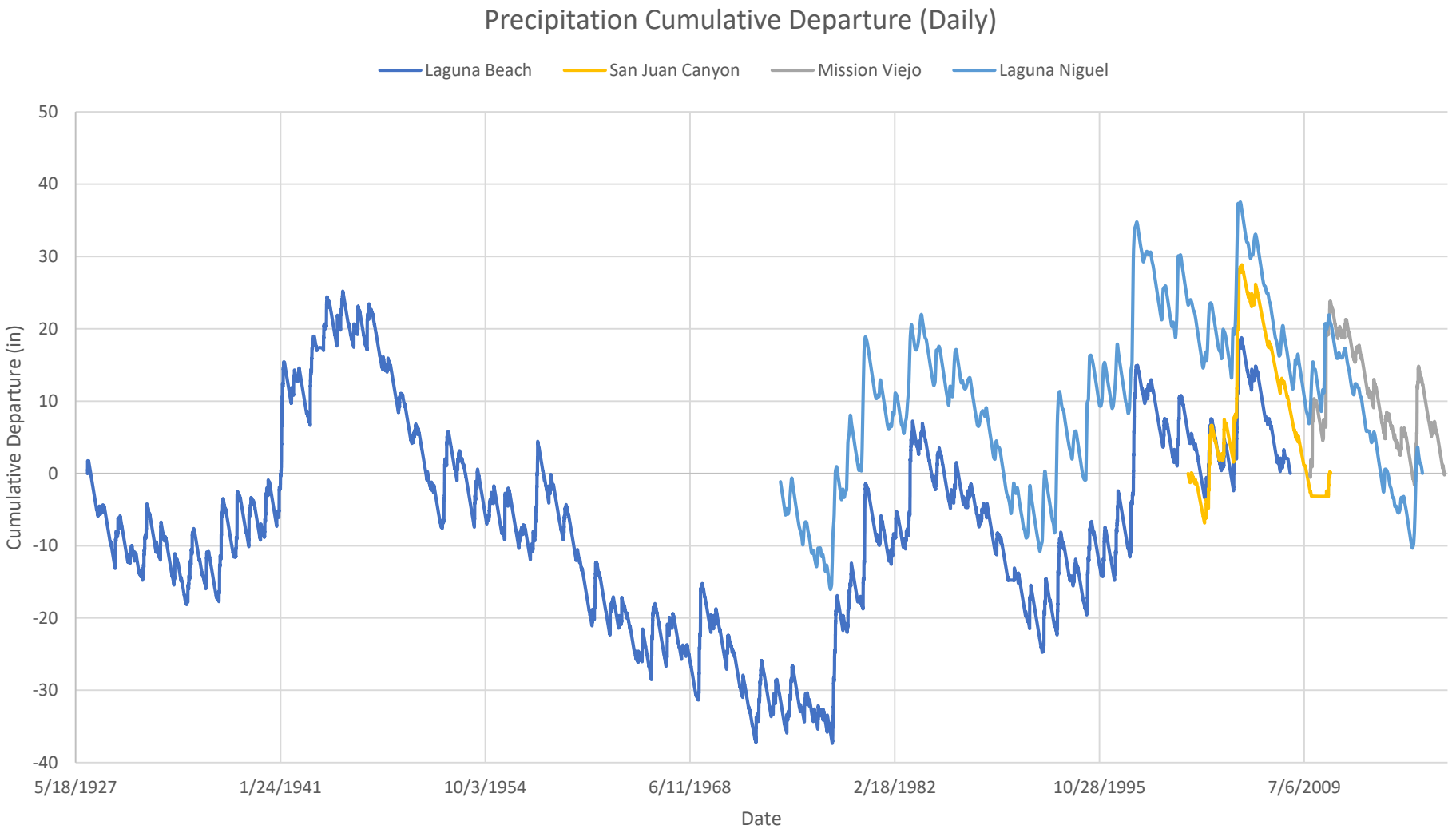
Long Term Rainfall Analysis

VERY PRELIMINARY

Daily Rain Gages Investigated

VERY PRELIMINARY

Cumulative Departure

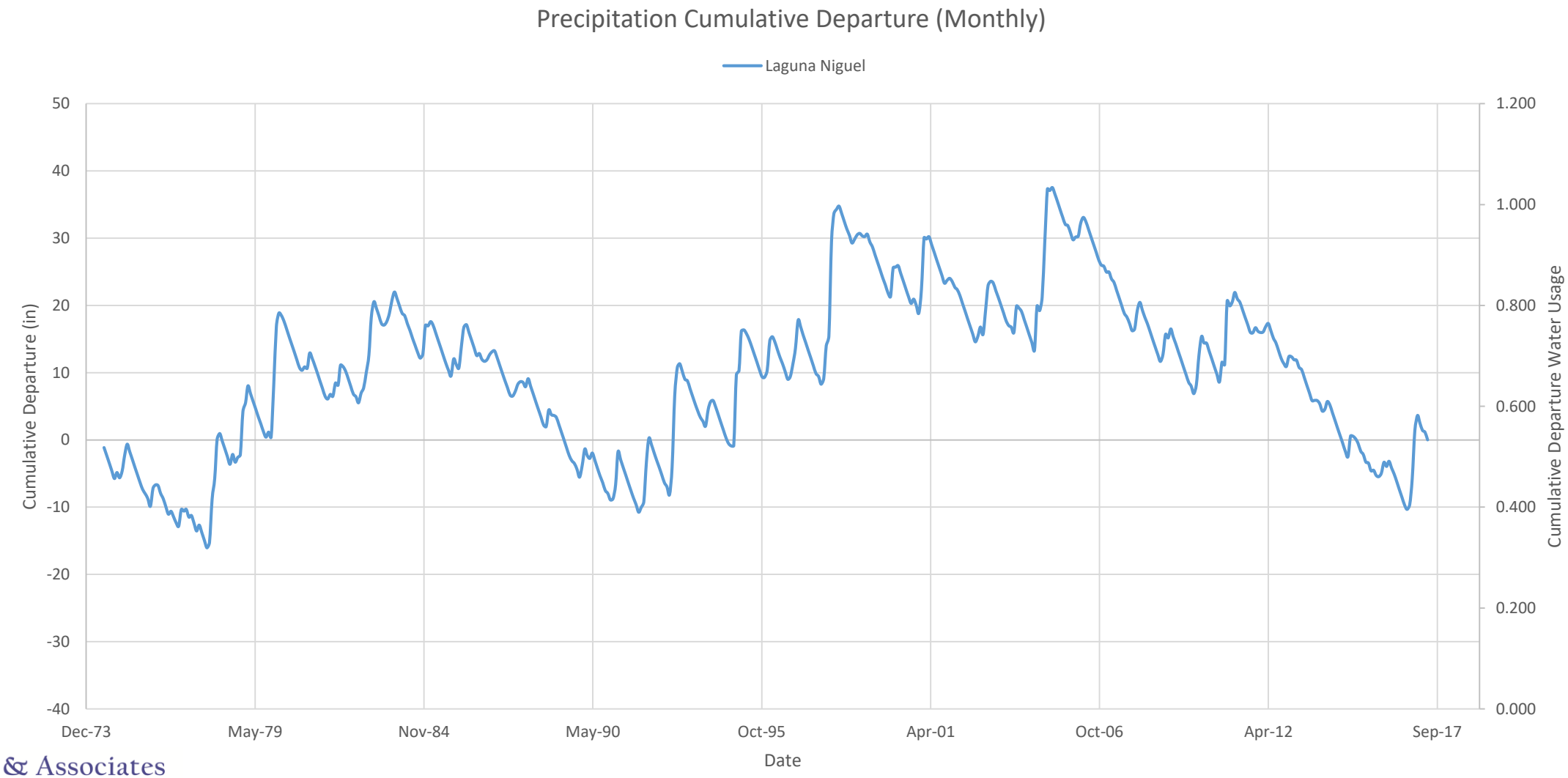


Note: Laguna Niguel is calculated on a monthly basis

All Rain Gages show good agreement as to cumulative departure pattern

VERY PRELIMINARY

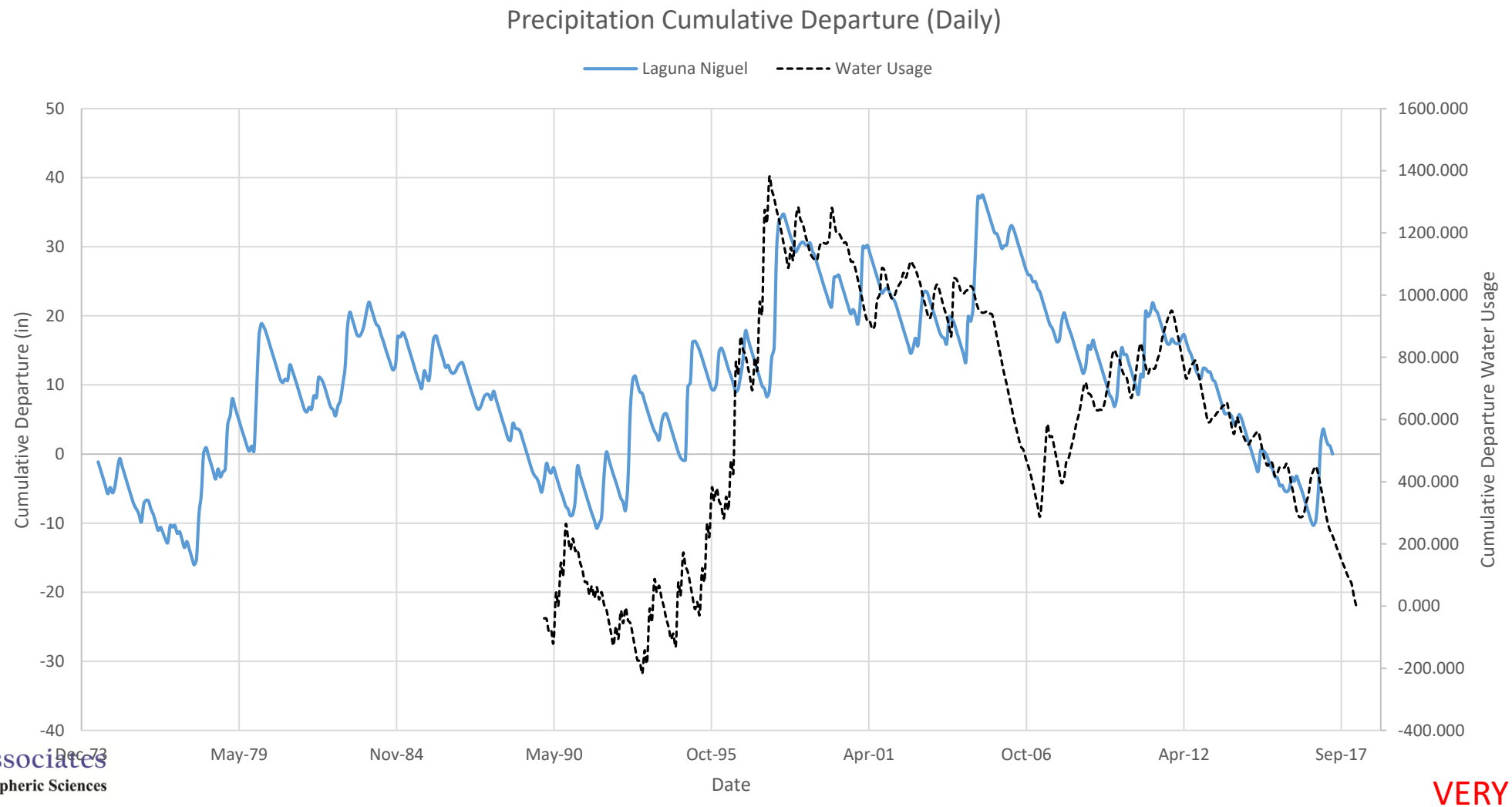
Cumulative Departure (since 1974)



VERY PRELIMINARY

VERY PRELIMINARY

Cumulative Departure (comparing to City of Laguna Hills Water Usage)



VERY PRELIMINARY