

February 17, 2023
J.N. 19-433

Mr. Jeremy Mape
WESTERN REALCO
500 Newport Center Drive, Suite #630
Newport Beach, California 92660

Subject: Geotechnical Response to City of Corona Plan Check Comment No. 9, 2nd Review Letter for Precise Plans (PP2022-003), Magnolia Avenue Business Center, 1375 Magnolia Avenue, City of Corona, Riverside County, California

References: See attached list.

Dear Mr. Mape:

At the request of the City of Corona, **Petra Geosciences, Inc. (Petra)** is submitting this response to the Development Services Division comment No. 9 noted on Page 4, review letter dated February 2, 2023. The comment and response are as follows:

Plan Check Comment

The geotechnical report does not address the cap and if it effects their recommendations.

Petra Response

The cap, as stipulated by the EPA, is intended to provide a barrier between the impacted subsurface materials, and the site occupants and environment. We understand the cap requirements for the subject site consist of a minimum 6-inch concrete slab in building and hardscape areas and 10 inches of compacted soil in landscape areas. The geotechnical aspects of site development are entirely compatible with the cap requirements since the engineering properties of the on-site materials are unaffected by the presence of the known contaminants at the reported concentrations. In the event the cap requirements are more or less stringent than the geotechnical recommendations, such as the concrete slab thickness of building floor slabs, the more stringent of the two shall prevail.

We appreciate this opportunity to be of service. If you have questions, please contact this office.

Respectfully submitted,

PETRA GEOSCIENCES, INC.



Grayson R. Walker
Principal Engineer
GE 871



DJ/EL/GRW/kms

REFERENCES

- City of Corona, 2023, Planning & Development Department, Planning Division, 2nd Review Letter for Precise Plan (PP-2022-0003), Development Service Division Comment No. 9, Page 4 of 7, dated February 2.
- CLOW Valve Company, 2021, Land Use Covenant and Agreement, Environmental Restrictions, County of Riverside, Assessor Parcel Number(s): 107-030-022-3 (Department Site Code 600876-48), DOC #2021-06597735, November 23.
- Earthcon Consultants CA, Inc. (Earthcon), 2019, Risk-Based Approval Application, 40 CFR 761.61 c(1), CLOW Valve Company, 1375 Magnolia Avenue, Corona, California, Project No. 04.20150013.17, dated April 19.
- _____, 2020, Corrective Measures Implementation Workplan, CLOW Valve Company, 1375 Magnolia Avenue, Corona, California, Project No. 04.20150013.17, dated March 26.
- _____, 2021a, Operations and Maintenance Plan, CLOW Valve Company, 1375 Magnolia Avenue, Corona, California, Project No. 04.20150013.17, dated June 18.
- _____, 2021b, Soil Management Plan, CLOW Valve Company, 1375 Magnolia Avenue, Corona, California, Project No. 04.20150013.17, dated July 23.
- _____, 2021c, PCB Soil Investigation, CLOW Valve Company, 1375 Magnolia Avenue, Corona, California, Project No. 04.20150013.19, dated October 29.
- _____, revised 2022, Corrective Measures Implementation Report, 1375 Magnolia Avenue, Corona, California, Project No. 04.20150013.19, dated April 1.
- Hazard Management Consulting (HMC), revised 2023, Phase I Environmental Site Assessment, Proposed Magnolia Business Center, Former CLOW Manufacturing Facility, 1375 Magnolia Avenue, Corona, California, revision dated January 12.
- KWC Engineers, 2022, Preliminary Grading Plan, Magnolia Avenue Business Center, 1375 Magnolia Avenue, City of Corona, County of Riverside, California, J.N. 19.1995.2, plot date December 22.
- Petra Geosciences, Inc., 2020, Preliminary Geotechnical Evaluation, Proposed Magnolia Avenue Commercial Development, 17±-Acre Site at 1375 Magnolia Avenue, City of Corona, Riverside County, California, J.N. 19-433, dated February 20.
- _____, 2022a, Response to Plan Check Comment, Preliminary Grading Plan, Sheet 3 of 4, Magnolia Avenue Business Center, 1375 Magnolia Avenue, City of Corona, Riverside County, California, J.N. 19-433, dated September 12.
- _____, 2022b, Updated Preliminary Geotechnical Evaluation, Proposed Magnolia Avenue Business Center, 16.5-Acre Site at 1375 Magnolia Avenue, City of Corona, Riverside County, California, J.N. 19-433, dated December 9.
- _____, 2023, Addendum to Preliminary Geotechnical Evaluation, Proposed Magnolia Avenue Business Center, 16.5-Acre Site at 1375 Magnolia Avenue, City of Corona, Riverside County, California, J.N. 19-433, dated January 26.
- WSP USA, 2022, Risk-Based Approval Modification Application, 40 CFR 761.61 c(1), CLOW Valve Company, 1375 Magnolia Avenue, Corona, California, U.S. EPA ID: CATSCA102301, Version 1m Project No. ECA04.20150013 Task 3, dated April.