

October 15, 2009

Bluestone Communities  
1300 N. Bristol Street, Suite 214  
Newport Beach, California

Project No. 31558.14

Attention: Mr. Bentley Kerr

Subject: Arantine Hills Master Planned Community, City of Corona, Riverside  
County, California

At your request, we have prepared this letter to address the concerns of the City of Corona regarding the draft specific plan and future environmental impact report for the subject project.

This firm has conducted several geotechnical and geologic studies for the subject property (LOR2002, 2003, 2004, and 2005). These investigations concluded that the project was feasible from a geotechnical and geologic standpoint, with provisions (LOR 2002, 2003, 2004, and 2005). Previous preliminary planning for the project during those studies was for the development of approximately 508 acres within and adjacent to Bedford Canyon for residential, commercial/industrial, school, parks, and open spaces. Based on conversations with you, specific development plans were not available at that time, such plans will also not be available for the current proposal. Notwithstanding the differences between the currently proposed project description and the earlier proposals, we stand by our earlier conclusions and recommendations (LOR 2002, 2003, 2004, and 2005).

It is our understanding that the currently proposed plan has altered some uses and increased the overall intensity of the site. We note that the July 15, 2009 Draft Specific Plan includes infiltration basins (KTGY, 2009). At this early stage of planning, it is not known where each basins will be located. Accordingly, we recommend that on-site infiltration testing for such should be deferred until an implementing map or more specific site plan is developed.

The southwestern 80 + /- acres of our previous study is no longer included within the current plan. With the exclusion of this acreage, the proposed project lies outside of the State of California Earthquake Fault Zone.

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As stated within our previous reports, once implementing maps become available, this office should review the plans so that we can assess that the design and proposed grading will be performed in accordance with our previous reports and applicable building codes (LOR 2002 and 2005). Further studies may be required, including but not limited to, providing current code seismic parameters for design of proposed structures, infiltration testing for basins, and sampling and laboratory testing of the geologic materials for the evaluation of the southern canyon wall stability.

We anticipate that some time will pass before detailed plans will be made available. Therefore, current codes and standards are also anticipated to change during that time. Providing such detailed information at this time provides no additional benefit to the preliminary planning process. Details of our conclusions and recommendations are presented within our previous reports and should be made a part of this letter (LOR, 2002, 2003, 2004, and 2005).

We trust this information is as desired at this time. Should you have any questions, please do not hesitate to contact this office at your convenience.

Respectfully submitted,  
**LOR Geotechnical Group, Inc.**

John P. Leuer, GE 2030  
President

AAT:JPL\mmm

Attachment:       References

Distribution:       Addressee (2)



## REFERENCES

KTGY, 2009, Arantine Hills Specific Plan, 2<sup>nd</sup> Screen Check, July 2009.

LOR Geotechnical Group, Inc., 2002, Preliminary Geotechnical Feasibility Investigation, 580 [sic] ± Acres, Bedford Canyon, Corona Area, Riverside County, California, Project No. 31558.1, dated March 25, 2002.

LOR Geotechnical Group, Inc., 2003, Preliminary Update and Document Review of Seismic Hazards, 508± Acres, Bedford Canyon, Corona, California, Project No. 31558.31, dated February 5, 2003.

LOR Geotechnical Group, Inc., 2004, Addendum Fault Investigation, 508 ± Acres, Arantine Hills, Corona, California, Project No. 31558.32, revised dated November 16, 2004.

LOR Geotechnical Group, Inc., 2005, Structural Slope Setback, 508 ± Acres, Arantine Hills, Corona Area, Riverside County, California, Project No. 31558.33, dated January 11, 2005.