

APPENDIX K

Environmental Site Assessments

Phase I Environmental Site Assessment–Bruin Ranch

**PHASE 1
ENVIRONMENTAL
SITE ASSESSMENT**

BRUIN RANCH

**WKA No.
7225.01**

July 28, 2006



**WALLACE - KUHL
& ASSOCIATES INC.**

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

BRUIN RANCH

Vicinity of Auburn Valley Road and Bell Road
Placer County, California

July 28, 2006

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CONTRACT NO.

DATE

BY

FOR

PROJECT

LOCATION

SCALE

DATE

BY

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

BRUIN RANCH

Vicinity of Auburn Valley Road and Bell Road

Placer County, California

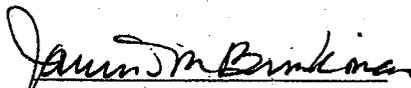
WKA No. 7225.01

July 28, 2006

Wallace-Kuhl & Associates, Inc. on behalf of Newland Communities prepared this Phase 1 Environmental Site Assessment for Bruin Ranch located in the vicinity of Auburn Valley Road and Bell Road, Sutter County, California. The report was prepared in a manner consistent with the level of care and skill ordinarily exercised by professional geologists and environmental scientists. This report was prepared under the technical direction of a California Registered Environmental Assessor.

WALLACE-KUHL & ASSOCIATES, INC.

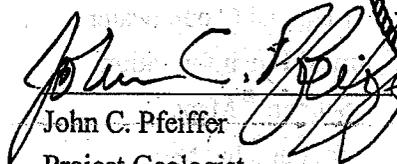
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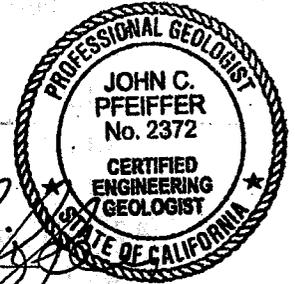
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**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
BRUIN RANCH**

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**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT
BRUIN RANCH**

1. INTRODUCTION

1.1 Purpose

The purpose of this Phase 1 Environmental Site Assessment (ESA) was to evaluate the site for evidence of potential Recognized Environmental Conditions (REC's) resulting from current and/or former site activities. According to the American Society of Testing and Materials (ASTM) Standard E 1527-00 the term recognized environmental conditions is defined as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property" (ASTM 2000).

1.2 Scope of Services

This ESA has been completed for the Bruin Ranch, shown on various maps included as Figures 1 through 3. WKA received authorization from Newland Communities to proceed with this assessment on June 15, 2006. This report has been prepared in conformance with the ASTM Standard E 1527-00 and the scope and limitations defined in our authorized proposal, 7PR06158, dated June 7, 2006. The Phase 1 scope of this assessment included the following:

- Site Reconnaissance
- Interviews
- Records Review
- Report Preparation

WKA has also prepared a *Preliminary Naturally Occurring Asbestos Evaluation* (WKA No. 7225.02) and a *Preliminary Geotechnical Engineering Report* (WKA No. 7225.03) for Bruin Ranch as separate reports.

1.3 Special Terms and Conditions

No special terms or conditions were requested or performed during the preparation of this Phase 1 ESA.



2. SITE DESCRIPTION

2.1 Site and Vicinity General Characteristics

The site consists of approximately 2581 acres of developed and undeveloped land located approximately eight miles northerly from the City of Auburn. The site is located at 9895 Auburn Valley Road, immediately north, south and west of the Auburn Valley Country Club (Figures 1 and 2). The site is comprised of Placer County Assessor's Parcel Numbers 026-020-009, -011 through -013; 026-061-001, -003 through -007, -009, -051 and -068; 026-370-018, -019, -039 and -040 (Figure 3).

The site is located within a predominantly rural residential and agricultural area of north Placer County. The land areas both on and off the site range from gently sloping to steeply sloping. Rock outcrops are prevalent in the area.

2.2 Site Reconnaissance

The site was visually and/or physically inspected on July 11 and 25, 2006, by walking and driving the site to observe current site conditions. A representative of WKA performed the site reconnaissance. Figure 4 contains color photographs of the site.

Development on the site consists of irrigated pastures, a corral, two livestock holding areas, numerous ponds and reservoirs, two water supply wells, dirt and gravel-surfaced roads, old rock walls and a former maintenance/storage building area, and a portion of Auburn Valley Road. Portions of perimeter and interior areas are secured with barbed wire fences and metal gates. Additionally, rock walls were observed on several areas on the central and west sides of the site. Auburn Valley Road bisects the southeast side of the site. The asphalt pavement was in fair condition at the time of the field reconnaissance. The unimproved dirt roads are located on the north, central and west sides of the site. The gravel-surfaced roads are located on the east-central portion of the site. Four-wheel drive trails were also observed on the north-central and northwest sides of the site. No stained soils, odors or stressed vegetation from use of herbicide sprays or road surface oiling were observed on or around the roadways on the dates of our field reconnaissance. No stained soils, odors or stressed vegetation were observed on or adjacent to the Auburn Valley Road.



The vast majority of the site's surface is covered with a moderate to dense growth of green and dried grasses and forbs. Berry vines and water plants including cattails were also observed. Numerous evergreen and deciduous trees were scattered across the site. The surface of the site displays a very gently rolling to steeply sloping topography. Rock outcrops are prevalent. No odors, discolored surface soils or stressed vegetation were observed anywhere on the site at the time of the field reconnaissance. No field evidence was observed to suggest that the site had been weed abated through the use of chemicals or herbicides. The vast majority of the site is essentially featureless and does not warrant verbose discussion.

Grazing livestock were observed on the site at the time of our field reconnaissance. Three livestock dusting bags that contain over-the-counter pesticides (not restricted use) for fly control were observed on the east-central portion of the site. The corral and two livestock holding areas are located on the east-central side of the site, north of the Auburn Valley Country Club. The livestock holding areas are simply fenced and gated. Stored piping, spools of cable and wood pallets were observed in the general vicinity of the westernmost livestock holding area. The corral area consists of a livestock holding area, an aluminum frame and tarp livestock shelter, and an aluminum frame and tarp cattle workspace. The workspace contains cabinets, a cattle chute. A one-gallon container of antibiotics for livestock was observed on the top of the cabinets. A pile of cow manure was observed east of the corral area. Additionally, a five-foot diameter pile of what appeared to be ash was observed east of the cattle workspace. The pile is several inches high and a barbeque was observed in close proximity. The soils in the livestock holding areas and corrals have been densely compacted by the livestock and vehicles, and little to no vegetation exists in these areas. No unusual stains, odors or stressed vegetation were observed around the livestock holding areas and corral.

The site has several reservoirs and ponds on the east side. Six of the ponds are former sewage disposal ponds. Not all of the ponds contained water and some of the ponds were only partially filled. The two reservoirs are larger than the ponds. Both reservoirs have dams and water release areas. No unusual stains, odors or stressed vegetation were observed on the banks of the reservoirs or ponds, or on the bottoms of the empty ponds during the field reconnaissance. No noxious odors or iridescent sheen were observed on the viewed water surfaces at the time of our field reconnaissance.



Several ditches and deep trenches were observed on the site. The observed ditch sections had built-up sidewalls on the down-slope sides. The trenches ranged from one foot to greater than five feet deep. The ditches appear to route surface water from the up-slope portions of the site away from the access roads as well as routing water to different areas of the site. The trenches appear to route surface water or water discharged from reservoirs or ponds to ponds or stream channels. Clear running water discharged from ponds or reservoirs was observed in some of the drainage ditches and trenches. Other observed drainage ditches and trenches were dry. No unusual stains, odors or stressed vegetation were observed in the ditches or trenches during the field reconnaissance. No noxious odors or iridescent sheen were observed on the viewed water surfaces at the time of our field reconnaissance.

The former building and debris area is located on the east-central portion of the site, west of the Country Club's driving range. The shape and slope on the northerly side of this location suggests its use was previously an old rock or soil borrow area. Two concrete slabs were observed on the northeast side of the former building and debris area. Several vertical steel pipes were observed protruding from the concrete slabs or between and just south of the slabs. One pipe in the concrete held a remnant piece of PVC piping, which suggests the pipes in the concrete supported an overhead horizontal pipe. The two vertical steel pipes located between the slabs were cut close to the ground surface and appeared to be a remnant fence section. No evidence of a third vertical pipe was observed, which might have suggested the pipes were a fill port, a dispenser line and a vent pipe of a UST. Metal, plastic and wood debris and concrete rubble were observed near the concrete slabs. The soils beneath the debris were not visible during the field reconnaissance. No unusual stains, odors or stressed vegetation were observed on or around the concrete slabs and debris during the field reconnaissance.

A large volume of concrete rubble, rock, metal debris, PVC and metal pipes, wood, corrugated fiberglass roof panels, rebar, corrugated sheet metal, remnants of furniture, golf balls and golf equipment, asphalt rubble and soil were observed on the northwest and south sides of the debris area. Additionally, wood power poles and rail ties, an approximate 10,000-gallon empty and rusted UST, empty and rusted 55-gallon drums, vehicle axles, several wheels and tire casings, a truck tailgate and a flatbed trailer were observed on level ground beside the debris and soil piles. Lumber, metal and concrete debris was also observed scattered in a trench located south of the former building area. The soils beneath the debris and soil piles were not visible during the field



reconnaissance. One stained soil area was observed west side of the debris piles. The stain is approximately ten feet diameter and consists of a black hardened substance. WKA staff was unable to break through the hardened substance to observe the underlying soil. No other unusual stains, odors or stressed vegetation were observed in or around the debris piles and abandoned items.

Metal debris, metal boxes (possibly for livestock feed), irrigation and clay pipe debris were also observed on the east-central and southeast sides of the site. No unusual stains, odors or stressed vegetation were observed around debris during the field reconnaissance.

One active groundwater supply well was observed on the site. The well is on the southeast side of the site. Based on WKA's interview with the owner, one additional well is located on the east-central side of the site. No unusual stains or odors were noted around the observed water supply well during the field reconnaissance.

The site contains no agricultural or earthwork contractor equipment steam cleaning or maintenance areas, farm or earthwork equipment staging areas, agricultural or equipment maintenance-related chemical mixing or storage locations, or waste or raw materials storage areas; the site contains no farm operation hubs, residential sites, obvious evidence of lead based paint, or dry cleaning facilities. Similarly, WKA observed no monitoring wells, obvious surface manifestations of septic systems, evidence of ASTs or USTs, vent pipes, fill ports, product piping or dispenser islands, cesspools, sumps, pits, lagoons, catch basins, oil/water separators, leaking pipes, hydraulic hoists or lifts, mechanic's pits, floor drains or drain inlets, discolored or turbid surface waters or noxious odors from surface waters.

The site neither historically nor presently contains any mining, milling or smelting operations, mine openings, mine tailings, mine waste, railroad activity or yards, waste or raw materials storage areas or impounds. Similarly, WKA observed no concentrated holding pens, feedlots, carcass pits, manure piles, dairy operations, dairy production waste ponds or cattle pesticide dip pits. WKA observed no stained or discolored soils, obvious evidence of imported fill, areas of illegal dumping, evidence of illegal drug manufacturing sites or unexplainable ground disturbances, burn piles, burn dumps, burn pits, naturally occurring asbestos or areas of stressed vegetation. WKA also did not observe naturally occurring asbestos (NOA), but the issue is addressed specifically in WKA's Preliminary NOA Evaluation.



2.2.1 Municipal Infrastructure and Utilities

No developed provisions for potable water, sanitary sewer or stormwater currently exist on the site. WKA anticipates that when the site is entitled and developed, the site will be tied to municipal water, sanitary sewer and stormwater systems. The site presently has a water supply well used to irrigate the pastures. Evidence of buried irrigation pipes within the pastures was observed during the field reconnaissance.

Pacific Gas & Electric Company (PG&E) buried electric lines service the on-site wells and pumps located near the reservoirs. WKA observed no other evidence of buried utilities located on or adjacent to the site. Pole-mounted neighborhood distribution electric lines bisect the site along Auburn Valley Road. No overhead high-voltage electrical transmission lines, capacitors or electrical transformers were observed on the site.

2.3 Adjoining Properties

The site is located within a predominantly rural, agricultural and undeveloped area of north Placer County. The Bear River and undeveloped lands bound the site to the north. Undeveloped land bounds the site to the northeast, west and the majority of the lands to the south. The Auburn Valley Country Club and residential community bound the site to the southeast.

No industrial or heavy commercial facilities, or stationary sources of substantial hazardous air emissions are located on or in the area of the site within one-quarter mile. No businesses that use, produce and/or bulk store hazardous materials or generate reportable quantities of hazardous waste were observed adjacent to or in the neighborhood of the site.



3. INTERVIEWS

Interviews with owners, occupants, tenants and/or local or State agencies were conducted by WKA during the preparation of this report in order to obtain information that may indicate RECs in connection with the site.

3.1 Key Site Manager

WKA interviewed Mr. Lloyd Harvego, current owner of the site, on July 21, 2006. Mr. Harvego has owned the site since 1999, and as such, is considered a Key Site Manager. According to Mr. Harvego, the site was rangeland and irrigated pasture prior to the purchase. Mr. Harvego's knowledge of the site is limited. According to Mr. Harvego, the golf course storage and maintenance building existed on the site, but he did not know for how long. The site may have had ASTs, but he did not know for sure. Mr. Harvego indicated he has no knowledge of USTs existing on the site. Mr. Harvego stated that the debris on the site is from the former owner. Mr. Harvego is not aware of any homesteads existing on the site, although he is aware of the rock walls that exist on the central portion of the site.

Mr. Harvego indicated that the ponds collect stormwater runoff. A water line helps maintain the water level in the reservoirs. The stored water is used to irrigate pastures. The south reservoir has a pump that draws water to irrigate the golf course.

Mr. Harvego indicated that two water supply wells exist on the site. One well was obtained from a municipal water district when it became contaminated by cattle waste from an area upgradient from the site. An easement for a potable well and water pipeline was given to the Home Owners Association (HOA) of the adjacent residential development. The second well on the site was drilled a few years ago for the HOA.

Mr. Harvego indicated that no restricted pesticides are used on the property. The cattle dusting bags are purchased at a feed store and require no permits. Mr. Harvego has no knowledge of any buried dumps existing on the site.



3.2 Occupants (Multi-family or Major)

The site is currently not occupied by tenants.

3.3 Past and Present Owners, Operators, and/or Occupants

WKA interviewed Mr. Lloyd Harvego, current owner of the site. See Section 3.1 for that interview.

3.4 State and/or Local Government Officials

WKA interviewed the following state and local government officials regarding the site:

Mr. Ken Sibley, Placer County Building Department (PCBD)

Mr. Sibley, Supervising Inspector for the PCBD, was interviewed in person on July 25, 2006. According to Mr. Sibley, the PCBD does not have any maps or information on file regarding the locations of mines or mining claims for Placer County.

Ms. Pat Patton, Placer County Department of Agriculture (PCDA)

Ms. Patton was contacted on June 27, 2006, regarding *Pesticide Use Reports* (often associated with registered chemical applications to agriculture). Since no restricted use pesticides are used on the site the PCDA does not have records on file for the site.



4. RECORDS REVIEW

The purpose of the records review is to obtain and review federal, tribal, state and local records that would help to identify the presence of RECs in connection with the site and nearby properties, within minimum search distances. The records review included examination and discussion of the following, as available:

- Physical Setting Source(s)
- Historical Use Information
- Environmental Record Sources

4.1 Physical Setting Source(s)

The site is depicted on the 1998 USGS 7.5 Minute topographic map of the *Wolf Quadrangle* as undeveloped land located south of the Bear River and west of a residential development. The site is located within Sections 1, 2, and 3, Township 13 North, Range 7 East, and Sections 25, 34, 35, and 36, Township 14 North, Range 7 East, Mount Diablo Base and Meridian (MDBM). The site is located at elevations ranging between +460 and +1,694 feet relative to mean sea level (msl).

4.1.1 Regional Geology

The site lies within the western block of the Sierra Nevada metamorphic belt, which is comprised of Paleozoic and Mesozoic (older than 65 million years) marine sedimentary and volcanic rocks derived from a volcanic island arc system. The rocks have experienced deformation and metamorphism due to convergent plate tectonic activity during the early Paleozoic to Late Jurassic. These rocks are considered part of the Foothill Melange-Ophiolite Terrain (Kohler, S.L., 1984).

4.1.2 Radon

This discussion of the potential for radon exposure at the site and vicinity is based on review of available scientific literature on the topic. Radon isotope-222 is a colorless, odorless, tasteless radioactive gas that is a natural decay product of uranium. Uranium and radon are present in



varying amounts in rocks and soil, and radon is present in background concentrations in the atmosphere. Current evidence indicates that increased lung cancer risk is directly related to radon-decay products. Radon potential of rocks and soils and indoor radon exposure levels in the United States are currently areas of intense research by governmental regulators as well as the geoscience and medical communities. At this time, the EPA has recommended an "action" level for indoor radon concentrations at or exceeding four pico-curies per liter of air (pCi/l). The EPA has extrapolated a 1% to 3% lung cancer mortality rate due to a lifetime of exposure at four pCi/l; that is, 1 to 3 persons per 100 exposed to this concentration for life will die of lung cancer induced by radon.

The 1990 *California Statewide Radon Survey of Homes*, based on the EPA/State Department of Health Services State Radon Survey (DTSC 1990), predicts that only 3.7% of homes in Placer County would exceed the EPA's recommended level of 4 pCi/l. Additionally, California ranks as the third lowest for percentage of homes exceeding 4 pCi/l of the 33 states participating in the study. Specific indoor radon information for the site can only be obtained subsequent to construction of site buildings where radon testing would be feasible. EPA recommends that all owners test their homes or commercial buildings for radon. Site-specific geology, construction materials and methodologies, use characteristics of building occupants and the quality of construction can all affect indoor radon results.

4.1.3 Soil Survey

Review of the July 1980 U.S. Department of Agriculture, Soil Conservation Service (SCS) *Soil Survey of Placer County, California Western Part* indicates the near-surface soils on the site are mapped as "Auburn silt loam, 2 to 15 percent slopes," "Auburn-Argonaut complex, 2 to 15 percent slopes," "Auburn-Rock outcrop complex, 2 to 30 percent slopes," "Auburn-Sobrante silt loams, 15 to 30 percent slopes," "Auburn-Sobrante-Rock outcrop complex, 2 to 30 percent slopes," "Auburn-Sobrante-Rock outcrop complex, 30 to 50 percent slopes," "Auburn-Sobrante-Rock outcrop complex, 50 to 70 percent slopes," "Boomer-Rock outcrop complex, 30 to 50 percent slopes," "Boomer-Rock outcrop complex, 50 to 70 percent slopes," "Caperton gravelly coarse sandy loam, 2 to 30 percent slopes," "Riverwash," and "Rock outcrop."

The Auburn soil consists of four-inch thick strong brown silt loam surface layer underlain by 16-inch thick yellowish red silt loam subsoil. The SCS reports that the underlying material is



weathered basic schist. This soil is reportedly used for irrigated pasture and rangeland due to its shallow nature.

Argonaut soil consists of nine-inch thick strong brown loam and yellowish red silt loam surface layer. The subsoil consists of seven-inch thick yellowish red clay underlain by nine-inch thick yellowish brown dense clay. The SCS reports that the underlying material is weathered basic schist. This soil is reportedly used for irrigated pasture and annual rangeland.

Sobrante soil surface layer consists of seven-inch thick yellowish red silt loam. The subsoil consists of 26-inch thick yellowish red silt loam and heavy loam. The SCS reports that the underlying material is weathered basic schist at 33 inches and hard basic schist at 40 inches. This soil is reportedly used for deciduous orchards, irrigated pasture and annual rangeland.

Boomer soil consists of ten-inch thick brown and yellowish red gravelly loam underlain by 48-inch thick reddish yellow gravelly clay loam. The SCS reports that the underlying material is weathered basic schist. This soil is reportedly used for wood crops such as ponderosa pine.

Caperton soil consists of 12-inch thick mixed dark grayish brown, grayish brown, and brown gravelly coarse sandy loam underlain by six-inch thick pale brown gravelly coarse sandy loam. The SCS reports that the underlying material is weathered granodiorite. This soil is reportedly used for irrigated pasture and annual rangeland.

Riverwash occurs in and along channels of the Bear River. "The material is highly stratified stony and bouldery sand that is typically barren. It is inundated yearly by floodwater. About 50 percent of it is covered with water." "Riverwash is used for watershed."

"Rock outcrop is exposed highly resistant metamorphic rock, andesitic rock, serpentine rock, or syenite rock formations. The rock crops out mainly on steep to very steep slopes that break into the major drainageways." "From 50 to 90 percent of the surface is Rock outcrop and stone. The rest is a thin mantle of soil material." Some of the outcrop is two to five feet high and covers up to one acre. Rock outcrop is used for watershed.



4.1.4 Regional Groundwater

The site is located within the Sacramento River Hydrologic Basin, as defined in the October 2003 *Groundwater Basins in California* map by the California Department of Water Resources (DWR). Information pertaining to groundwater elevations and gradient data in the general site vicinity is limited. Personnel with DWR's Surface and Ground Water Data Section informed us that the state presently does not monitor groundwater wells in the site vicinity. Additionally, groundwater elevations and gradients in the area vary considerably, due to the highly fractured nature of the underlying rock. Depth to groundwater at the site can typically range from ground surface to less than 100 feet below the ground surface, based on WKA's field observations.

4.2 Historical Use Information

Historical sources were reviewed in order to develop a history of the previous uses of the *site* and surrounding area. By doing so, historical sources help identify the likelihood of past uses having led to *recognized environmental conditions* in connection with the *site* and adjoining properties. Standard historical sources reviewed during the preparation of this report included one or more of the following, as available:

- Fire Insurance maps (Sanborn® Maps)
- Topographic maps
- Aerial photographs
- Building department records
- Local street directories
- Zoning/land use records and
- Other historical sources

4.2.1 Sanborn® Maps

The availability of Sanborn® Maps with coverage of the site area was determined by Environmental Data Resources, Inc. (EDR®). Sanborn® Maps are detailed drawings of site development, and were typically used by fire insurance companies to determine site fire insurability. Sanborn® Maps coverage of the site was not available.



4.2.2 Topographic Maps

Historic United States Geological Survey (USGS) topographic maps with coverage of the subject and outlying land areas were reviewed. Topographic maps of the *Wolf Quadrangle* for years dated 1895, 1949, 1973, 1995, and 1998 were available for review. The maps are each discussed below. The 1998 map was adapted to serve as Figure 2 of this report. In general, the reviewed topographic maps reveal minimal changes on the site.

1895 Map

Scale 1" = 10,417'

The 1895 map shows the site to be undeveloped land located within an undeveloped area south of the Bear River. Bald Rock Mountain is identified and has an elevation of +1,674 feet msl. Three northwest/southeast-trending stream channels are mapped bisecting the site; the stream channels drain into the Bear River. Ranches and towns, as well as the City of Grass Valley are mapped northerly from the site. No other significant site or area features are mapped on the 1895 topographic map.

1949 Map

Scale 1" = 5208'

Minor change is mapped on the site. Nearly the entire site is mapped as wooded land. The three stream channels are now mapped as intermittent streams. The elevation of Bald Rock Mountain is now +1,695 feet msl. One unimproved access road loops on and off the site near its southeast boundary. A trail bisects the northeast boundary and trends northwest/southeast just north of Bald Rock Mountain.

Cranston Ranch is mapped near the southeasterly site boundary; Cranston Ranch was later redeveloped as the Auburn Country Club and Auburn Valley residential development. State Highway 49 is mapped less than two miles east of the site. The Bear River is now marked as the Placer County/Nevada County political boundary.



1973 Map
Scale 1" = 2000'

One small structure is mapped on the site. The structure is located where the easternmost concrete slab was observed in the borrow area. Two reservoirs and the north portion of a third reservoir are now mapped on the site. Additionally five small ponds are mapped in the location of the former wastewater ponds. The contour lines in the vicinity of the ponds and reservoirs have changed since the 1949 mapping, suggesting the banks or dams of these features were built up during excavation. Four additional intermittent stream channels are mapped on the site; three of the streams discharge to on-site and off-site reservoirs. Additional ponds and reservoirs are mapped on and around the Cranston Ranch. Improved and unimproved access roads and trails are mapped on the south, central and northeast sides of the site.

1995 Map
Scale 1" = 2000'

The structure is no longer mapped on the site. Six additional small ponds are mapped on the site. Five sewage disposal ponds are now identified as such. The mapping of the sewage disposal ponds is incorrect, in that one mapped pond is elongate. Based on the aerial photograph review, two ponds are actually present. Several additional four-wheel drive trails and unimproved roads are mapped on the westerly and northeasterly sides of the site.

Improved roads for the Auburn Country Club and adjacent residential community are mapped east of the site. The clubhouse and several dwellings either within a planned community or rural setting are also mapped east of the site. Bald Rock Mountain is now mapped with an elevation of +1,694 feet msl.

1998 Map
Scale 1" = 2000'

No significant changes are mapped on the site or adjacent land areas relative to the 1995 topographic map.

In summary, each of the reviewed topographic maps reveals that the site is located in a historically rural and wooded area of northern Placer County. As shown on the maps, the ground surface



elevation of the site ranges from approximately +460 feet up to +1,694 feet msl. No evidence was observed on the topographic maps to suggest the site was disturbed by human activities typically mapped by the USGS, such as the following: quarrying; installation or removal of pits, occurrences of dredging or subsurface or surface mining.

4.2.3 Aerial Photographs

Historic aerial photographs of the site and general vicinity were obtained from Cartwright Aerial Surveys. Photographs covering the years 1962, 1971, 1989 and 2001 were reviewed; the results of the photographic review are discussed below by year. Consistent with the previously discussed topographic maps, the reviewed years of aerial photography reveal only minimal changes on the site during the past 44 years.

July 29, 1962

Identification Numbers: PLA 3-66 through -68, 3-19 and -20

Scale: 1" = 1667'

The site supports woodlands and grasslands. Unimproved dirt roads are visible on the east and central portions of the site. Two ponds, and a third that appears to be under construction, are located on the east and central portions of the site. The ponds are dammed on the westerly down-slope sides. The south reservoir is also constructed by this time and also has dams on the westerly and southerly down-slope sides. A ditch containing water discharges to the pond on its southeast side.

The majority of the Auburn Valley Country Club has been constructed by this time. The clubhouse, south nine holes and numerous ponds are visible. The Bear River is visible north of the site. Improved and unimproved roads are visible in the vicinity of the site. The majority of the surrounding land area is wooded.

June 14, 1971

Identification Numbers: 2942-08-025, -026, -064 and -065

Scale: 1" = 1667'

The second reservoir is constructed by this time and is dammed on the westerly side. The wastewater treatment plant is under construction on the site. The borrow area is excavated by this



time and one 250-foot long structure is visible in the vicinity. The change in rooflines of the structure suggests the majority may have been covered storage with a small square building, possibly an office, on the southeast corner. Nothing is stored around the exterior of the building, although several unidentified items are visible on the southwest side of the borrow area. More unimproved access roads are visible on and off the site. The north nine holes of the golf course are constructed by this time.

May 16, 1989

Identification Numbers: 89189 2-21 and -22, 3-22 and -23

Scale: 1" = 2000'

The wastewater treatment plant is completed by this time; six sewage treatment ponds are present. A large pond is visible on the southwest side of the site. The building is no longer apparent on the site, although two concrete slabs are visible. Stored items or debris, including the 10,000-gallon UST, and soil piles are visible in the borrow area. The residential neighborhood on the east side of the golf course is under construction. Some rural residential sites are apparent east and south of the site.

May 29, 2001

Identification Numbers: SAC 01 16-39 and -40, 17-37 and 038

Scale: 1" = 2000'

By 2001, the site looks similar to its current appearance. The access roads and ponds are still visible, although the cattle holding areas and corral are not apparent. The borrow area contains more debris by this time. Rural residential development is apparent east and south of the site.

4.2.4 Ownership Records

WKA obtained ownership information through ParcelQuest®. ParcelQuest® is an on-line distributor of "Assessor-Direct property information throughout the State of California." According to a *Detail Report* for the site, the site owner is listed as Harvego Real Estate LLC.



4.2.5 Building Department Records

Archived permit records for the site were reviewed at the Placer County Building Department. This office maintains structural, demolition and other permit records on microfilm dating back to the 1960s. The Building Department was unable to fulfill the request for information due to the agency moving to another building.

4.2.6 Local Street Directories

Historic business (street) directory listings with coverage of Placer County and Auburn were obtained by EDR[®], a commercial database service. The directories contain business and residential listings based on street number identifiers. The site has an address of 9895 Auburn Valley Road. The site does not appear in any of the directories.

4.2.7 Zoning/Land Use Records

According to information obtained from the Placer County Planning Department, the site is zoned for "FB-X 160," "FB-X 10 ac. min PD = 0.2," "FB-X 20 ac. min PD = 0.2," which indicate farms with a farm building and acreage minimums; and "RS-AG-B-X 10 ac min PD = 0.2," which indicates a residential single-family building, agriculture and farm building.

4.2.8 Other Historical Sources

Ms. Carmel Barry-Schweyer, Curator of Archives for the Placer County Museums, was interviewed in person on July 25, 2006, regarding historical maps or documents that identify locations of mines or mining claims for Placer County. Ms. Barry-Schweyer assisted WKA with locating the following maps:

- Official Placer County Map showing U.S. land surveys, mining claims, altitudes, roads, ditches, towns and villages and school districts (E.C. Uren, County Surveyor, 1887)
- Placer County Plat Maps, Township 10, 12-14 North, Range 7-8 East (no date)
- Placer County Map showing mining communities and sites (mapped on a 1981 base map).



All of the reviewed maps identified the Bear River. The plat maps identify the owner at the time of mapping. B.F. Graham and C.F. Roth are identified as owners of portions of the site. A third owner was listed but was illegible. The westernmost portion of the site was listed as not assessed for taxes at that time and did not identify the owner(s). Based on the lack of identification of assessed lands around the site, one may assume the plat maps are approximately 100 years old. The other two maps identify no land surveys, mines, mining claims, roads, ditches, towns, villages, mining communities or any other features on the site.

WKA reviewed the 1999 *Mercury Contamination from Hydraulic Placer-Gold Mining in the Dutch Flat Mining District, California* by M.P. Hunerlach, J.J. Rytuba and C.N. Alpers. The document states "Mercury contamination at historic gold mining sites represents a potential risk to human health and the environment. Elemental mercury (quicksilver) was used extensively for the recovery of gold at both placer and hardrock mines throughout the western United States. In placer mine operations, loss of mercury during gold recovery was reported to be as high as 30 percent." The document also states "Elevated mercury concentrations have been detected previously in fish and invertebrate tissues downstream of the placer mines. Extensive transport of remobilized placer sediments [which releases mercury] in the Bear River and other Sierra Nevada watersheds has been well documented. Previous studies in the northwestern Sierra Nevada have shown that the highest average levels of mercury bioaccumulation occur in the Bear and South Fork-Yuba River watersheds; this study has demonstrated a positive correlation of mercury bioaccumulation with intensity of hydraulic gravel mining."

4.2.9 Prior Assessments and Documents

WKA reviewed the following documents:

- *Phase I Environmental Site Assessment for Proposed Residential Development Auburn Valley Country Club* by Terrasearch, Inc., May 28, 1999
- *Phase II Environmental Site Assessment, Auburn Valley Country Club* by Terrasearch, Inc., December 2, 1999



- *Notice of Adoption of Revised Waste Discharge Requirements for Auburn Valley Community Services District, Auburn Valley Country Club (WDR) by California Regional Water Quality Control Board (CRWQCB), March, 8, 2002*
- *Abandonment Completion Report, Auburn Valley Community Services District Wastewater Pond Treatment System by 7H Technical Services Group, Inc., January 2004*
- Letter to Mr. Lloyd H. Harvego from Thurbon & McHaney, L.P. Attorneys at Law

The Phase I report was completed for a portion of the site. The report identifies the sewage treatment ponds and a ranch dump (the abandoned items, debris and soil piles located in the borrow area). The recommendations include sampling the downstream waters for leaching sewage, obtain a closure letter for the sewage ponds from the CRWQCB, and sampling and analyzing soils from beneath two discarded USTs and from within the partially buried debris area and discolored soil areas at the ranch dump.

The Phase II report states that three water samples were collected from a stream channel down-gradient from the sewage disposal ponds. Seven test pits were excavated in the debris area and four were sampled at two feet below ground surface (bgs). Two samples were also collected at two feet bgs beside one UST. The other UST discussed in the Phase I report is not mentioned in the Phase II report and no samples were collected. The conclusions and recommendations indicate that the trash and debris is located on the surface and is not buried. The debris soil samples contained kerosene in one sample and motor oil in two other samples, but are low enough not to warrant additional investigation. Petroleum hydrocarbons, methyl tert-butyl ether or solvents did not impact the soils adjacent to the UST. The water samples contained high concentrations of fecal coliform. The Phase II report recommends proper closure of the sewage treatment ponds.

The information sheet in the WDR is written for the new wastewater treatment system. The WDR explains that the sewage treatment pond system failed and requires abandonment. The new wastewater treatment system is an underground tertiary level activated sludge system that is located in "no play" areas of the golf course. Monthly, quarterly and annual reports for influent, effluent, sludge and groundwater monitoring are to be submitted to the CRWQCB.



The pond abandonment report indicates that three of the six ponds contained sludge that required removal. Liquid and dried sludge were removed from the ponds between the summer of 2003 and January 2004. Subsequent to sludge removal the pond bottoms were sampled and analyzed for volatile solids; very low levels of volatile solids were detected in the soil samples.

According to the letter from Thurbon and McHaney, L.P., the county and state do not issue "certifications" for closure of sewage treatment ponds. The letter states "The agencies rely on the final clean up report... and the CRWQCB performs a site inspection and reports violations, if any. Based on [CRWQCB engineer] Mr. Child's site visitation there were no violations noted or reported and the District's work is complete. Use of the ponds is at the discretion of the property owner, Mr. Harvego.

4.3 Environmental Record Sources

WKA contracted with EDR® to review the regulatory agency databases (EDR® June 2006). To maintain currency of the federal, state and tribal databases, EDR contacts the appropriate governmental agencies on a monthly or quarterly basis, as required by the ASTM Standard. EDR® used the ASTM-designated search radii during review of the regulatory agency databases shown on Table 1.

In summary, no confirmed state or federal "Superfund" facilities on or within one mile of the site were identified during review of the former DHS's Bond Expenditure Plan, the U.S. EPA's National Priorities List (NPL) and the Cal-EPA's Annual Workplan Sites list. No potential federal Superfund sites appeared on or within one-half mile of the property during review of U.S. EPA's *Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)*. Additionally, the site and adjacent land areas are not listed as *Resource Conservation and Recovery Act (RCRA) Generator*. The site does not appear in U.S. EPA's *Emergency Response Notification System (ERNS)* database. No *RCRA Treatment, Storage or Disposal (TSD)* facilities are located on or within one-half mile of the site.

No known contaminated municipal groundwater wells or active or inactive landfills are listed on, adjacent to, or within one-half mile of the site. Review of various state databases including but not limited to OEHHA's *Hazardous Waste and Substances Sites List*, the RWQCB *Leaking Underground Storage Tank* database and the Placer County EHD *Master List of Facilities*, reveal



one known contaminated facility within one-half mile of the site. The facility, Auburn Valley Country Club, experienced an unauthorized release from a UST. Based on our July 27, 2006, telephone interviews with Placer County EHD representatives Ms. Brenda Noxon and Mr. Dave Buck, soil contamination was discovered during an in-place abandonment of a 500-gallon UST. Either a minor amount of soil was affected or the levels were low enough not to warrant additional investigation and the facility received closure status from the CRWQCB on April 15, 1996.

The Placer County EHD *Master List of Facilities* and the SWRCB UST and AST databases revealed that one facility with USTs and ASTs registered for the use and/or storage of reportable quantities of hazardous materials, are located within one-half mile of the site. The Auburn Valley Country Club had a 500-gallon UST and now has a 1,550-gallon AST. Additionally the facility is listed in the Placer County EHD database as generating aboveground hazardous waste and is listed on the HAZNET database for the removal of the hazardous waste. The databases indicate that the facility has no violations with regard to hazardous waste generation or disposal.

The site does not appear in any of the agency databases reviewed during preparation of this report. Table 1 provides a summary of the agency database search and the number of listed facilities within the minimum search radius for each database for the site.

4.3.1 California Oil/Gas Well Maps

Review of California Department of Conservation, Division of Oil and Gas (DOG) map W6-1, revealed the site is located outside the mapped areas that support natural gas fields. Therefore, no producing or abandoned DOG petroleum wells are located on or within one-half mile of the site.



5. CONCLUSIONS AND RECOMMENDATIONS

5.1 Data Gaps

The historical research presented in this report documented the site conditions back to 1887. The time intervals between the Standard Historical Sources exceeded the minimum five-year period and therefore represent data gaps. Data gaps exist between 1885 and 1949, 1962 and 1971, 1973 and 1989, and 1989 and 1995. The on-site building was constructed between 1962 and 1971. The last portion of the structure was demolished between 1973 and 1989. The data gaps are not considered significant in terms of identifying recognized environmental conditions related to the site since the overall use of the site during the years where the data gaps were identified has not changed significantly over time. No other data gaps were identified during the preparation of this report.

5.2 Conclusions

The historic land use research dating back to 1887, which included reviews of topographic maps, aerial photography, assessor records, and other ASTM standard historical documents, as available, reveals that the site was historically undeveloped land with access roads through the 1940s. Dammed ponds and reservoirs were created on the site after 1949 through 1973. The sewage disposal ponds were constructed in 1971; at the same time a structure existed on the borrow area of the site. The structure was razed by 1989, at which time the abandoned items and debris piles existed. The sewage disposal ponds were closed by 2004. Agriculture on the site has consisted of rangeland and irrigated pasture for cattle. Two water supply wells exist on the site. The site has no known history of having contained USTs, sumps, oil/water separators, hydraulic lifts, dry cleaners or agricultural chemical facilities.

Field reconnaissance, review of agency records, and interviews with local regulatory officials did not reveal current evidence of hazardous materials contamination on the site. Debris and soil piles, abandoned items and an area with a hardened black substance were observed on the site in the former borrow/structure area. The adjacent Auburn Valley Country Club facility received closure status from the CRWQCB for the in-place abandonment of a UST.



5.3 Recommendations

Fallow land, rangeland and irrigated pasture typically require little to no applications of environmentally persistent pesticides and we anticipate that the potential for residual agricultural chemical concentrations to exist in surficial soils is low. Therefore, WKA's professional opinion is that sampling and testing surficial site soils for potential persistent pesticide residuals is not necessary.

As indicated in a previous section of this report, the site contains debris and soil piles and abandoned items. As indicated previously, surface soils beneath these items were not evaluated for potential hazmat impacts. However, since most of the items and debris do not appear to be of an obvious hazardous materials nature, WKA simply recommends that all debris and rubble, including the hardened black substance, be removed and appropriately disposed or recycled off site. WKA recommends that surface soils on these areas of the site be visually inspected following the removal of the items, debris and hardened substance. If visual or olfactory evidence of potential soils contamination is observed in the soils beneath the items, debris and hardened substance, soils sampling and testing may in fact be warranted.

The subject property contains two water supply wells; one well supplies water to the golf course residential community. If the use of the irrigation water supply well will cease in the future, the water supply well must be properly destroyed; this procedure requires a well abandonment permit from the Placer County Department of Environmental Health. The former structure area may have had a septic system. The septic system is unlikely to have affected subsurface soils with hazardous materials, based on conventional residential effluent as opposed to commercial or industrial wastewater discharges. When the site is redeveloped, the septic system and associated leachfield, should they exist, must be abandoned in accordance with the recommendations of a qualified geotechnical engineer.

In summary, WKA has performed this Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-00 for the Bruin Ranch located at 9895 Auburn Valley Road, Placer County, California. Any exceptions to, or deletions from, this practice are described in Section 5.4 of this report. This assessment has revealed no evidence of existing RECs in connection with the site.



5.4 Exceptions and/or Deletions

No exceptions or deletions from the ASTM E 1527-00 standard were made during the preparation of this Phase I ESA.

5.5 Additional Services

No additional services were requested or performed during the preparation of this Phase I Environmental Site Assessment.



6. LIMITATIONS

The statements and conclusions in this report are based upon the scope of work described above and on observations made only on the dates of the field reconnaissance. Work was performed using a degree of skill consistent with that of competent environmental consulting firms performing similar work in the area. Information regarding the site that is *publicly available* and *practically reviewable*, as described in the ASTM standard was obtained. Additional research or receipt of information regarding the site that was not disclosed or available to WKA during this assessment may result in revision of the conclusions.

The conclusions in this report should be reevaluated if site conditions change. No recommendation is made as to the suitability of the site for any purpose. The results of the assessment do not preclude the possibility that materials currently or in the future defined as hazardous are present on the site, nor do the results of the work guarantee the potability of groundwater beneath the site. This report is applicable only to the investigated site and should not be used for any other site. No warranty is expressed or implied.



7. REFERENCES

American Society of Testing and Materials (ASTM), 2000, E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, November 1, 2000.

Kohler, S.L., 1984, *Mineral Land Classification of the Auburn 15-Minute Quadrangle, El Dorado and Placer Counties, California*, California Division of Mines and Geology Open-File Report 83-37 SAC, 48 p., 9 plates

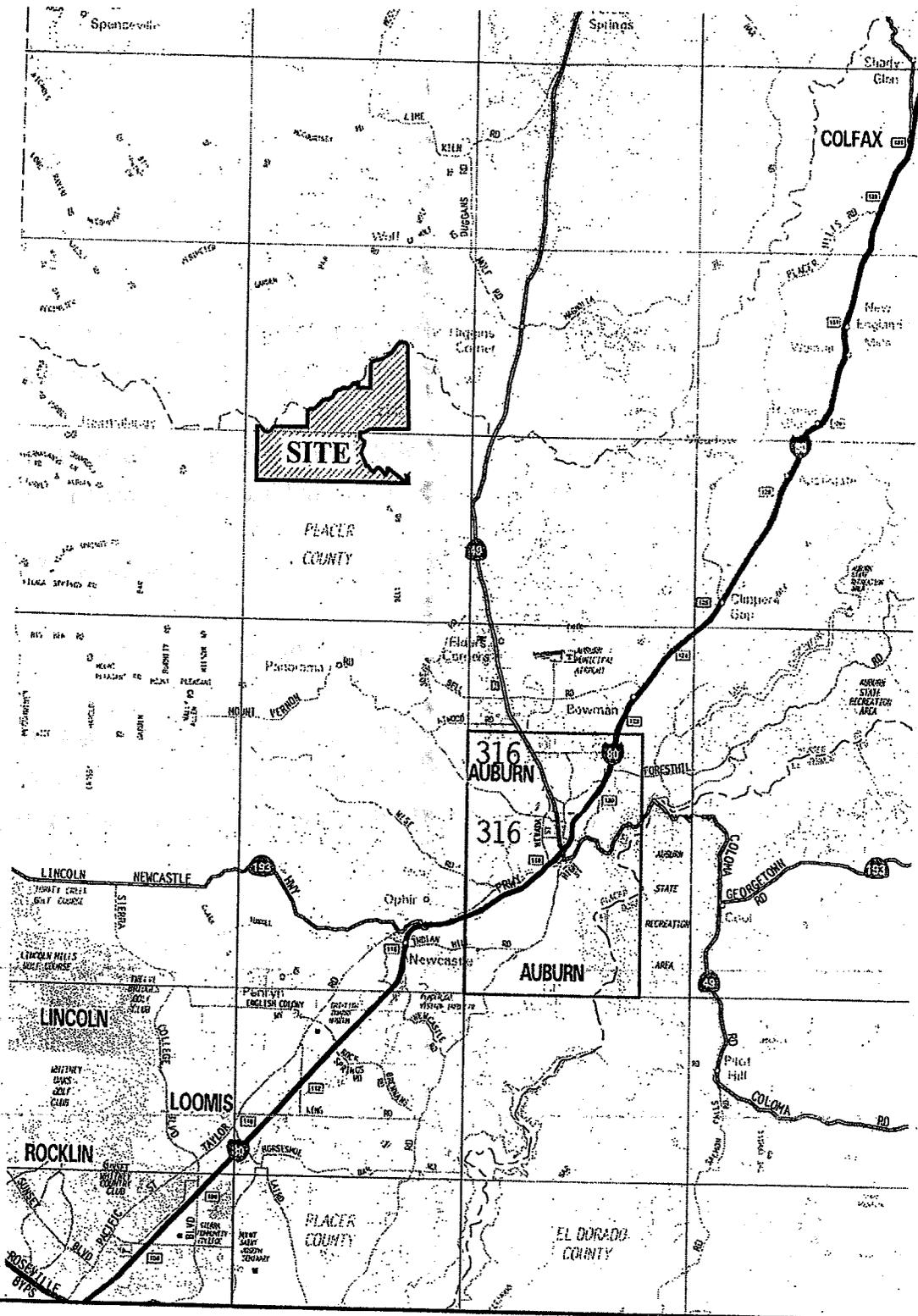
U.S. Department of Agriculture, Soil Conservation Service (SCS), 1980, *Soil Survey of Placer County, California Western Part*, July

State of California, Department of Water Resources (DWR), 2003, *Groundwater Basins in California map*, October

California Department of Toxic Substances Control (DTSC), 1990, *California Statewide Radon Survey of Homes*, based on the EPA/State Department of Health Services State Radon Survey

Environmental Data Resources, Inc. (EDR), 2006, *The EDR Radius Atlas with GeoCheck, Bruin Ranch*, Inquiry Number 1702820.2s, June 23



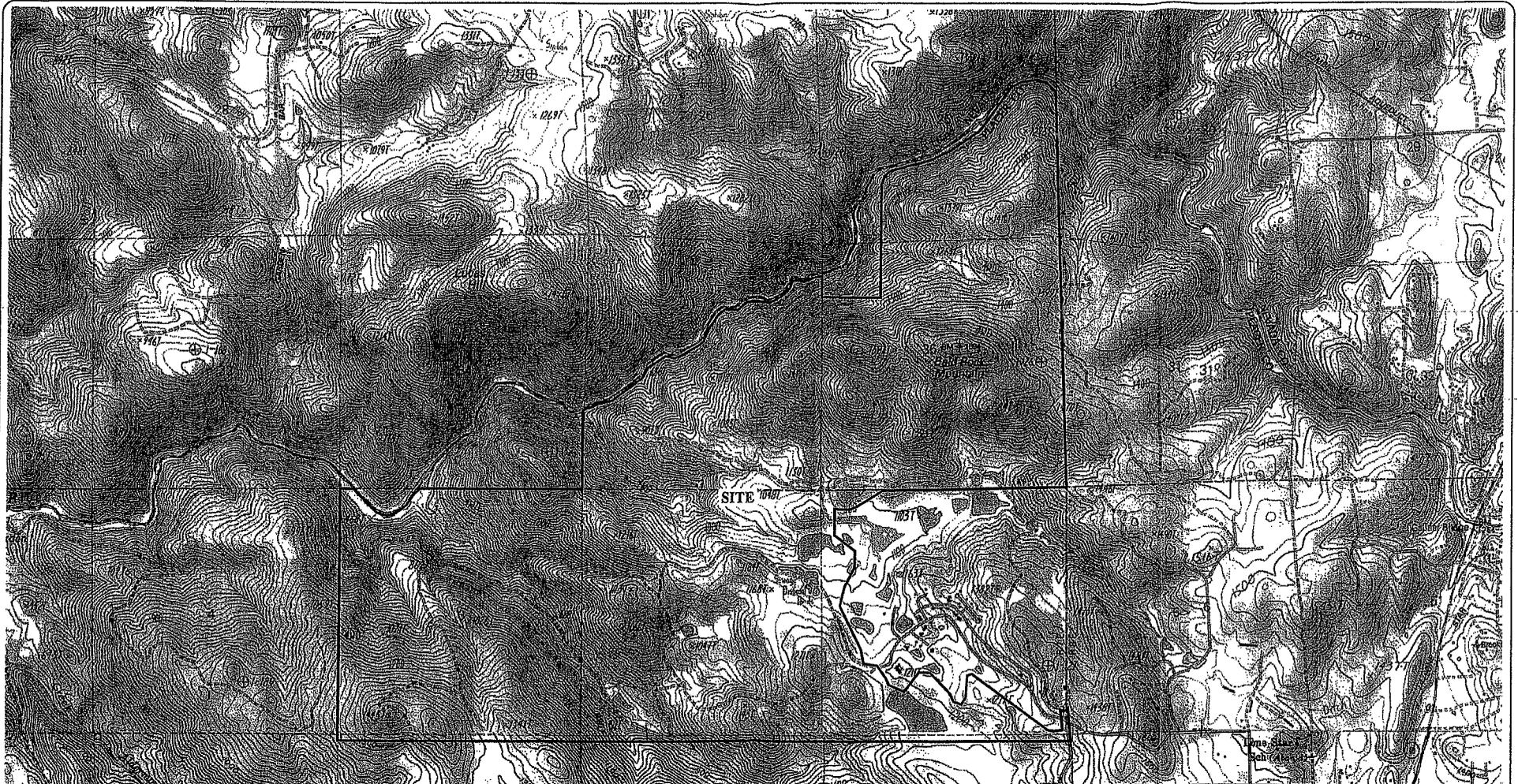


Adapted from the Compass Maps
Placer County
Street and Road Atlas, 2004 Edition.



VICINITY MAP
BRUIN RANCH
Placer County, California

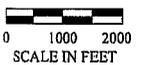
FIGURE 1	
DRAWN BY	TLH
CHECKED BY	JMB
PROJECT MGR	JMB
DATE	07/06
WKA NO. 7225.01	



Notes:

Adapted from the U.S. Geological Survey 7.5 minute topographic map of the Auburn quadrangle, California, 1981.

Site boundary is approximate.



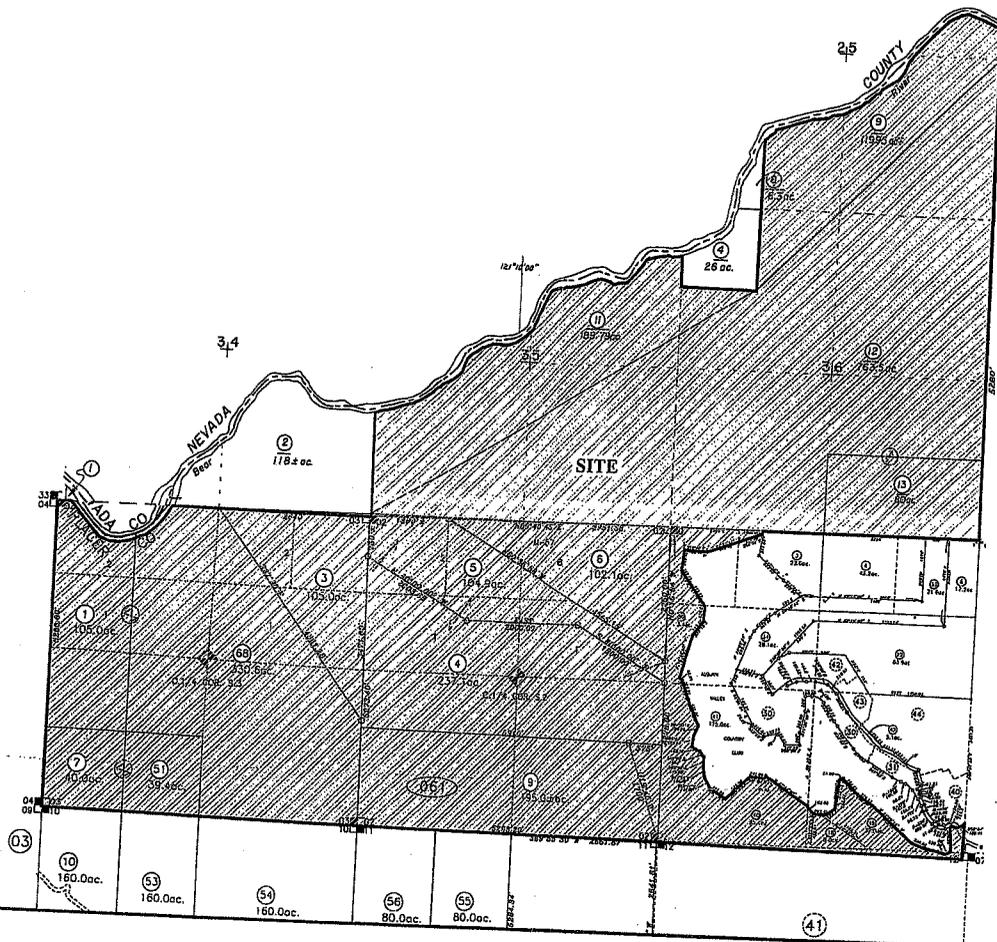
**WALLACE-KUHL
& ASSOCIATES, INC.**

TOPOGRAPHIC MAP
BRUIN RANCH
Placer County, California

FIGURE 2

DRAWN BY	TLH
CHECKED BY	JMB
PROJECT MGR	JMB
DATE	07/06

WKA NO. 7225.01



Adapted from the Placer County Assessor's Map Book 26, Pages 2, 6 and 37.



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**PARCEL MAP
BRUIN RANCH
Placer County, California**



FIGURE 3	
DRAWN BY	TLH
CHECKED BY	JMB
PROJECT MGR	JMB
DATE	07/06
WKA NO. 7225.01	



Northerly view of the west side of the south reservoir.



View of metal debris located southwest of the south reservoir near the southerly boundary



Southwesterly view of the southeast portion of the site as seen from Auburn Valley Road.



Northwesterly view of one of the concrete slabs and debris located in the former borrow/structure area.

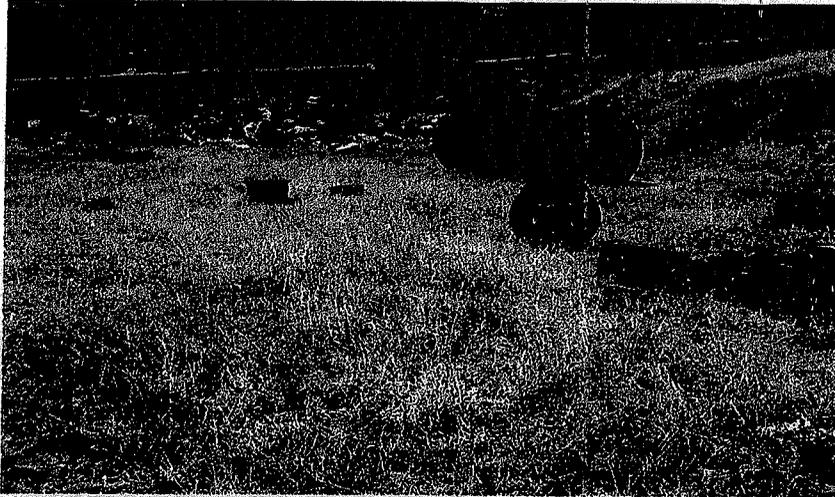


COLOR PHOTOGRAPHY
BRUIN RANCH
 Placer County, California

FIGURE 4

DRAWN BY	JMB
CHECKED BY	JMB
PROJECT MGR	JMB
DATE	07/06

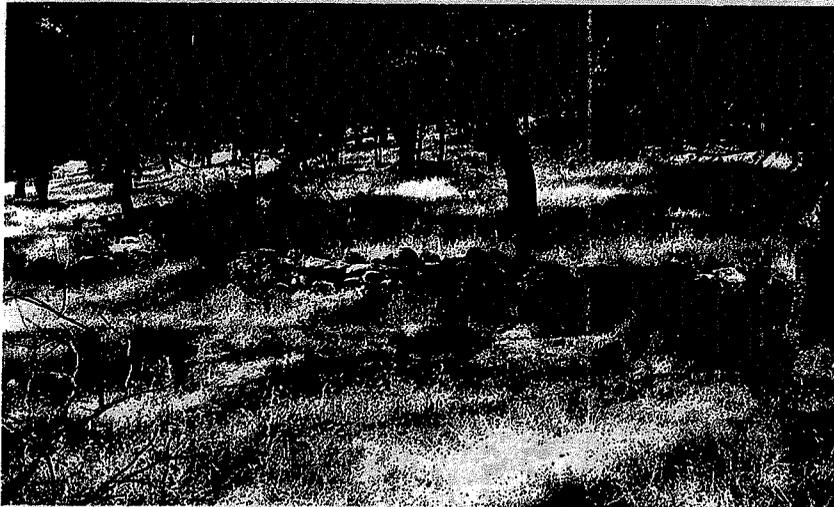
WKA NO. 7225.01



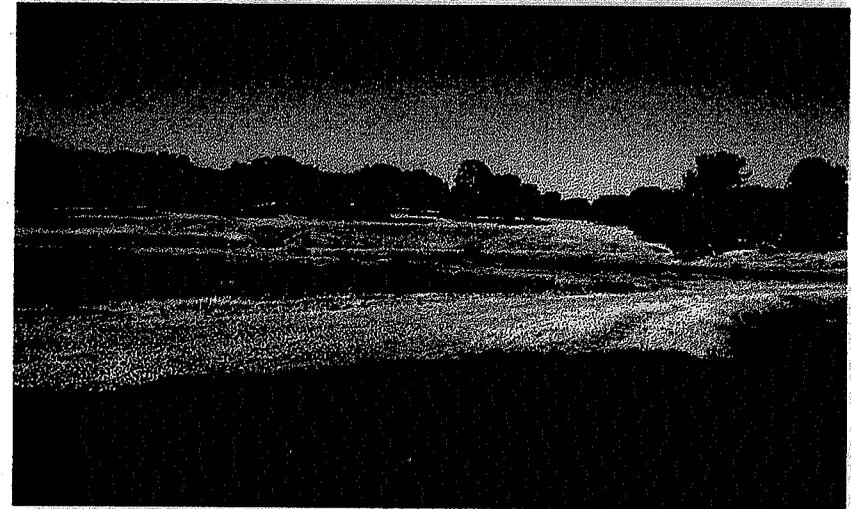
View of debris and soil piles and abandoned items located on the west side of the former borrow/structure area.



View of the hardened black substance and debris and soil piles on the west side of the former borrow/structure area.



View of rock walls on the central portion of the site.



View of three former sewage ponds and an access road.



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COLOR PHOTOGRAPHY

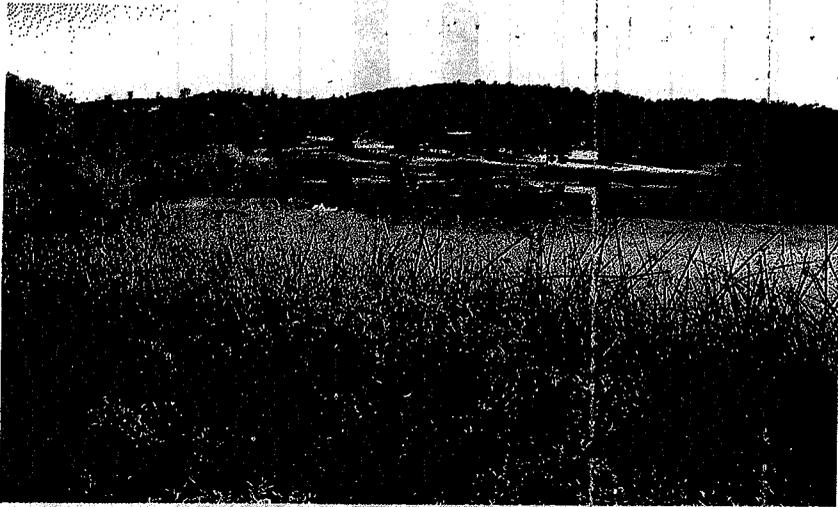
BRUIN RANCH

Placer County, California

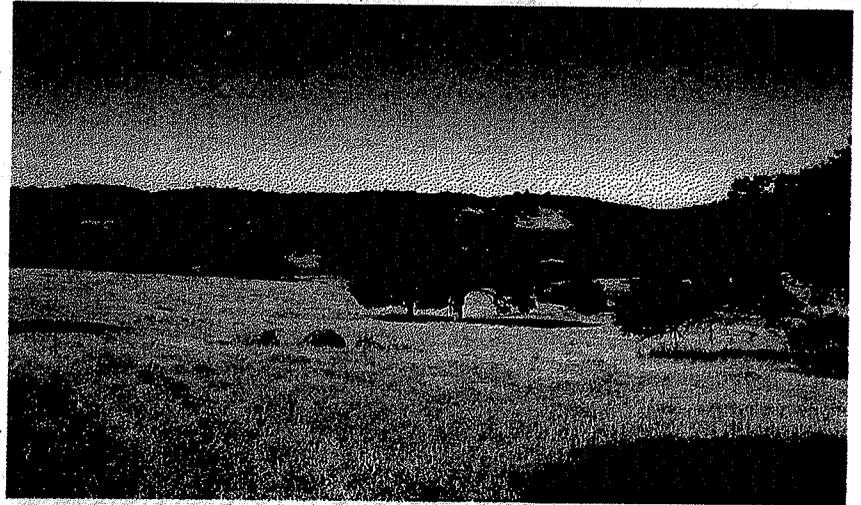
FIGURE 4

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PROJECT MGR	JMB
DATE	07/06

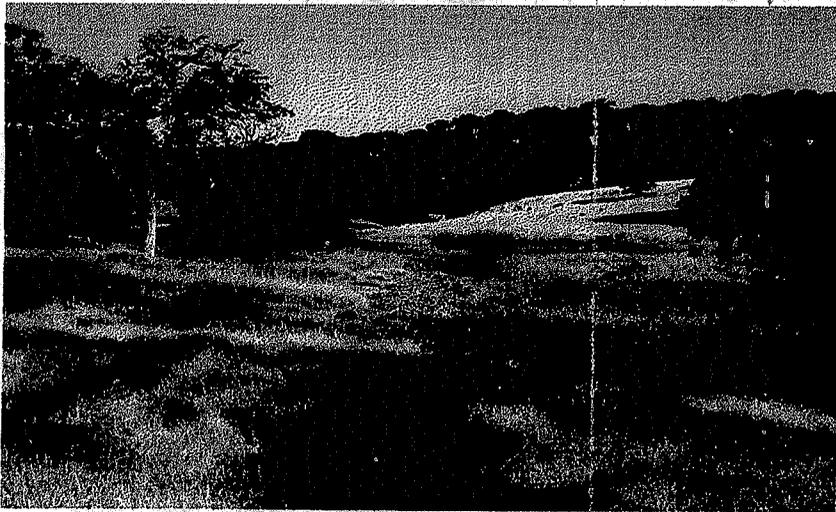
WKA NO. 7225.01



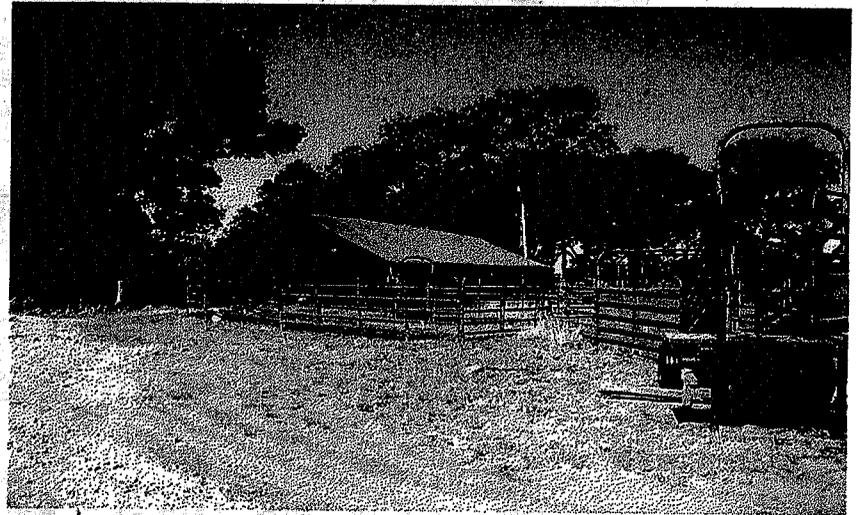
View of the northerly reservoir.



Southeasterly view of a valley on the northeast side of the site.



View of a stream channel on the northeast side of the site.



View of the corral and sheltered cattle work area.



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ASSOCIATES, INC.

COLOR PHOTOGRAPHY

BRUIN RANCH

Placer County, California

FIGURE 4

DRAWN BY	JMB
CHECKED BY	JMB
PROJECT MGR	JMB
DATE	07/06

WKA NO. 7225.01

Table 1

AGENCY DATABASE SEARCH

	<i>EDR Listed Database</i>	<i>ASTM E 1527-00 Search Distance</i>	<i>Date of Government Version</i>	<i>Date of last EDR contact</i>	<i>No. of Facilities Listed (within Search Radius)</i>	<i>Facility Listings</i>
Federal						
Federal NPL Site List	<i>NPL</i>	1-mile	04/19/06	05/05/06	0	
Federal Delisted NPL Site List	<i>Delisted NPL</i>	1/2-mile	04/19/06	05/05/06	0	
Federal CERCLIS List	<i>CERCLIS</i>	1/2-mile	02/01/06	06/22/06	0	
Federal CERCLIS NFRAP Site List	<i>CERCLIS NFRAP</i>	1/2-mile	02/01/06	03/21/06	0	
Federal RCRA CORRACTS Facilities List	<i>CORRACTS</i>	1-mile	03/15/06	05/21/06	0	
Federal RCRA Generators List:	<i>RCRAInfo</i>					
Small Quantity and Large Quantity Generators	<i>RCRA SQG</i>	property &	03/09/06	04/27/06	0	
	<i>RCRA LQG</i>	adjoining	03/09/06	04/27/06	0	
Treat, Store and Dispose Facilities	<i>RCRA TSDF</i>	1/2-mile	03/09/06	04/27/06	0	
Federal Institutional Control / Engineering Control Registries	<i>US ENG Controls</i>	property only	03/21/05	03/03/06	0	
	<i>US INST Controls</i>		03/21/05	03/03/06	0	
Federal Brownfield Sites	<i>US Brownfields</i>	1/2-mile	04/26/06	06/12/06	0	
Federal ERNS List	<i>ERNS</i>	property only	12/31/05	04/26/06	0	
State						
State-equivalent NPL (Cal-Sites)	<i>Cal-Sites</i>	1-mile	08/08/05	05/10/06	0	
State-equivalent CERCLIS	<i>AWP</i>	1/2-mile	08/08/05	05/10/06	0	
State Landfill and/or Solid Waste Disposal Site Lists	<i>SWF/LF (SWIS)</i>	1/2-mile	03/13/06	06/14/06	0	
	<i>WMUDS/SWAT</i>		04/01/00	06/19/06	0	
State Leaking Underground Storage Tanks	<i>LUST-Geotracker</i>	1/2-mile	04/01/06	04/27/06	1	Auburn Valley Country Club 8800 Auburn Valley Road
Tribal Leaking Underground Storage Tanks	<i>Indian LUST</i>	1/2-mile	03/01/06	02/20/06	0	
State Registered Underground Storage Tanks	<i>UST</i>	property & adjoining	04/10/06	04/11/06	1	Auburn Valley Country Club 8800 Auburn Valley Road
Tribal Registered Underground Storage Tanks	<i>Indian UST</i>	property & adjoining	03/01/06	05/23/06	0	
State Registered Aboveground Storage Tanks	<i>AST</i>	property & adjoining	01/30/06	05/26/06	1	Auburn Valley Country Club 8800 Auburn Valley Road
State Institutional Control Registries [No State-equivalent for Eng. Controls]	<i>DEEDS</i>	property only	04/04/06	04/05/06	0	
State Voluntary Cleanup Sites	<i>VCP</i>	1/2-mile	08/08/05	06/07/06	0	
Local - County & City						
Placer County Master List (ASTs, USTs, Cleanup Sites)	<i>Pla Co MS</i>	1/2-mile	4/3/2006	3/20/2006	1	Auburn Valley Country Club 8800 Auburn Valley Road
Additional Environmental Record Sources						
Hazardous Waste & Substances Sites List	<i>CORTESE</i>	1/2-mile	4/1/2001	4/25/2006	1	Auburn Valley Country Club 8800 Auburn Valley Road
SLIC	<i>SLIC</i>	1/2-mile	4/1/2005	4/5/2006	0	
Cleaner Facilities	<i>Drycleaners</i>	1/4-mile	4/18/2005	4/3/2006	0	
HAZNET	<i>HAZNET</i>	1/4-mile	12/31/2003	2/24/2006	1	Auburn Valley Country Club 8800 Auburn Valley Road

Phase I Environmental Site Assessment–Taylor Ranch

Privileged & Confidential

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
TAYLOR RANCH (APNs 026-110-001-000 & 026-120-028-000)
ORR CREEK LANE
AUBURN, PLACER COUNTY, CALIFORNIA**

Prepared By

Youngdahl Consulting Group, Inc.
1234 Glenhaven Court
El Dorado Hills, California 95762

Prepared For

The Trust for Public Land
116 New Montgomery, 3rd Floor
San Francisco, CA 94105

Project No. R04178.006
March 2007

Project No. R04178.006
30 March 2007

The Trust for Public Land
116 New Montgomery, 3rd Floor
San Francisco, CA 94105

Subject: **TAYLOR RANCH (APNs 026-110-001-000 & 026-120-028-000)**
ORR CREEK LANE, AUBURN, PLACER COUNTY, CALIFORNIA
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Reference: 1. Proposal and Contract for PE07-045; Prepared by Youngdahl Consulting Group, Inc.; dated 1 February 2007.

Dear Mr. Park:

As requested, Youngdahl Consulting Group, Inc., has performed a Phase I Environmental Site Assessment for Taylor Ranch (subject property). The subject property is located at the terminus of Orr Creek Lane in Auburn, Placer County, California (Figure 1 - Vicinity Map). The 320.5-acre property is assigned the following Placer County assessors parcel numbers (APNs): 026-110-001-000 and 026-120-028-000. The subject property is currently undeveloped grazing land that was previously used as cattle grazing land and for gold exploration. A small portion of the property, at the southeast portion north of Coon Creek, was historically mined. A lode gold mine, identified as 161 on the CDMG Open-File Report 95-10, is present on the property. Mine waste rock is present to the south of the mine shaft. This mining feature has not been active since 1968. Nevada Irrigation District (NID) flows into Coon Creek across the southern portion of the property. There is a narrow one-lane gravel county road that provides access to the property from Bell Road (approximately 0.4 miles to the east). There are two small cabins at the mine and a recreational day cabin on parcel 026-120-028-000. There is a small NID concrete diversion dam at the junction of Coon Creek and Camp Far West Canal at the southwestern portion of parcel 026-120-028-000. Adjacent property includes rural residential property, residential subdivisions, and cattle grazing land.

Our study consisted of a review of environmental record sources, physical setting sources, review of site related documents, historical use information, and a site reconnaissance. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. Placer County and the Regional Water Quality Control Board – Central Valley District noted that investigation into the contents of the mine shaft would be prudent to confirm that only vegetation is present in the shaft and that decaying material would not create a physical hazard on the property.

This Phase I Environmental Site Assessment has been completed in accordance to the ASTM Practice E 1527-05. Youngdahl Consulting Group, Inc. (YCG) declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Very truly yours,
Youngdahl Consulting Group, Inc.

Reviewed by:

Laurie B. Israel, R.E.A.
Senior Environmental Scientist

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT
TAYLOR RANCH (APNs 026-110-001-000 & 026-120-028-000)
ORR CREEK LANE
AUBURN, PLACER COUNTY, CALIFORNIA**

EXECUTIVE SUMMARY

Taylor Ranch, described herein, is based on a parcel map received from The Trust for Public Land (TPL). Topographic maps are the basis for the "Vicinity Map" - Figure 1. The property is assigned the following Placer County assessors parcel numbers (APN): 026-110-001-000 and 026-120-028-000. Taylor Ranch is situated in Section 13, Township 13 North, Range 7 East of the Mount Diablo Base and Meridian. The subject property is currently undeveloped land that is used for cattle grazing. Historically the property was used as cattle and horse grazing property and for gold exploration. A lode mine with vertical shaft covered at the surface with vegetation and other inert debris (wood, concrete, vegetation, and miscellaneous trash), a waste rock pile, and associated structures are located at the eastern boundary of parcel 026-120-028-000, north of Coon Creek. Hazardous materials containers, 55-gallon drums, automotive batteries or tires were not observed in the debris at the surface of the shaft. The materials contained in the subsurface portions of the mine shaft are unknown. A waste rock pile was observed immediately adjacent to the south of the mine shaft. The approximate quantity of waste rock is estimated to be approximately 50 cubic yards. Milling operations do not appear to have been conducted at the mine site. Ground rock was not observed during the site visit. Dilapidated buildings (one storage and one residential), a water tank, an outhouse, and a pile of plastic pipe were observed in the vicinity of the mine shaft. According to Mr. Taylor (property owner), the adjacent landowner, Mr. Curt Wurst, ranches the subject property and is responsible for depositing debris into the mine shaft. Mr. Wurst stated that mining operations occurred from at least the 1930s until 1968. The miner lived on the property until he died in 1968. It is unknown if the miner used mercury as part of his mining activities. After Miner Paul died, Mr. Jack Taylor (prior owner and John Taylor's grandfather) used the mine to collect and annually burn vegetation (wood and brush) from 1968 until 1993. This practice was continued by Mr. Wurst until approximately 2000. Mr. Wurst stated that to his knowledge, only vegetation was burned in the mine shaft.

Nevada Irrigation District (NID) flows as Coon Creek across the southern portion of the property. There is a narrow one-lane gravel county road that provides access to the property from Bell Road (approximately 0.4 miles to the east). There is a small NID concrete diversion dam at the junction of Coon Creek and Camp Far West Canal at the southwestern portion of parcel 026-120-028-000.

The mine waste rock presented a potential for elevated concentrations of arsenic. A Limited Phase 2 Soil Investigation was conducted to evaluate the waste rock pile. This investigation is presented under separate cover. The results of the investigation indicated that arsenic is NOT present at total concentrations above the Title 22 Total Threshold Limit Concentration (TTLC) of 500 mg/kg. In addition, the waste extraction test identified the material is not soluble above the Soluble Threshold Limit Concentration of 5.0 mg/l. The waste rock has a pH of 5.61. The result of the WET analysis indicated that soluble concentrations of arsenic in the waste rock pile is not detected above the reporting limit of 0.2 mg/l. This value is below the STLC of 5 mg/l.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. Placer County and the Regional Water Quality Control Board – Central Valley District noted that investigation into the contents of the mine shaft would be prudent to confirm that only vegetation is present in the shaft and that decaying material would not create a physical hazard on the property.



1.0 INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) performed for Taylor Ranch (subject property). The subject property is located at 9455 Orr Creek Lane in Auburn, Placer County, California (Figure 1 - Vicinity Map). The 320.5-acre property is assigned the following Placer County assessors parcel numbers (APNs): 026-110-001-000 and 026-120-028-000. This report is intended for the use of The Trust for Public Land and The Placer Land Trust. The users of this report, The Trust for Public Land and The Placer Land Trust, may rely on the information contained herein for all purposes in connection with making a loan secured by, or investment in, the subject property. This report is valid as of the date stated on the document; the report should not be relied upon for information concerning changes in the condition of the property after the report was prepared.

1.1 Purpose

This Phase I ESA was conducted according to the American Society for Testing and Materials (ASTM) Designation E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Phase I Standards). The ASTM E1527-05 standard is consistent with the requirement of the All Appropriate Inquiry (AAI) rule in Title 40 of the Code of Federal Regulations (40 C.F.R. § 312). The ASTM practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability. The purpose of this Phase I ESA was to identify recognized environmental conditions which may affect the property. Recognized environmental conditions are defined in the ASTM Phase I Standards to mean "the presence or likely presence of any hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into structures on the property or into the ground, groundwater, or surface water of the property." The term recognized environmental condition is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

Controlled substances are not included within the scope of this standard. Petroleum products are included within the scope of this practice because they are of concern with respect to many parcels of commercial real estate and current custom and usage is to include an inquiry into the present of petroleum products when doing an ESA of commercial real estate. This practice does not address requirements of any state or local laws or of any federal laws other than the appropriate inquiry provisions of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)'s landowner liability protection. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance. The scope of this practice includes research and reporting requirements that support the user's ability to qualify for landowner liability protection. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this practice must be provided in the written report.

1.2 Detailed Scope of Services

This scope of services is site specific in that it relates to assessment of environmental conditions on a specific parcel of commercial real estate. The Phase I ESA will be performed by an environmental professional. An environmental professional is defined as a person meeting the education, training, and experience requirements set forth in 40 CFR § 312.10(b). We



declare that, to the best of our professional knowledge and belief, we meet the definition of an Environmental Professional as defined in 40 CFR § 312.10(b). The scope of services for this Phase I ESA is as follows:

Government Records Review: Standard environmental record sources, including Federal, Tribal, and State lists as well as local sources of environmental records were reviewed. We authorized Environmental Data Resources (EDR), to conduct a search of specified government databases and produce a map-based radius search report which would identify sites within the approximate minimum distances pursuant to the ASTM E1527-05 Standard. A current USGS 7.5 Minute Topographic Map showing the area on which the property is located was reviewed.

Review of Historical Sources

Historical records that may have been reviewed include, but are not limited to, aerial photographs, fire insurance (Sanborn®) maps, building department records, chain-of-title documents, city directory abstracts, land use records, and USGS Topographic Maps. The AAI rule requires that historical documents be reviewed as far back in time as the property contained structures or the property was used for agricultural, residential, commercial, industrial, or governmental purposes. Under the AAI rule, historical sources of information must be reviewed as far back as 1960. The AAI rule does not specify a research interval for reviewing historical records.

Site Reconnaissance: A Site Reconnaissance was conducted by Youngdahl Consulting Group, Inc. on 9 March 2007. During our visit to the property, we visually and physically observed the property and any structure(s) located on the property to the extent not obstructed by bodies of water, adjacent buildings, or other obstacles. The AAI rule requires that a visual inspection of adjoining properties be performed from the subject property line, public rights-of-way, or another vantage point. The periphery of the property was also observed, as well as the periphery of all structures on the property, and the property was viewed from all adjacent public thoroughfares. Current and past uses of adjoining properties and properties in the surrounding area were also identified if they were likely to indicate recognized environmental conditions in connection with the adjoining properties or the property. The topographic conditions of the property were also noted to the extent visually and/or physically observed to evaluate whether hazardous substances or petroleum products are likely to migrate to the property, or within or from the property, into groundwater or soil.

Interviews: Prior to the site visit, the Client was asked to identify a person with good knowledge of the property (the key site manager). Phase I ESA Questionnaires completed by the Owner's representative to facilitate the collection of information are provided in Appendix A. The AAI rule requires interviews be conducted with the current owner(s) and occupant(s) of the subject property. The AAI rule also requires that additional interviews be conducted with current and past facility manager, past owners, operators or occupants of the property, and past employees, as necessary to meet the objectives of the AAI rule. The AAI rule allows the environmental professional to determine whether such interviews are necessary.

Identify Data Gaps: If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, the environmental professional will give the reasons for their exclusion. If data failure represents a significant data gap, the report shall comment on the impact of the data gap on the ability of the environmental professional to identify recognized environmental conditions.

If the data gaps are found, the Environmental professional can and does not warrant nor



guarantee that no significant events, releases, or conditions arose during the periods of such data gaps.

Evaluation and Report Preparation: The findings, opinions, and conclusions in the Phase I ESA report are supported by documentation. The report: (1) describes all services performed; (2) has a findings section which summarized known or suspect environmental conditions associated with the property, and which may include recognized environmental conditions, historical recognized environmental conditions, and de minimis conditions; (3) includes Youngdahl Consulting Group Inc.'s opinion(s) of the impact on the property of the known or suspect environmental conditions identified in the findings section as well as the logic and reasoning used in evaluating information collected during the course of the investigation; and (4) includes a conclusions and recommendations section that summarizes the recognized environmental conditions connected with the property and presents recommendations to address those conditions. The report will include an analysis of the relationship of the purchase price of the subject property to the fair market value of the property, if it were not contaminated.

Report Shelf Life: Under the AAI rule, a prospective property owner may use a Phase I ESA Report without having to update any information collected as part of the inquiry: (1) if the all appropriate inquiries investigation was completed less than 180 days prior to the date of acquisition of the property or (2) if the Phase I ESA report was prepared as part of a previous all appropriate inquiries investigation and was completed less than 180 days prior to the date of acquisition of the property. A prospective property owner may use a previously conducted Phase I ESA Report: (1) if the Phase I ESA report was prepared as part of a previous all appropriate inquiries investigation for the same property; and (2) if the information was collected or updated within one year prior to the date of acquisition of the property; and (3) certain aspects of the previously conducted report are conducted or updated within 180 days prior to the date of acquisition of the property. These aspects include the interviews, on-site visual inspection, the historical records review, and the search for environmental liens.

1.3 Significant Assumptions

This report and review of the subject property is limited in scope. All appropriate inquiry does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of the ASTM 1527-05 practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an ESA and the reduction of uncertainty about unknown conditions resulting from additional information. The appropriate level of inquiry will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry.

This type of investigation is undertaken with the risk that the presence, full nature, and extent of contamination would not be revealed by visual observation and review of available data alone. The findings presented in this report were based on field observations and review of available data. Therefore, the data obtained is clear and accurate only to the degree implied by the sources and methods used. The information presented herewith was based on professional interpretation and on the data obtained. No other warranty, expressed or implied, is made.

1.4 Limitations and Exceptions

This study did not include an asbestos survey, or lead paint, or electric and magnetic field (EMF) studies and this study intentionally did not include inquiries with respect to those issues. Those issues are best addressed, where required in isolated studies, by specialty firms licensed or certified to evaluate such technically intricate issues in focused evaluations from a



quantitative viewpoint. A review of regional radon values was performed as part of this study. Furthermore, it was not the intent of this report to address issues more appropriate to an Environmental Impact Report such as project feasibility, ecological concerns (such as wetlands delineations), or aesthetic concerns. No analysis of potential flood hazards, slope stability, or other geologic hazards was conducted.

1.5 Special Terms and Conditions and/or Additional Services

A Phase I ESA meeting or exceeding the ASTM 1527-05 practice and completed less than 180 days prior to the date of acquisition (the date on which a person acquires title to the subject property) or the date of the intended transaction is presumed to be valid. If within this period the assessment will be used by a different user than the user for whom the assessment was originally prepared, the subsequent user must also satisfy the User's Responsibilities set forth in Section 1.6. Users and environmental professionals may use information in prior environmental site assessments provided such information was generated as a result of procedures that meet or exceed the requirements of ASTM 1527-05.

1.6 User Responsibilities

The user should provide reasonably ascertainable land title records and judicial records for review for the existence of environmental liens or activity and use limitations (AUL), if any, that are currently recorded against the property. AULs are an explicit recognition by a federal, tribal, state, or local regulatory agency that residual levels of hazardous substances or petroleum products may be present on a property, and that unrestricted use of the property may not be acceptable.

If the user is aware of any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, it is the user's responsibility to communicate any information based on such specialized knowledge or experience in the environmental professional, and before the site reconnaissance is conducted. In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property were not contaminated, and make a written record of such explanation. If the user is aware of any commonly known or reasonable ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, it is the user's responsibility to communicate such information to the environmental professional before the site reconnaissance is conducted.

2.0 PROPERTY DESCRIPTION

The property description referred to herein is based on parcel maps and on a site reconnaissance performed by Youngdahl Consulting Group, Inc. The subject property is assigned the following Placer County Assessors Parcel Numbers (APNs): 026-110-001-000 and 026-120-028-000. Taylor Ranch is situated in Section 13, Township 13 North, Range 7 East of the Mount Diablo Base and Meridian. The subject property is a 320.5-acre rectangular property in the Coon Creek watershed. The property slopes upward gradually from south to north. Nevada Irrigation District (NID) flows as Coon Creek across the southern portion of the property. There is a narrow one-lane gravel county road that provides access to the property from Bell Road (approximately 0.4 miles to the east). There is a lode gold mine shaft, a waste rock pile, two small mining cabins and a day cabin on parcel 026-120-028-000. There is a small NID concrete diversion dam at the junction of Coon Creek and Camp Far West Canal at the southwestern portion of parcel 026-120-028-000. The subject property is surrounded by agricultural land, oak woodland, and rural residential property on all four sides. Zoning for both parcels is Farm 40-acre minimum. The subject property is located in an area designated as



Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (1998). Zone X is defined as an area outside of a 100-year flood plain.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Mr. Robin Park with The Trust for Public Land (TPL) provided a preliminary title report produced by Chicago Title Company. The Preliminary Report is dated 13 June 2006. Exhibit "A" provides a legal description of the properties. An easement identified in the Preliminary Report is that recorded to South Yuba Company for a diversion dam in the southwesterly portion of parcel 026-120-028-000 (1907). Right to the public may exist or arise over said land for Camp Far West Canal, Coon Creek, and existing road. An easement agreement exists between Curt V. Wurst, et ux and Susan L. Taylor, et al, recorded July 27, 2001. A copy of the Preliminary Report is provided in Appendix A.

3.2 Environmental Liens or Activity and Use Limitations

The user, Mr. Robin Park with TPL, did not identify any environmental liens, activity or use limitations. The Preliminary Reports provided by Chicago Title Company (see Section 3.1) did identify that a Land Conservation Contract, executed by County of Placer and John M. Taylor and Elizabeth T. Taylor, was recorded in 1971.

The EDR Environmental LienSearch Report was received on 21 March 2007. The EDR Environmental LienSearch report includes results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls. The search for parcel information for the Taylor Ranch APNs 026-110-001-000-000 and 026-120-028-000 identified the title is vested in: John Charles Taylor; John Charles Taylor, Martha Elizabeth Taylor Lachtreck and Matthew Everest Taylor; and Susan L. Taylor, Trustee of the Susan L. Taylor Revocable Trust. No environmental liens were found by EDR. Other activity and use limitations (AULs) found included a Land Conservation Agreement recorded February 28, 1968 as Document Number 1968-3290. Notice of Revision recorded January 17, 1978 as Document Number 1978-2120 (Attachment E of the EDR LienSearch Report). A copy of the EDR Environmental LienSearch Report is provided in Appendix B.

3.3 Specialized Knowledge and Commonly Known or Reasonably Ascertainable Information

The user, Mr. Robin Park with TPL, did not identify any environmental lien or activity or use limitation encumbering the property or in connection with the property.

3.4 Valuation Reduction for Environmental Issues

According to Mr. Robin Park with TPL, this transaction does not involve the purchase of a parcel with a purchase price below fair market value. A professional appraisal was made and accepted.

3.5 Reasons for Performing the Phase I

The user, Mr. Robin Park with TPL, requested the completion of the Phase I ESA per ASTM E1527-05 to facilitate the acquisition of the subject property from the John M. Taylor Credit Trust to The Trust for Public Land.

4.0 INTERVIEWS

Copies of the Phase I ESA Questionnaire and Project Contact Reports documenting the interviews conducted for this Phase I ESA are presented in Appendix A.



4.1 Interviews with Past and Present Owners, Key Site Manager, and or Occupants

The owner, Mr. John Taylor, was interviewed by telephone on 8 March 2007 and during the 9 March 2007 site visit. Mr. Taylor stated that his grandfather, Mr. Jack Taylor, purchased the property in the late 1940s or early 1950s as ranch land. The mine shaft, mining cabins, and miner, were already present on the subject property. Mr. Taylor stated that the miner was permitted to remain on the property and Mr. Jack Taylor had little interaction with him over the years. According to Mr. Taylor, the miner died in 1980. Historically, the subject property was used for seasonal grazing purposes and for recreational purposes. A day cabin is located north of Coon Creek in the southeastern portion of parcel 026-120-028-000. The cabin is of wood construction with a stone fireplace. The day cabin has no improvements. According to Mr. Taylor, there are no wells or septic systems on the subject property.

Mr. Curt Wurst, cattle ranches the subject property and lives adjacent to the east of the subject property at 9455 Orr Creek Lane. Mr. Wurst was contacted by telephone and interviewed on 26 March 2007. Mr. Wurst stated that mining operations were conducted by a single individual, Miner Paul, who lived and prospected on the subject property from the late 1930s until 1968. Miner Paul lived on the property until he died in 1968. During that time, his only source of income was the gold he extracted from the mine. According to Mr. Wurst, the mine was hand dug by Miner Paul to a depth of 60 feet below ground surface. Mr. Wurst stated that there are also 200 feet of horizontal tunnels branching off of the main shaft. It is unknown if Miner Paul used mercury in his extraction process. After Miner Paul died, Mr. Jack Taylor used the mine as a burn dump and deposited vegetation debris into the mine for annual burning until 1993. This practice was continued by Mr. Wurst until approximately 2000. Mr. Wurst stated that to his knowledge, only green waste was burned in the mine shaft. Mr. Wurst also stated that the irrigation pipe and the drum in the mining building are his property and he stores them on the subject property. According to Mr. Wurst, Miner Paul also used dynamite, a diesel engine, and a mule to work the mine. Miner Paul reportedly also prospected on the adjacent property to the east and connecting tunnels between the two mines may exist.

4.2 Interviews with State and/or Local Government Officials

The Placer County Solid Waste Management Department was contacted for information regarding the subject property. Mr. Dave Altman stated that their main concern is securing the mine shaft to prevent accidental falls into the mine. Mr. Altman noted that if the shaft hold organic material, shifting may occur as the material decays. Mr. Altman recommended that the Regional Water Quality Control Board – Central Valley Region (RWQCB-CVR) be contacted to discuss the potential for acid mine drainage at the property.

Mr. John Moody with RWQCB-CVR was contacted regarding the existence of waste rock at the property. Mr. Moody concurred that there is a potential for acid mine drainage at an abandoned mine site and that sampling would be beneficial in characterization of the waste rock pile. Mr. Moody stated that the following key factors about the Taylor Ranch mine indicate that it is less likely to be high risk mine site: only waste rock is present, no processed material (mill tailings) were identified on the site, the mine is not directly adjacent to a creek or drainage, no visual indications of acidic runoff or leachate were observed, the quantity of waste rock is small. Mr. Moody also noted that the stability of the material in the shaft should be evaluated.

Warren Hart with the Nevada Irrigation District (NID) was interviewed by telephone on 20 March 2007 regarding the diversion dam on Coon Creek on the subject property. According to Mr. Hart, the Camp Far West system was started by PG&E in the early 1900s. NID took control of the system in 1926. NID had done periodic improvements to the canal system since 1926. NID does not store equipment or materials on the subject property. NID has no knowledge of any dumping occurring on the subject property. Mr. Hart had no knowledge of any mining activity on the subject property.



4.3 Interview with the User

The user, Mr. Robin Park with TPL, had no knowledge of the history of the subject property.

5.0 RECORDS REVIEW

The records review consisted of a review of reasonable ascertainable environmental record sources, physical setting sources, and historical use information that will help identify recognized environmental conditions in connection with the property. Reasonably ascertainable record information must be publicly available, obtainable from its source within reasonable time and cost constraints, and be practically reviewable.

5.1 Standard Environmental Record Sources

A commercial database search of Federal, Tribal, State, and Local regulatory lists were conducted in order to assess whether documented environmental conditions exist on or near the property. In an effort to fulfill due diligence requirements, Youngdahl Consulting Group, Inc. employed the services of Environmental Data Resources, Inc. (EDR) to identify sites listed on regulatory agency databases within approximate minimum search distances from the subject property with potential of existing environmental problems. The term approximate minimum search distances means the distances within the area which government records must be reviewed pursuant to ASTM Phase I Standards. The term minimum search distance is used in lieu of radius as to include irregularly shaped properties.

The EDR Radius Map with GeoCheck® (EDR Reports) for Taylor Ranch received on 9 March 2007 and reviewed. Copies of the EDR Reports are presented as Appendix C. Included in the reports are the dates the original government sources were updated and the dates the sources were last updated by EDR, as well as a list of acronyms used by EDR and descriptions of the various lists searched.

The subject property was not identified in the EDR Report. There is one surrounding site listed within the minimum search distances in the EDR Report, James Weddle (5150 Bell Road) on the CA MS list. The facility status is listed as closed. Due to poor or inadequate information, EDR is unable to map certain sites. These sites are referred to by EDR as Orphans. None of the sites listed in the "Orphans List" of the EDR Report are within the minimum search distances from the subject property.

5.3 Physical Setting Sources

Geologic maps and current U.S.G.S. 7.5 Minute Topographic Maps of the Gold Hill, California quadrangle, as well as observations made during our site reconnaissance were used to make interpretations regarding the physical setting of the subject property and the surrounding area. Taylor Ranch is located within the western foothills of the Sierra Nevada and lies at elevations ranging from 1020 to 1425 feet above mean sea level. The topography of the subject property is sloping towards Coon Creek, which flows through the southern portion of parcel 026-120-028-000 in a southwesterly direction.

5.3.1 Regional Geology

The subject property is located in the foothills of the Sierra Nevada geomorphic province of California. Mountain building occurred during the Mesozoic era as oceanic plate was subducted underneath the continental plate margin. As the Sierra Nevada consequently uplifted, the range experienced related volcanism and rising granitic plutons. Regional erosion of the rising mountains deposited materials into the deep marine basin of the Great Valley during the same period. The northwest trending, east and west branches of the Bear Mountain Fault Zone and the Foothills-Melones Fault Zone are the major fault lineaments of the province, which were initially generated by either collision or subduction along the active Mesozoic plate margin.



According to the Mineral Land Classification of the Auburn 15' Quadrangle (Kohler, 1984), the subject property is predominantly underlain by Paleozoic age metavolcanic rocks associated with the Smartville ophiolite, and larger Foothill Melange-Ophiolite Terrane. These rocks have been deformed, fractured, intruded, and metamorphosed. Surficial soil materials are derived mainly from the weathering of the underlying bedrock and consist of sands, silts, and clays. A lode gold mine (161) is identified on the subject property, north of Coon Creek. A name is not provided and the commodity is believed to be gold (Au-?).

According to the Fault Activity Map of California and Adjacent Areas (Jennings, 1994), and the Map Index to Alquist-Priolo (Earthquake Hazard) Zones (Hart, 1995), no active faults are located on or adjacent to the project site. Local Foothills Fault System faults in proximity to the site include the Wolf Creek Fault Zone located roughly 2 miles to the east, and two branches of the Deadman Fault, one located ¼ mile to the east and the other roughly one mile to the southwest. The Foothills Fault System is generally classified as "potentially active" (as defined by Hart, 1995) with displacement recorded as during the Quaternary Period (< 1.6 million years before present). However, the historic Cleveland Hill Fault located roughly 13 miles northwest of the site is within the Foothills Fault Zone. The Cleveland Hill Fault is believed to be the source of the 1975 magnitude 5.7 Oroville earthquake (Schwartz, et al, 1996) and appears to be the closest "active" fault (movement within 10,000 years before present) to the subject site. The closest mapped fault to the site is the eastern branch of the Deadman Fault which appears to be within ¼ mile of the east property boundary. According to the report, "Relative Likelihood For the Presence of Naturally Occurring Asbestos in Placer County, California", the subject property is in an area moderately likely to contain Naturally Occurring Asbestos (NOA); (Higgins and Clinkenbeard, 2006). Depth to first groundwater is estimated to be approximately 6 to 10 feet below ground surface in the vicinity of the subject property.

According to the USDA Soil Conservation Service Soil Survey of Placer County, California Western Part (1980) notes the subject property to consist of one soil type, Auburn-Rock outcrop complex, 2 to 30 percent slopes (117). This unit is about 60 percent Auburn soil and 15 percent metamorphic Rock outcrop. The Auburn soil is shallow and well drained. It formed in residuum from vertically tilted metabasic bedrock. Permeability is moderate, surface runoff is medium or rapid, and the erosion hazard is slight to high. This type of soil is used for annual range, irrigated pasture, and some areas are urbanized. The soil survey indicates the presence of a mine shaft on the subject property, in the southeast portion, north of Coon Creek.

5.3.2 Regional Radon Values

According to Geologic Controls on the Distribution of Radon in California by Ronald Churchill for the Department of Health Services (1991, revised 2003), elevated radon gas levels in indoor air are a result of radon moving into buildings from the soil, either by diffusion or flow due to air pressure differences. The ultimate source of radon gas in buildings is the uranium naturally present in rock, water, and soil. Some rock types are known to contain more uranium than others. In California, most uranium deposits are relatively small in aerial extent and are located in rural areas. Consequently, the chance of severe radon levels (>200 pCi/L) occurring in buildings in California should be very low. The following rock units contain uranium in concentrations above the crustal average: the Monterey Formation, asphaltic rocks, marine phosphatic rocks, granitic rocks, felsic volcanic rocks, and certain metamorphic rocks. According to EPA publication 402-R-93-025, entitled EPA's Map of Radon Zones, California, dated September 1993, Placer County is shown to be in Zone 2. Zone 2 has a predicted average radon screening level of between greater than 2 Pico Curies per Liter (pCi/l) to less than 4 pCi/l. This is considered to be a moderate value of geologic radon potential. The State of California Department of Health Services California Statewide Radon Survey Screening Results (May 1990) indicated that Placer County (Region 5) had a value of 3.7% as the percent of homes with predicted radon levels of over 4 pCi/l.



5.4 Historical Use Information on the Property and Adjoining Properties

All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. The term developed use includes agricultural uses and placement of fill dirt. Standard historical sources shall be reviewed at approximately five year intervals. Uses in the area surrounding the property shall also be identified. Standard historical sources include: aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories, building department records, and zoning/land use records. There are no Sanborn Maps that cover the subject property.

5.4.1 Aerial Photographic Review

EDR aerial photographs for 1952, 1962, 1984, 1993, and 1998 were reviewed. Digital images for 2006 obtained from terraserver.com were also reviewed. Interpretations were made in an effort to evaluate former uses of the subject property and adjacent areas, and to determine if any significant topographic or cultural changes have occurred. A summary of all of the aerial photographs reviewed is provided in Table 1. A copy of the EDR Aerial Photo Decade Package is provided in Appendix C following the EDR Report. The subject property appears to be oak woodland traversed by Coon Creek on all of the photographs reviewed. The NID pipeline can be seen on the subject property beginning on the 1984 photograph. Due to the scale of the aerial photographs and the dense tree canopy near Coon Creek, the mine and associated structures could not be seen on the photographs. Surrounding property consists of rural residential property to the east and south. Property to the north and west appears to be undeveloped on the photographs reviewed.

5.4.2 Review of Historical and Current USGS Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topographic maps show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. The EDR - Historical Topographic Map Report provided maps dated 1954 and 1973. Interpretations were made in an effort to evaluate former uses of the subject property and adjacent areas, and determine if any significant topographic or cultural changes have occurred. The 1954 Auburn 15 Minute map shows the subject property to be undeveloped land with a "Shaft" and small structure located north of Coon Creek on parcel 026-120-028-000. An unimproved road traverses through the parcel in an east/west direction. Rural residential properties and Lone Star Cemetery are identified to the east. The 1954 and 1973 (revision) Gold Hill 7.5 minute maps have "Mine" instead of "Shaft" next to the small structure north of Coon Creek. In addition, a small reservoir is shown in the center of the property. A summary of the topographic maps review is provided below. A copy of the EDR - Historical Topographic Map Report is provided in Appendix B.

5.4.3 Historical City Directory Abstract Review

EDR provided the EDR-City Directory Abstract for review. Building directories including city, cross reference and telephone directories were reviewed, if available, as approximately five year intervals for the years spanning 1975 through 2005. The address 9455 Orr Creek Lane was not listed in the resource list between 1975 and 1985. From 1990 until 2005, a residence is identified at 9455 Orr Creek Lane. No surrounding addresses are identified on the report. A copy of the EDR-City Directory Abstract is provided in Appendix B, following the EDR Report.

5.4.4 Review of Historical Sanborn® Maps

There are no Sanborn Maps that cover the subject property.



6.0 SITE RECONNAISSANCE

A reconnaissance of the subject property and a windshield survey of the surrounding area were conducted by Youngdahl Consulting Group, Inc. on 9 March 2007. Typical views of the subject property at the time of the reconnaissance are presented as Figures 3 through 10.

The site reconnaissance consisted of visual and physical observations of the periphery of the subject property and traverses throughout the property. Taylor Ranch is located at the terminus of Orr Creek Lane in Auburn, Placer County, California. The northern 160 acres of the subject property, Parcel 026-110-001-000, is blue oak woodland used for seasonal grazing. There are no improvements on parcel 026-110-001-000. Only the southern portion of parcel 026-110-001-000 was observed during the site visit. The 160.5 acre southern portion of the property, parcel 026-120-028-000, is also predominately oak woodland used for seasonal grazing purposes. Coon Creek traverses through parcel 026-120-028-000, in a northeast to southwest direction (Figure 3).

In the southeastern portion of parcel 026-120-028-000, a mine shaft with associated structures was observed. These features are what remain of a small scale gold mining operation that occurred on parcel 026-120-028-000 from the 1930s until 1968. A small day cabin, used for recreation purposes, is also present on the property. During the site visit, the mine shaft was observed to be filled to the surface with various types of debris: wood, concrete, vegetation, miscellaneous trash (Figure 3). Hazardous materials containers, 55-gallon drums, automotive batteries or tires were not observed in the debris at the surface of the shaft. The materials contained in the subsurface portions of the mine shaft are unknown, but are reportedly predominately vegetation debris. A waste rock pile was observed immediately adjacent to the south of the mine shaft (Figure 4). The approximate quantity of waste rock is estimated to be approximately 50 cubic yards of soil and rock. A minor quantity of concrete debris was also observed at the surface of the waste rock pile. A hummocky area, possibly Placer mined, was observed to the west of the mine (Figure 4). Milling operations do not appear to have been conducted at the mine site. Dilapidated buildings (one for storage and one residential), a water tank, an outhouse, and a pile of plastic pipe were observed in the vicinity of the mine shaft (Figure 5). According to Mr. Taylor (property owner), the adjacent landowner, Mr. Curt Wurst, ranches the subject property and is responsible for depositing debris into the mine shaft. Mr. Wurst stated that predominately green waste has been deposited and subsequently burned in the mine shaft for many years. Mr. Wurst also stated that he stores the irrigation pipe and the drum in the building (Figure 6). An unpaved access road traverses the property from Orr Creek Lane to the northwest to the livestock pond (Figure 7) and down to Cook Creek and Nevada Irrigation District (NID) dam and canal. South of the pond, an area of buried debris was observed (Figure 7). Mr. Wurst had no knowledge of the origins of this buried material. The property was observed to be predominately active cattle grazing land (Figure 8).

During the site visit, a registered geologist inspected the mine area. Based on his observations, no visual indications of ground movement or surface subsidence in the vicinity of the mine shaft were noted. No air shafts or other surface indications of subsurface workings were observed, except for the mine shaft/adit itself.

Nevada Irrigation District (NID) maintains a concrete diversion dam at the junction of Coon Creek and Camp Far West Canal at the southwestern portion of parcel 026-120-028-000 (Figure 9). A recreational day cabin is located on the property, west of the mine (Figure 10). Adjacent property includes rural residential ranches to the east (Figure 10).



7.0 FINDINGS AND CONCLUSIONS

Taylor Ranch is located at the terminus of Orr Creek Lane, Auburn, Placer County, California. The property is assigned the following Placer County assessors parcel numbers (APN): 026-110-001-000 and 026-120-028-000. Based on our study the subject property has been used for predominately for seasonal grazing purposes. A mine shaft, a waste rock pile and associated structures is what remains of a small scale gold mining operation that occurred on parcel 026-120-028-000 from the 1930s until 1968. A small day cabin is also present on the property. Nevada Irrigation District (NID) maintains a concrete diversion dam at the junction of Coon Creek and Camp Far West Canal at the southwestern portion of parcel 026-120-028-000.

Youngdahl Consulting Group, Inc. has performed a Phase I Environmental Site Assessment in general conformance with ASTM Practice E 1527-05. A site reconnaissance of the Taylor Ranch, the subject property, identified the existence of an historic gold mining shaft and associated waste rock pile and structures. It appears that the mining operation was a one-man operation and no indications of milling activities were observed or identified by knowledgeable persons. A Limited Phase 2 Soil Investigation was conducted to evaluate the waste rock pile. This investigation is presented under separate cover. The results of the investigation indicated that arsenic is NOT present at total concentrations above the Title 22 Total Threshold Limit Concentration (TTL) of 500 mg/kg. In addition, the waste extraction test identified the material is not soluble above the Soluble Threshold Limit Concentration of 5.0 mg/l. The waste rock has a pH of 5.61. The waste rock does not appear to present a significant potential to contribute to acid mine drainage. The waste rock does not have elevated concentrations of arsenic, per Title 22

7.1 Data Gaps

No significant data gaps were identified during the course of this investigation that affected the environmental professional's ability to identify recognized environmental conditions.

8.0 OPINION

It is the opinion of the Youngdahl Consulting Group Inc.'s environmental professional that there are no identified recognized environmental conditions on the subject property. The rationale used for this opinion was made through evaluation of the observations made during the site visit and interviews with knowledgeable persons. Placer County and the Regional Water Quality Control Board – Central Valley District noted that investigation into the contents of the mine shaft would be prudent to confirm that only vegetation is present in the shaft and that decaying material would not create a physical hazard on the property.

9.0 SELECTED REFERENCES

1. California Department of Conservation, Division of Mines and Geology, Fault Activity Map of California and Adjacent Areas, 1994, Geologic Data Map No. 6, compiled by Charles W. Jennings.
2. California Department of Conservation Division of Mines and Geology, Mineral Land Classification of Placer County, California, CDMG Open-File Report 95-10, 1995.
3. Churchill, Ronald, Geologic Controls on the Distribution of Radon in California for the Department of Health Services, 25 January 1991, revised December 2003.
4. Higgins, C.T. and Clinkenbeard, J.T., 2006: "Relative Likelihood for the Presence of Naturally Occurring Asbestos in Placer County, California", California Geological Survey/CGS Special Report 190.



5. Jennings, C.W., (1994), Fault Activity Map of California and Adjacent Areas, Geologic Data Map No. 6, California Division of Mines and Geology.
6. Kohler, S. L. (1984) "Mineral Land Classification of the Auburn 15' Quadrangle, El Dorado and Placer Counties, California", CDMG Open-File Report 83-37.
7. Loyd, R.C. (1995) "Mineral Land Classification of Placer County, California", CDMG Open-File Report 95-10.
8. U.S. Department of Agriculture (USDA) Soil Conservation Service: "Soil Survey of Placer County, California Western Part", (July 1980).
9. U.S. Geological Survey Topographic Map – Gold Hill, California Topographic Quadrangle, 7.5 minute series, 1954 (photorevised 1973).

10.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Roy C. Kroll - Certified Engineering Geologist - California No. 1328, Registered Environmental Assessor - California No. 02266
Bachelor of Science in Earth Sciences, California State University - Long Beach, 1975,
Certificate - Environmental Studies, California State University - Long Beach, 1975

Mr. Kroll has been involved in the Engineering Geology aspects of numerous public works, commercial, and residential projects throughout California since 1981. Mr. Kroll's experience has also included performing numerous Phase I Environmental Site Assessments, and coordinating limited Phase II investigations by others.

Laurie B. Israel - Registered Environmental Assessor - California No. 05557
Bachelor of Science in Environmental Policy Analysis and Planning, University of California - Davis, 1988

Ms. Israel has worked in the environmental field since 1988. She has been involved in all aspects of Phase I Environmental Site Assessments. Ms. Israel became a Registered Environmental Assessor with the State of California in 1994. Ms. Israel has also performed limited Phase II investigations.

TABLE

**TABLE 1: SUMMARY OF AERIAL PHOTOGRAPHS REVIEWED
TAYLOR RANCH
ORR CREEK LANE, AUBURN, PLACER COUNTY, CALIFORNIA
Project No. R04178.006**

AERIAL PHOTOGRAPHS				
Date	Provided By	Scale (±)	Type	Source
1952	EDR	1" = 1000'	B&W	Southwestern
1962	EDR	1" = 1000'	B&W	Cartwright
1984	EDR	1" = 1000'	B&W	WSA
1993	EDR	1" = 1000'	B&W	USGS
1998	EDR	1" = 1000'	B&W	USGS
2006	Terraserver.com	1" = 576m	Color	AirPhoto USA

FIGURES

APPENDICES

APPENDIX A: Interview & Title Documentation

Phase I ESA Questionnaire, Telephone Conversations Records,
Preliminary Title Report, and EDR Environmental LienSearch Report

APPENDIX B: Historical Record Documentation

EDR Radius Map Report with GeoCheck®

EDR Aerial Photo Decade Package

EDR Historical Topographic Map Report

EDR City-Directory Abstract

EDR Sanborn® Map Report - No coverage

Appendix C: Laboratory Analysis – Excelchem Environmental Labs