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June 20, 2022
Project No. 2453-CR

D.R. Horton Los Angeles Holding Company, Inc.
2280 Wardlow Circle, Suite 100
Corona, California 92878

Attention: Mr. Ryan LaVigne

Subject: Geotechnical Update Letter
Proposed Mixed-Use Development
Keller Crossing Project
Winchester Area of Riverside County, California

References: See page 3

Dear Mr. LaVigne:

As requested, GeoTek, Inc. (GeoTek) has prepared this letter to update our prior Geotechnical Evaluation report (GeoTek, 2021) prepared for the subject site. As part of this update, we conducted a site visit and reviewed currently proposed site development plans. The following sections summarize our findings.

Site Visit

A site visit was made by a geologist from GeoTek on June 16, 2022 to observe current site conditions. The conditions appeared similar to the conditions previously described in the referenced report.

Review of Site Development Plans

According to the Tentative Tract Map No. 3863 prepared by K&A Engineering, Inc. and plot dated April 7, 2022, the project consists of the grading and construction of 353 single-family residential lots, a commercial lot, a congregate care lot, two parks, two detention basins, underground utilities, interior streets, and other improvements. As noted in the referenced report, the project will also include the construction of various offsite improvements. Among them, the segment of Keller Road adjacent to the site will be relocated north of its current location; Pourroy and Winchester Roads will be widened; and new domestic water, recycled water, and sewer lines will be placed offsite.

Review of the cited Tentative Tract Map indicates that site grading will involve cuts and fills up to 60 and 30 feet, respectively. Cut and fill slopes less than 30 feet in height at maximum gradients of 2:1 (h:v) or flatter are also planned. In addition, walls retaining two to three feet of soils are expected to be built at various site locations.

The current tract map also shows one of the future basins will be located immediately north of the existing Keller Road and the bottom of this basin will be located about 1 to 14 feet below existing grade. The other basin will be built at the eastern-central portion of the site, west of Winchester Road, and will be excavated to about 1 to 18 feet below existing grade. As noted by the infiltration rates obtained during the referenced Geotechnical Evaluation (GeoTek, 2021) and geologic mapping of the property (older alluvial sediments and metasedimentary bedrock), negligible stormwater infiltration is anticipated to occur.

Based on the above data, it is our opinion that the recommendations provided in the previous report (GeoTek, 2021) remain applicable.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to call our office.

Respectfully submitted,

GeoTek, Inc.



Edward H. LaMont
CEG 1892, Exp. 07/31/22
Principal Geologist



Gaby M. Bogdanoff
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Project Engineer

Distribution: (1) Addressee via email

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REFERENCES

California Code of Regulations, Title 24, 2019, Part 2, "California Building Code," 2 volumes.

GeoTek, Inc., 2021, "Updated Geotechnical and Infiltration Evaluation, Proposed Single-Family Residential Development, Keller Crossing Project, Northwest Corner of Winchester Road and Keller Road, Winchester Area of riverside County, California," Project No. 2453-CR, dated May 25.

K&A Engineering, Inc., 2022, "Tentative Tract Map No. 38163 Schedule "A" Tentative Tract Map," plot dated April 7.