

APPENDIX G

PREVIOUS REPORTS

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PARCEL 99, OTAY RANCH
CHULA VISTA, CALIFORNIA**

Prepared for:

**Otay Ranch Company
350 West Ash Street, Suite 730
San Diego, California 92101**

February 7, 2000

**Snyder Consulting
13011 Old West Avenue
San Diego, California 92129-2404**

SNYDER CONSULTING

February 7, 2000

Mr. Kim Kilkenny
Otay Ranch Company
350 West Ash Street, Suite 730
San Diego, CA 92101

PHASE I ENVIRONMENTAL SITE ASSESSMENT
PARCEL 99, OTAY RANCH
CHULA VISTA, CALIFORNIA

Dear Mr. Kilkenny:

Snyder Consulting is pleased to provide this report on the Phase I Environmental Site Assessment conducted for Otay Ranch Company for the property known as the Parcel 99 located on the Otay Ranch in Chula Vista, California. These services were performed in accordance with our Agreement for Professional Services, dated January 13, 2000 as authorized by you on January 19, 2000.

Snyder Consulting is pleased to have assisted Otay Ranch Company with this project. Following your review of our findings, if you require additional information we can perform a more comprehensive investigation of the subject property. The report was prepared by the undersigned.

Very truly yours,

SNYDER CONSULTING



Michael K. Snyder
Principal
R.E.A. 00769



Attachment

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- B. Resume

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
PARCEL 99, OTAY RANCH
CHULA VISTA, CALIFORNIA**

INTRODUCTION

Project Background

Snyder Consulting was retained by Otay Ranch Company to conduct a Phase I Environmental Site Assessment (ESA) of an undeveloped property known as the Parcel 99, (the Property) located on the Otay Ranch in Chula Vista, California (Figure 1). The Property is comprised of a portion of assessor parcel number (APN) 598-130-01 and all of APN 595-090-03. This ESA was performed in accordance with our Agreement for Professional Services, dated January 13, 2000. We understand that Otay Ranch Company plans to set aside the Property as an environmental mitigation offset and this ESA is a preparatory set for that action.

PROJECT OBJECTIVE

The objective of the ESA was to identify “recognized environmental conditions” that may exist on the property. ASTM Practice E 1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process defines recognized environmental conditions 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.” The extent of research to identify recognized environmental conditions is limited by the scope of services.

SCOPE OF SERVICES

The scope of services conducted for this Phase I ESA consisted of the following tasks:

- Site Reconnaissance - A site reconnaissance was conducted by Mr. Michael Snyder of Snyder Consulting, who is familiar with the Otay Ranch and also experienced in hazardous materials surveys. Surface conditions and current activities on the Property and adjoining properties were observed. An inventory of potential contaminant sources on and adjoining to the Property was completed on the basis of visual observations.
- Records Review and Interviews - During the records review, information was obtained from public agencies to assess whether current and past property usage

within the study area may have created the potential for contamination of the Property. Our study area for the records review is based on the ASTM Practice and consists of the following:

- The Property and adjoining properties (Figure 2) for registered underground storage tanks (USTs) and Resource Conservation and Recovery Act (RCRA) generators.
- ½-mile radius for leaking USTs, landfill sites, and Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) sites.
- 1-mile radius for RCRA treatment, storage and disposal facilities, and state and federal superfund sites.

We also used interviews and historical aerial photographs to characterize past activities on and around the Property. Aerial photography sources included the County Cartographic Services Department and Aerial Fotobank.

- Evaluation, Analysis and Report - Information collected during the above activities was evaluated and analyzed. This ESA report addresses our findings, and presents our conclusions.

The ESA was performed in accordance with ASTM Practice E 1527; no exceptions to or deletions from the Practice were made.

SITE DESCRIPTION

Location and Topography

The Property is located immediately east of Upper Otay Reservoir and north of Otay Lakes Road (Figure 2). It occupies approximately 340 acres and is bound by Upper Otay Reservoir on the west and native, undeveloped land on all other sides. According to the U.S. Geological Survey 7.5 minute quadrangle map (Figure 2), the Property is at the southern end of the Jamul Mountains and ranges in elevation from approximately 500 feet above mean sea level datum (MSL) in the southwest corner to 1510 feet MSL in the northeast corner. The Property is steeply sloped and has a northeast to southwest trending valley in the middle.

Site Improvements

The only improvements to the Property are barbed wire fencing along the western boundary and an unimproved, rocky 4-wheel drive (4-WD) trail that generally runs along the western and northern boundary. There are no utilities servicing the Property.

Environmental Setting

Based on Weber, 1963, the Property is underlain by crystalline basement rocks consisting of metavolcanic and granitic lithologies. According to the Soil Survey of San Diego Area, California (US Department of Agriculture, 1973), soils consist of Friant rocky fine sandy loam, 30 to 70 percent slopes, on roughly the eastern half of the Property and San Miguel-Exchequer rocky silt loams, 9 to 70 percent slopes, on the western half of the Property. Olivenhain cobbly loam, 9 to 30 percent slopes, is present on a small portion of the southwest part of the Property.

According to the "Water Quality Control Plan for the San Diego Basin (9)," prepared by the California Regional Water Quality Control Board, San Diego Region (RWQCB, 1996) and revised San Diego Hydrologic Basin Planning Area Map (1995), the Property lies within the Otay Hydrologic Unit, Dulzura Hydrologic Area, Savage Hydrologic Subarea. Groundwater in the Dulzura Hydrologic Area is designated as having existing beneficial uses for municipal and domestic supply, agricultural supply and industrial service supply. The depth to groundwater beneath the Property is unknown, but is likely influenced at the lower elevations of the Property by the presence of Lower and Upper Otay Reservoirs. The direction of regional groundwater flow is influenced by the local geology and topography of the area and is believed to be generally to the west.

Drainage of surface water on the Property is influenced by topography. In general, surface water flows primarily to the southwest towards Lower Otay Reservoir, except on the very western portion of the Property where surface water flows west to Upper Otay Reservoir.

HISTORY OF SITE USES

Identification of historical uses of the Property and adjoining properties is based on interviews and review of historical aerial photographs. Previous reports on ESAs conducted on the Otay Ranch for other clients by Mr. Michael Snyder while employed by Woodward-Clyde Consultants and by Snyder Consulting were also reviewed. In accordance with the ASTM Standard Practice, the purpose of the historical review is to identify all obvious uses of the Property from the present, back to the Property's obvious first developed use, or back to 1940, whichever is earlier. Historical information in the previous ESAs was obtained during interviews with Mr. Percy Pedroso, former head of security for the Otay Ranch from 1989 to 1997, Mr. Jerry Adams, tenant rancher on Otay Ranch since 1989 and now ranch overseer, and Mr. Kim Kilkenny, Vice President, Otay Ranch Company.

Historical aerial photographs were reviewed at Aerial Fotobank and the County Cartographic Services Department. The reviewed photographs cover the years 1928, 1964, 1978, 1989, 1997 and 2000. The 2000 aerial photograph of the vicinity is enclosed as Figure 3.

According to aerial photographs, the Property as well as the adjoining properties (Figure 2) have never been developed and have always been used as rangeland (cattle grazing) since before 1928. From 1989 until recently, Mr. Adams has grazed longhorn cattle on the land. Mr. Kilkenny said the cattle were removed a few months ago. Mr. Adams said to his knowledge, insecticides or herbicides have never been applied to the Property. There are no indications that hazardous materials have ever been used on the Property or adjoining properties.

SITE RECONNAISSANCE

Mr. Snyder conducted a site reconnaissance on February 3, 2000 to identify current site uses and potential sources of hazardous substances onsite and offsite. The reconnaissance was conducted by walking along the 4-WD trail and making observations of the Property and adjoining properties from various vantagepoints along and just off the trail (Photographs 1, 2 and 3). Binoculars were used to assist in viewing remote areas of the Property. Observations were made of the adjoining property to the east (Upper Otay Reservoir, Photograph 4) by walking along a dirt road that runs between the Property and the Reservoir.

The Property is not publicly accessible; the 4-WD trail, which enters the site in the southwest corner, originates at a dirt road over a mile away to the southeast on the adjoining ranch land; the dirt road leads to a locked gate off Otay Lakes Road. There are few signs of litter on the Property--just a few pieces of broken glass here and there, and an occasional discarded article of clothing--and there are no signs of illegal dumping or storage or usage of hazardous materials or wastes on the Property or on the adjoining properties. What appears to be a cattle-feeding station is present about 200 yards south of the Property (Figure 3). No cattle were present on the Property or surrounding land at the time of the reconnaissance. All the surrounding land, except for Upper Otay Reservoir, is undeveloped and appears to have the same usage (cattle grazing) as the Property.

RECORDS REVIEW

During the records review of this ESA, we reviewed records or databases maintained by the following agencies:

- San Diego County Tax Assessor
- San Diego County Department of Environmental Health (DEH)
- California Environmental Protection Agency (Cal-EPA)
- California Integrated Waste Management Board
- California Regional Water Quality Control Board, San Diego Region (RWQCB)
- United States Environmental Protection Agency (EPA)

The purpose of our records review was to assess the potential presence of hazardous substance contamination on the Property as a result of activities conducted on properties within the study area. The study area is defined by ASTM minimum search distances for regulatory databases; due to the size of the Property all search radii were extended by ½ mile. Many of the local, state and federal databases were searched by VISTA Information Solutions, Inc. (VISTA), an independent database search service. The rationale for contacting these agencies, descriptions of the records/databases reviewed, and acronyms are discussed on pages 9 - 15 of VISTA's Site Assessment Plus Report in Appendix A.

Agency records reviewed do not indicate use or storage of hazardous materials on the Property. There are no regulatory database-listed sites anywhere within the study area. The VISTA report contained a number of unmapped sites, but none of these are anywhere near the Property (the closest site being the City of San Diego's Otay Water Filtration Plant over three miles south on Wueste Road.)

DISCUSSION AND CONCLUSIONS

The discussion and conclusions presented below are based on the site reconnaissance and limited records review conducted for this study:

- The Property and surrounding land (except for Upper Otay Reservoir to the west) has historically been in an undeveloped state, used only for rangeland cattle grazing. There are no indications of hazardous materials usage, either current or historic, on the Property or surrounding land, most of which is part of the Otay Ranch.
- There are no regulatory database-listed sites within the study area around the Property.

We have performed a Phase I ESA of Parcel 99 located on APNs 598-130-01 and 595-090-03, the Property, in conformance with the scope and limitations of ASTM Practice E 1527. Exceptions to or deletions from this practice are described in the Scope of Services section of this report. This assessment has revealed no evidence of recognized environment conditions in connection with the Property.

LIMITATIONS

We have performed our services for this project in accordance with our Agreement, and with ASTM Practice E 1527 for ESA investigations. No guarantees are either expressed or implied.

The records search was limited to information available from public sources; this information is changing continually and is frequently incomplete. Unless we have actual knowledge to the contrary, information obtained from interviews or provided to us by the Otay Ranch

Company has been assumed to be correct and complete. We do not assume any liability for misrepresentation of information or for items not visible, accessible, or present on the Property at the time of the site visit.

There is no investigation that is thorough enough to preclude the presence of materials on the Property which presently, or in the future may be considered hazardous. Because regulatory evaluation criteria are constantly changing, concentrations of contaminants present and considered to be acceptable may, in the future, become subject to different regulatory standards and require remediation.

Opinions and judgments expressed herein, which are based on our understanding and interpretation of current regulatory standards, should not be construed as legal opinions. This document and the information contained herein have been prepared solely for the use of the Otay Ranch Company. Any reliance on this report by third parties shall be at such party's sole risk.

QUALIFICATIONS

This Phase I ESA was conducted by Mr. Michael K. Snyder of Snyder Consulting. Snyder Consulting is a Sole Proprietorship providing services in the areas of environmental litigation support, expert witness testimony, Phase I ESAs, soil and water chemistry evaluations, landfill investigations, and agricultural evaluations. Mr. Snyder's resume is included as Appendix B.

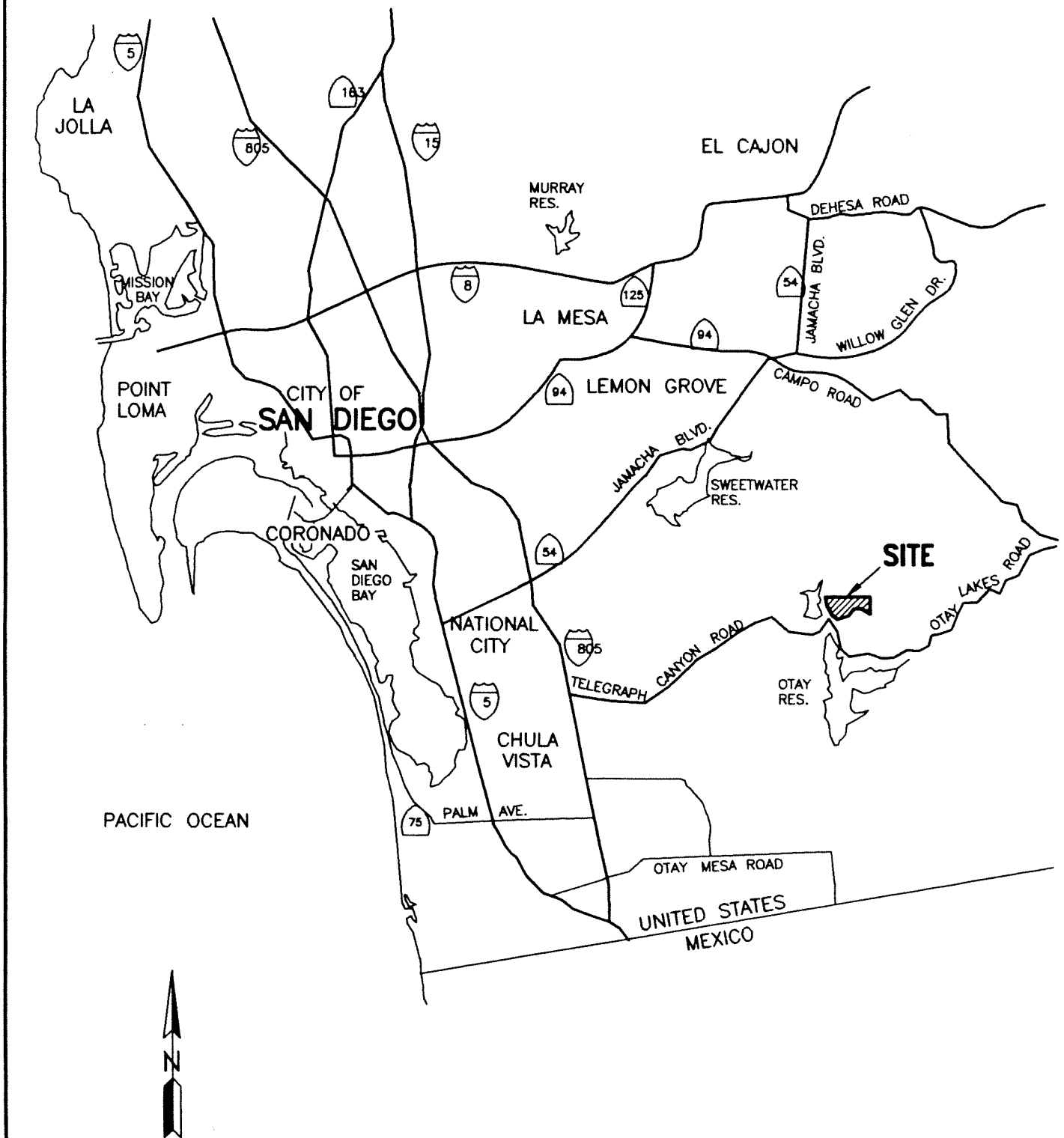
REFERENCES

California Regional Water Quality Control Board, San Diego Region. 1996. "Water Quality Control Plan for the San Diego Basin (9)" and San Diego Hydrological Basin Planning Area Map, revised April 1995.

U.S. Geologic Survey. 1994. Jamul Mountains, California 7.5 Minute Series Topographic Quadrangle.

Weber, F. Harold, Jr. 1963. Geology and Mineral Resources of San Diego County, California. By California Division of Mines and Geology.

Woodward-Clyde Consultants. 1989. "Hazardous Substance Contamination Site Assessment Baldwin Otay Ranch Parcels 18 and 19 Otay Mesa, California." Prepared for The Baldwin Company, September 18, 1989.



VICINITY MAP
PARCEL 99, OTAY RANCH

FN: FIGS

PM: MS

CHECKED BY:

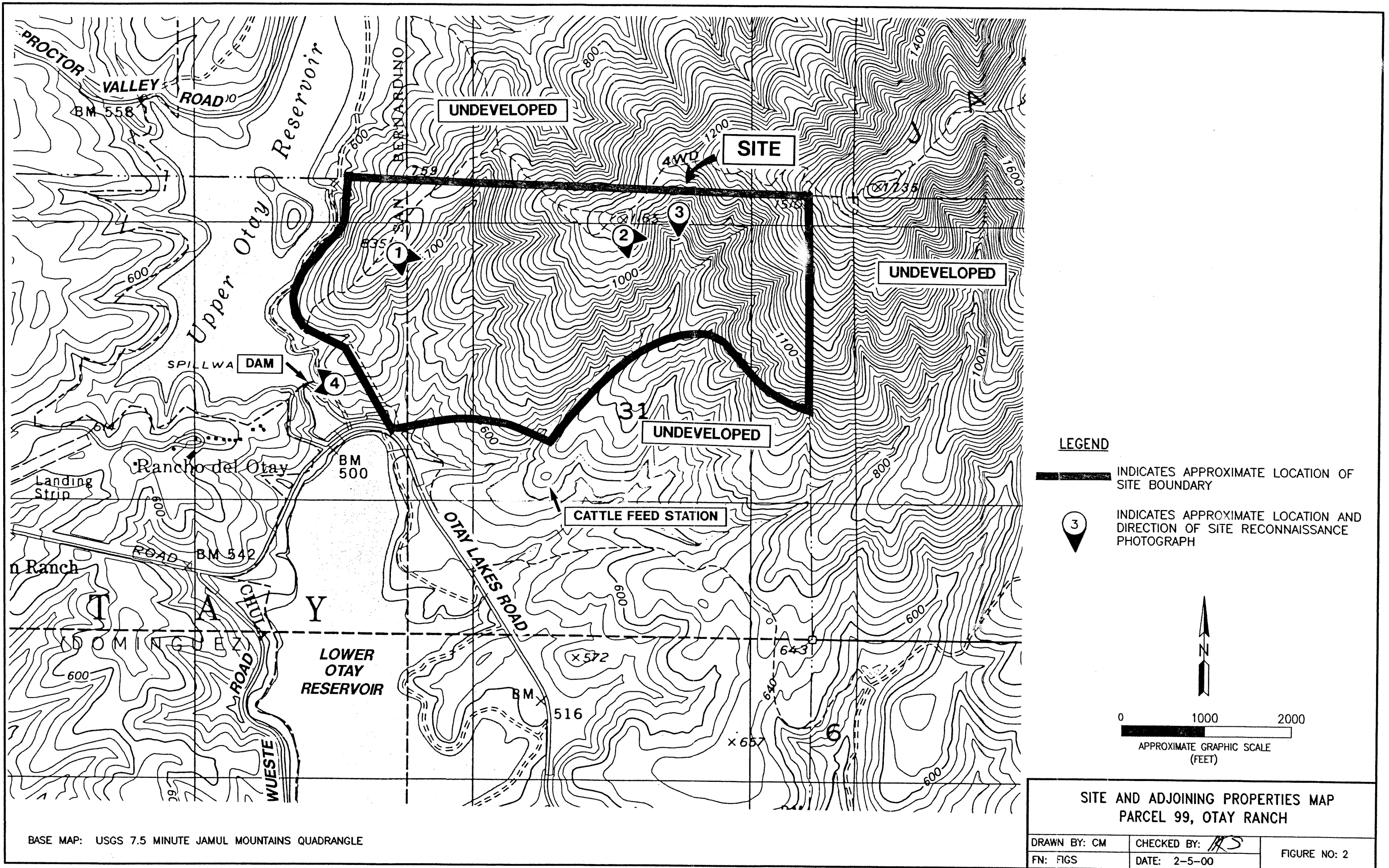
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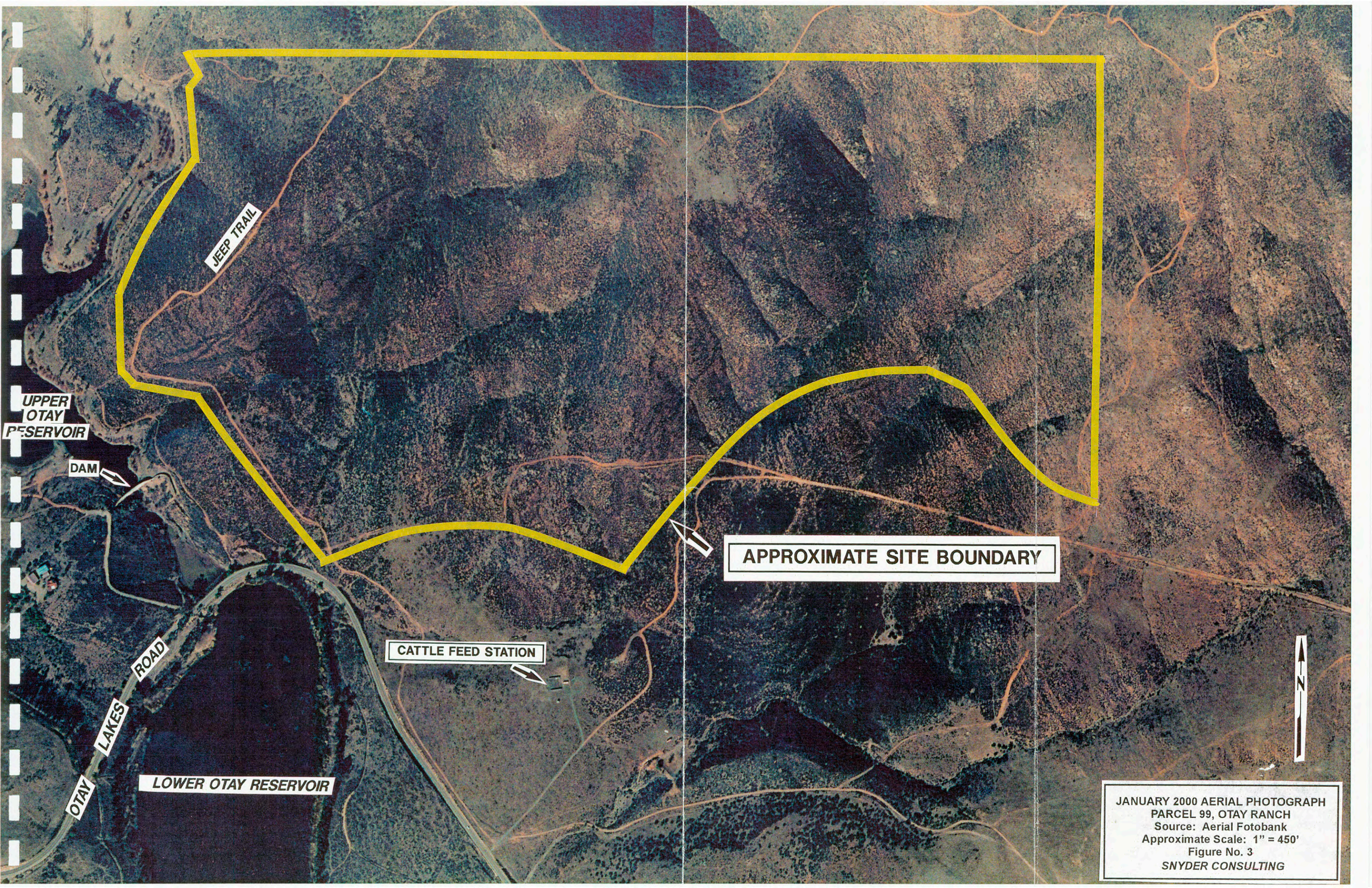
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FIG. NO: 1

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BASE MAP: USGS 7.5 MINUTE JAMUL MOUNTAINS QUADRANGLE



JEEP TRAIL

UPPER
OTAY
RESERVOIR

DAM

APPROXIMATE SITE BOUNDARY

CATTLE FEED STATION

OTAY
LAKES
ROAD

LOWER OTAY RESERVOIR



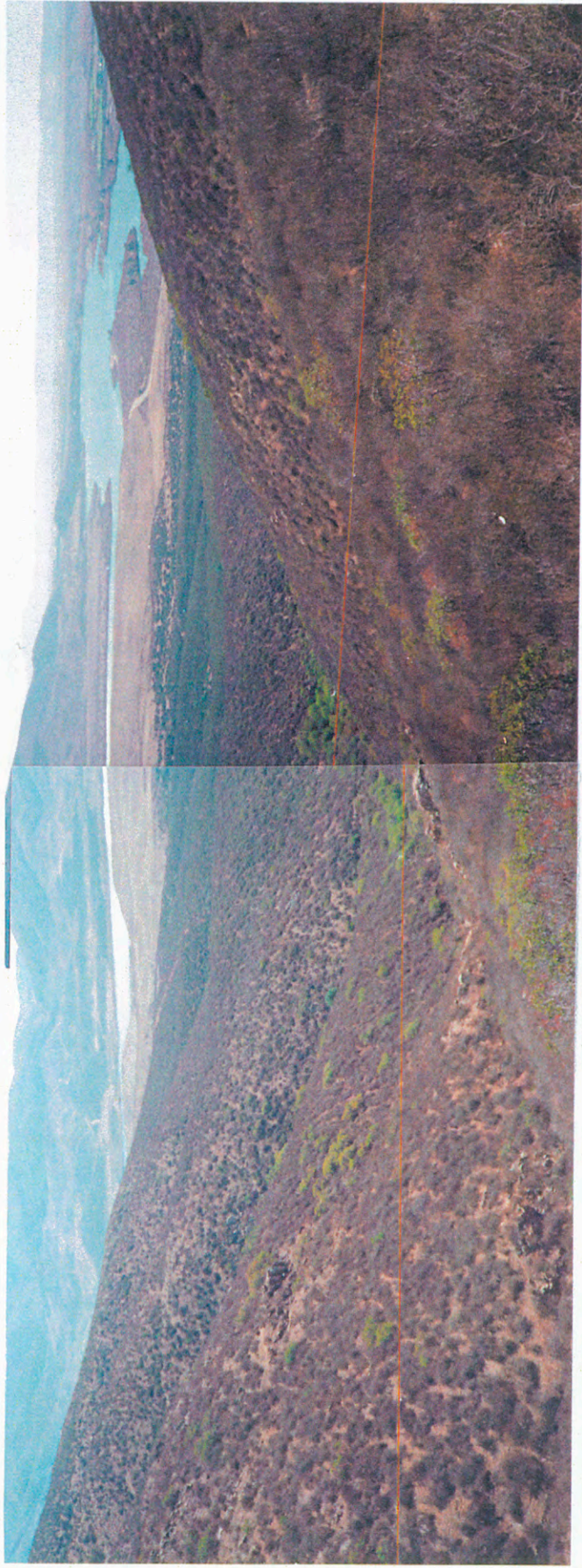
JANUARY 2000 AERIAL PHOTOGRAPH
PARCEL 99, OTAY RANCH
Source: Aerial Fotobank
Approximate Scale: 1" = 450'
Figure No. 3
SNYDER CONSULTING



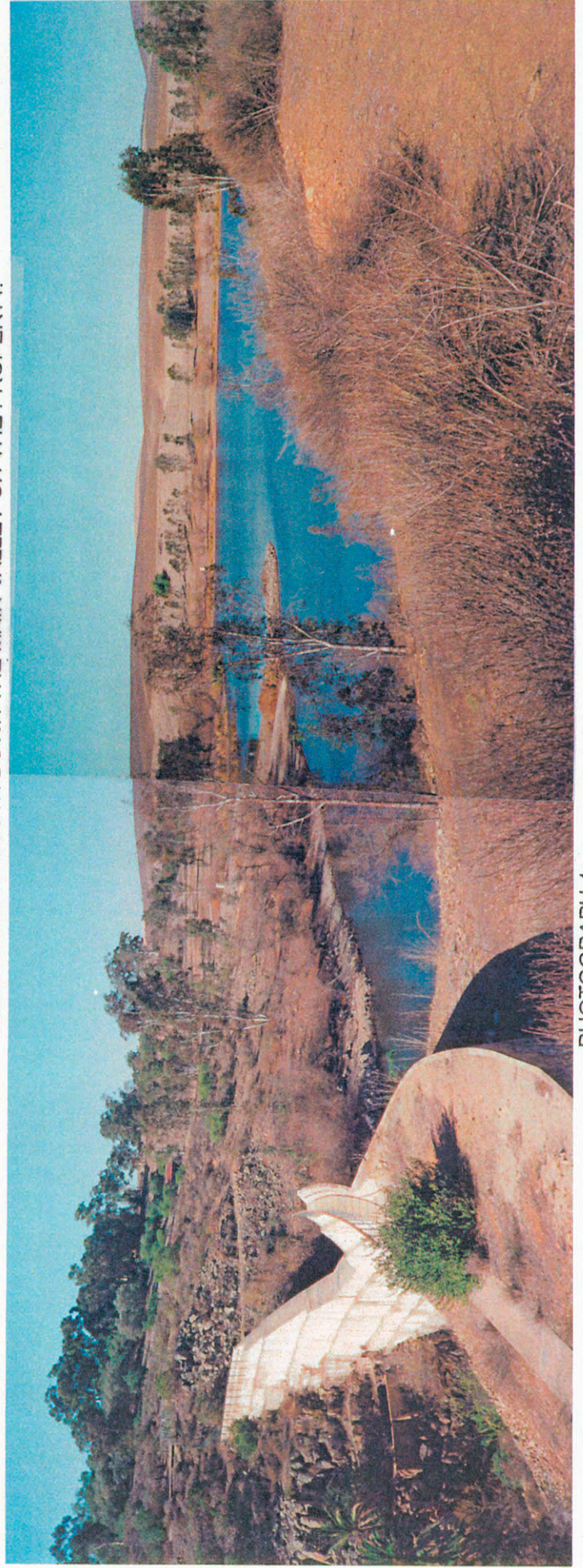
PHOTOGRAPH 1.
PANORAMIC VIEW FROM HIGH POINT ON WESTERN PART OF THE
PROPERTY, LOOKING FROM SOUTH (RIGHT) TO EAST. LOWER
OTAY RESERVOIR AND OTAY LAKES ROAD ARE VISIBLE ON THE
RIGHT.



PHOTOGRAPH 2.
PANORAMIC VIEW FROM HIGH POINT MIDWAY ALONG NORTHERN
BOUNDARY, LOOKING SOUTH (RIGHT) TO EAST. LOWER OTAY
RESERVOIR IS IN THE DISTANCE.



PHOTOGRAPH 3.
VIEW LOOKING SOUTH DOWN THE MAIN VALLEY ON THE PROPERTY.



PHOTOGRAPH 4.
VIEW OF DAM AND UPPER OTAY RESERVOIR LOCATED
IMMEDIATELY WEST OF THE PROPERTY.

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT
Resort Site Open Space
North of Otay Lakes Road
and East of Upper Otay Reservoir
Chula Vista, California**

P&D Project Number: 048174961.0001

Prepared for:

The Otay Ranch Company
350 West Ash Street #730
San Diego, California 92101

Prepared by:

P&D Environmental
A Division of P&D Consultants
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May 29, 2003



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APPENDIX E:	SCOPE OF WORK

> Not included with copy
 in project # 020 2005-033

**Phase I Environmental Site Assessment
Subject Site: Resort Site Open Space
P&D Project Number: 048174961.0001**

EXECUTIVE SUMMARY

P&D Environmental, a division of P&D Consultants, Inc., performed an environmental site assessment of a large tract of land north of Otay Lakes Road and east of the Upper Otay Reservoir, Chula Vista, San Diego County, California on May 21, 2003. The site consists of a approximately 1,330 acres of undeveloped land which is designated for use as open space. The site is primarily mountainous terrain which is unoccupied. Cattle grazing is the only activity that has been known to occur on the site and Otay Ranch Company has not allowed grazing since 1999.

Based upon information obtained from our research and visual observations made during our site visit, we have reached the following conclusions:

- The subject site, adjacent properties and nearby sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-00, including the following:

United States Environmental Protection Agency (U.S. EPA) National Priorities List
State-equivalent priorities list

U.S. EPA Comprehensive Environmental Response, Compensation and Liability
Information System (CERCLIS)

State-equivalent CERCLIS

U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and
Disposal Facilities (TSDF)

U.S. EPA RCRA-Generators

U.S. EPA Emergency Response Notification System (ERNS)

State Leaking Underground Storage Tank Program (LUST)

State Registered Underground Storage Tank (UST)

State Solid Waste Information System (SWIS)

- Our review of historical information sources did not indicate that the subject site had been subjected to past activities that would represent a potential environmental threat or impact to the subject site.
- High voltage electrical transformers were not found on the subject site.
- Buildings were not observed on the subject site. Therefore, asbestos and lead-based paint testing were not conducted during this assessment.

- A review of a statewide radon study did not indicate the subject site was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter..

Based upon our review of the information presented in the report, and our resulting conclusions, we recommend the following:

- It is our opinion that further environmental assessment of this subject site is not warranted at this time.

1.0 INTRODUCTION AND PURPOSE

1.1 Agreement

P&D Environmental performed a Phase I Environmental Site Assessment a large tract of land north of Otay Lakes Road and east of the Upper Otay Reservoir, Chula Vista, San Diego County, California. This assessment was performed under contract with The Otay Ranch Company, at the direction of Mr. Robert Cameron, Executive Vice President. Our services were authorized by Mr. Cameron on May 21, 2003.

The assessment of this subject site was performed at the direction of The Otay Ranch Company in conjunction with its efforts to exercise due diligence in evaluating this site with regard to environmental issues associated with past and/or present operations at the site or neighboring properties which may pose liability for the owners or lenders and to bring The Otay Ranch Company and the County of San Diego within the "safe harbor" from Superfund liability [Title 42 United States Code Section 9601 (35)] and to preserve for The Otay Ranch Company and the County of San Diego the "innocent landowner" defense should foreclosure on the subject site be necessary.

This report has been prepared on behalf of, and for the exclusive use of The Otay Ranch Company the County of San Diego. The contents of this report may not be relied upon by any party other than the aforementioned parties, without the express written consent of P&D Consultants, Inc.

1.2 Report Limitations

The conclusions and recommendations presented in this report are based upon reasonable visual inspection of the subject site and research of available materials within the scope and budget of the contract. The information presented is relevant to the dates of our site visit and should not be relied upon to represent conditions at later dates.

The opinions expressed herein are based on information obtained during our effort and on our experience. If additional information becomes available, we request the opportunity to review the information and modify our opinions, if necessary.

Our services have been provided using that degree of care and skill ordinarily exercised, under similar circumstances, by environmental consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions presented in this report.

P&D Consultants, Inc. is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

1.2 Exceptions to ASTM Standard Practice E1527-00

Information concerning environmental liens on the subject site and a copy of the current title search were not provided.

2.0 SITE DESCRIPTION AND OVERVIEW

2.1 Subject Site

Name/Address: Resort Site Open Space
North of Otay Lakes Road and East of Upper Otay Reservoir
Chula Vista, California 91914

County: San Diego

Assessor Parcel Number or Other Legal Description:

595-090-03
598-130-01
598-140-01
647-020-08
647-020-12

Also as shown on the Otay Ranch GDP/SRP Land Use Plan Map dated October 28, 1993, the subject site includes Parcels 36, 49 the north portion of 50, 78A, 78B, 92, 93, 94 and the north portion of 99.

Current Owner: The Otay Ranch Company

Lot Size: Approximately 1,330 acres

Site Improvements: There are no improvements on the subject site.

Current Use: The subject site is unoccupied.

Past Uses: Aerial photographs dating back to 1928 depict no past developments on the subject site. Cattle grazing has occurred on the site in the past.

Current Zoning: Open Space

The Site Location Map (Figure 1) depicts the geographic location and topographic characteristics of the subject site. The Site Plan (Figure 2) depicts the general configuration of the subject site as well as pertinent site observations which are discussed further in Section 4.0 of this report. These figures are located at the end of this section. Photographs of the subject site are included in Appendix A.

2.2 Adjacent Properties

The present land usage of the adjacent properties was also observed to assess their potential to adversely impact the subject site. These observations were made “off-site” and in most cases did not involve entering the site. The results of these observations are presented below:

North: The property adjoining the subject site to the north is occupied by undeveloped, mountainous terrain similar to the subject site. Surface drainage from this property appears to be to the south onto the subject site via natural drainages and west toward the Upper Otay Reservoir. Visual observations of this property did not indicate that current activities on this adjacent property had adversely affected the subject site nor did they reveal current activities that appear to represent an environmental threat to the subject site.

East: The property adjoining the subject site to the east is occupied by undeveloped, mountainous terrain similar to the subject site and Otay Lakes Road at the southeastern corner. Surface drainage from this property appears to be to the west onto the subject site and south toward Otay Lakes Road. Visual observations of this property did not indicate that current activities on this adjacent property had adversely affected the subject site nor did they reveal current activities that appear to represent an environmental threat to the subject site.

South: The property adjoining the subject site to the south is occupied by undeveloped land which has been used for cattle grazing and dry farming in the past. An old cattle feeding station and two large tanks (5,000 gallons) for drinking water were observed on the west end of this property. Surface drainage from this property appears to be to the south toward Otay Lakes Road and the Lower Otay Reservoir. Visual observations of this property did not indicate that current activities on this adjacent property had adversely affected the subject site nor did they reveal current activities that appear to represent an environmental threat to the subject site.

West: The property adjoining the subject site to the west is occupied by the Upper Otay Reservoir. Surface drainage from this property appears to be to the south into the Lower Otay Reservoir. Otay Lakes Road touches the southwest corner of the subject site. Visual observations of this property did not indicate that current activities on this adjacent property had adversely affected the subject site nor did they reveal current activities that appear to represent an environmental threat to the subject site.

2.3 Area Reconnaissance

A vehicular reconnaissance of the surrounding area in the immediate vicinity of the subject site was conducted to observe, in very general terms, the current land use of the properties in the area and to assess if this use poses an environmental threat to the subject site. Property usage in the general vicinity of the subject site includes primarily undeveloped mountainous terrain to the north and east. To the south and west are the Lower and Upper Otay Reservoirs, respectively. A landing strip used primarily for sky diving is located approximately 1,000 feet south and downgradient of the southeastern end of the subject site. These uses did not appear to pose an environmental threat to the site.

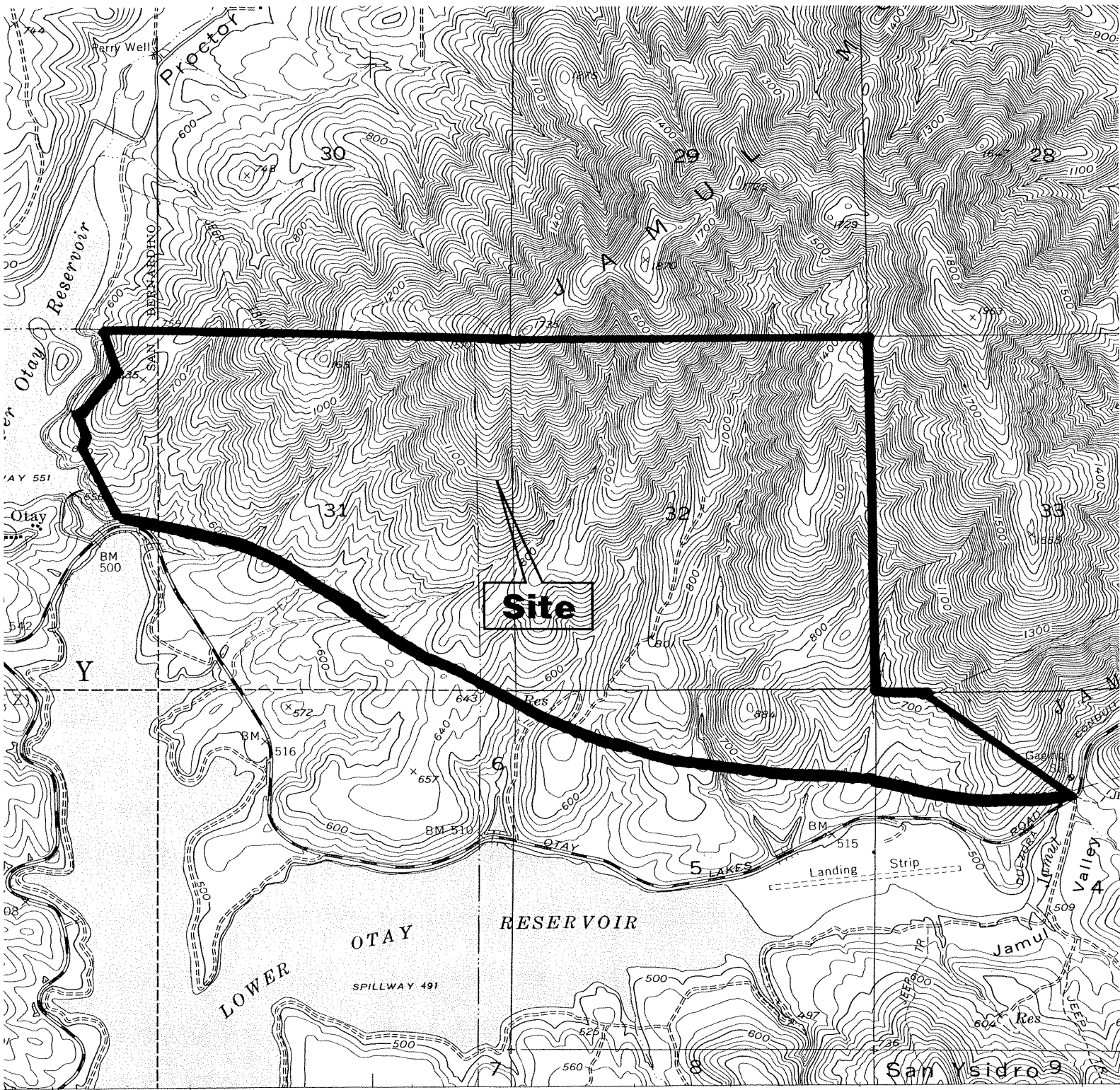



FIGURE 1 - SITE LOCATION & TOPOGRAPHIC MAP		North 
USGS 7.5 Minute Quad Names: Jamul Mountains, California		
Scale: 1" = 2,000'	Edition: 1955, Photorevised 1971, 1975	

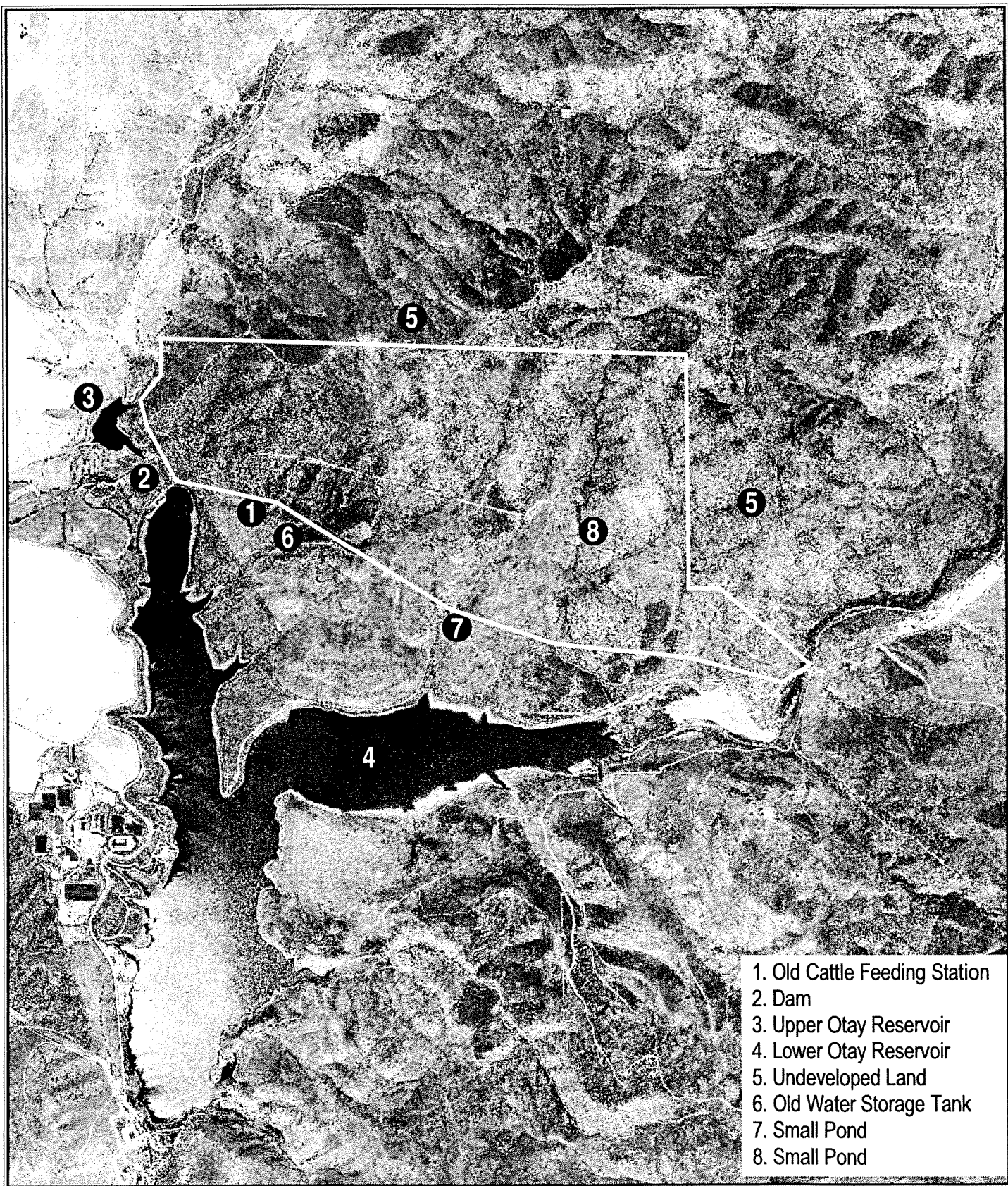


FIGURE 2 - SUBJECT SITE PLAN

Approximate Scale: 1" = 3,000'

North



3.0 REVIEW OF ENVIRONMENTAL RECORDS

3.1 Regulatory Database Review

P&D Environmental reviewed a search of environmental records conducted by Environmental Data Resources, Inc. (EDR). A copy of EDR's report is located in Appendix B. The following environmental regulatory databases were reviewed as specified for the subject site and adjacent and nearby properties:

Database Reviewed	Responsible Agency	Search Radius (miles)
Federal National Priorities List (NPL)	U.S. Environmental Protection Agency (EPA)	1.0
Federal Comprehensive Environmental Response, Compensation & Liability Information System (CERCLIS)	U.S. EPA	0.5
Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal (TSD) Facilities List	U.S. EPA	0.5
Federal Corrective Action Report (CORRACTS)	U.S. EPA	1.0
Federal Superfund Consent Decrees (CONSENT)	U.S. EPA	1.0
Federal Records of Decision (RODS)	NTIS	1.0
Federal RCRA Generators List	U.S. EPA	Adjacent Properties
Federal Hazardous Materials Spill Incidents (HMIRS)	U.S. Department of Transportation (DOT)	Subject Site
Federal Facility Index System (FINDS)	U.S. EPA/NTIS	Subject Site
Federal Material Licensing Tracking System (MLTS) for Radioactive Materials	Nuclear Regulatory Commission	Subject Site
Federal Superfund Liens	U.S. EPA	Subject Site
Federal PCB Activity Database (PADS)	U.S. EPA	Subject Site
Federal RCRA Administrative Action Tracking System (RAATS)	U.S. EPA	Subject Site
Federal ERNS	U.S. EPA	Subject Site
Federal Toxic Release Inventory System (TRIS)	U.S. EPA/NTIS	Subject Site
Federal Toxic Substances Control Act (TSCA) Chemical Substance Inventory Control List	U.S. EPA/NTIS	Subject Site

Database Reviewed	Responsible Agency	Search Radius (miles)
State Bond Expenditure Plan	California Department of Health Services (DHS)	1.0
State CalSites Annual Work Plan (AWP) Sites	California Environmental Protection Agency (CalEPA)	1.0
State CalSites Former Abandoned Sites Program (ASPIS)	CalEPA	0.5
State Hazardous Material Incident Report System (CHMIRS)	Office of Emergency Services	Subject Site
State Cortese List (Combined Report List for Leaking USTs, Solid Waste Landfills [SWLs] and CalSites)	CalEPA	0.5 (LUSTs and SWLs) 1.0 (Other)
State Leaking Underground Storage Tanks (LUST)	State Water Resources Control Board (SWRCB) and Regional Water Quality Control Board (RWQCB)	0.5
State Toxic Leak Site Investigations (SLIC)	RWQCB	0.5
State Proposition 65	SWRCB	0.5 (LUST) Subject Site (Other)
State Solid Waste Information System (SWIS)	State Integrated Waste Management Board (IWMB)	0.5
State Toxic Pits Cleanup Act Sites	SWRCB	1.0
State Hazardous Substance Storage Container Database (Includes Underground Storage Tanks [USTs])	SWRCB	Adjacent Properties
State Facility Inventory Database (Includes USTs)	CalEPA	Adjacent Properties
State Waste Management Unit Database (WMUDS) (Combination of other databases which tracks waste)	SWRCB	0.5 (SWLs and SWAT) Subject Site (Other)

Database Reviewed	Responsible Agency	Search Radius (miles)
State Aboveground Petroleum Storage Tanks (ASTs)	SWRCB	Subject Site
State Hazardous Waste Information System (HazNet) for Waste Generators	CalEPA	Adjacent Properties
County Records (if Available)	Health Department and others	Adjacent Properties
City Records (if Available)	Fire Department and others	Adjacent Properties

The subject site, adjacent properties and nearby sites were not found within the search radii for the databases reviewed.

3.2 Regional County and Local Agency Information

P&D contacted the Certified Unified Program Agency (CUPA) for the subject site. The CUPA is responsible for enforcement and monitoring of various environmental programs. For the subject site, the San Diego County Department of Environmental Health is the CUPA. This agency did not find files for the subject site.

3.3 Physical Setting

3.3.1 Topographical Characteristics

The site is located in the east ½ of the northeast ¼ of Section 36, Township 17 South, Range 1 West, the northwest, northeast and a portion of the southeast ¼'s of Section 31 and all of Section 32, Township 17 South, Range 1 East and the upper 1/5 of Section 5 and a portion of the northwest ¼ of Section 4, Township 18 South, Range 1 East (San Bernardino baseline and meridian) on the Jamul Mountains, California 7.5 minute United States Geological Survey (USGS) Topographic Map, which was reviewed for surface hydrologic and topographic characteristics. The topography of the subject site is steeply sloping with the regional topographic gradient tending to the southwest. Site elevation ranges from a high point of 1,700 feet above mean sea level (amsl) to a low point of approximately 600 feet amsl. Hydraulic flow is generally in a down-gradient direction, usually toward the nearest surface water body. Surface drainage in the subject area is anticipated to flow to the south and west into the Lower and Upper Otay Reservoir. The Lower Otay Reservoir is located immediately south of the southwest corner of the subject site but is generally greater than 1,500 feet south of the south end of the subject site. The Upper Otay Reservoir is adjacent to the west side of the subject site. Flood plain zoning for the subject site is Zone X, an area of minimal flooding.

3.3.2 Geological Setting

The subject site is located in the Peninsular Range Geomorphic Province, which is characterized by rugged, northwest trending mountain ranges to the east, and a more

subdued coastal plain to the west. Specifically, the subject site is located on the southwest end of the Jamul Mountains. The mountains are underlain, in general, by Jurassic metasedimentary and metavolcanic rocks and Cretaceous igneous rocks, while the coastal plain is primarily underlain by Cenozoic sedimentary formations.

3.3.3 Soil Characteristics

The surface soil in the vicinity of the subject site is primarily Olivenhain cobbly loam, 9 to 30% slopes, except for the southeast corner which includes and Redding cobbly loam, 9 to 30% slopes, and Friant rocky fine sandy loam, 9 to 30% slopes. The Olivenhain soils formed in old gravelly and cobbly alluvium on dissected marine terraces. Olivenhain cobbly loam has slow permeability, moderate shrink-swell potential and is strongly acidic, which suggests that the risk of corrosion to uncoated steel pipes is high. The Redding soils formed in old mixed cobbly and gravelly alluvium on dissected terraces. Redding cobbly loam has slow permeability, high shrink-swell potential and is strongly acidic, which suggests that the risk of corrosion to uncoated steel pipes is high. Friant soils formed in material weathered from fine-grained metasedimentary rock. Friant rocky fine sandy loam has fast permeability, low shrink-swell potential and is slightly acidic, which suggests that the risk of corrosion to uncoated steel pipes is low to moderate (United States Department of Agriculture [USDA], Soil Conservation Service, 1973)

3.3.4 Hydrogeological Characteristics

The subject site is in the Savage Hydrologic Subarea of the Dulzura Hydrologic Area of the Otay Hydrologic Unit of the San Diego Hydrologic Basin (910.31). Beneficial uses of the ground water within the Savage Subarea include agricultural, municipal and industrial. Depth to ground water in this area is expected to be at least feet 50 feet below ground surface. Ground water flow in this area is expected to flow westerly.

There is no potable water service or publicly mapped wells serving the subject site.

3.4 Previous Environmental Reports

Previous environmental reports for the subject site were provided to P&D by The Otay Ranch Company. A summary of each report and its current relevance to environmental conditions at the subject site is provided below:

- *Phase I Environmental Site Assessment, Parcel 99, Otay Ranch*, February 7, 2000, Snyder Consulting

The north portion of Parcel 99 was previously assessed in accordance with ASTM Standard E 1527. A copy of the text and figures from this assessment are included in Appendix C. The primary historical resources reviewed during this assessment included aerial photographs and interviews with people knowledgeable of the parcel. The parcel has always been undeveloped and cattle grazing occurred prior to 1928 until 1999. Mr. Jerry Adams, Otay Ranch ranch overseer, grazed cattle on the site from 1989 through 1999. He was not aware of insecticides or herbicides having been applied to the parcel.

During the assessment, the parcel was accessed by 4-WD dirt trails. Snyder Consulting did not observe chemicals, hazardous materials and waste or underground and aboveground storage tanks on the parcel. The parcel was undeveloped and not occupied.

Snyder Consulting did not find issues of further environmental concern and did not recommend additional assessment of the parcel.

3.5 Historical Use

3.5.1 Chronological Review

A search of selected and readily available historical records was performed and interviews conducted with people having knowledge of the subject site's history, in an effort to find if past use of the subject site or activities conducted on, or in the vicinity of the subject site could have adversely impacted the subject site. The historical records used in this investigation, along with our findings, are presented below in chronological order.

1920: A 1928/29 aerial photograph depicted the subject site as undeveloped land with the natural drainages cutting southwest across the site. One dirt road was observed along the northwest edge of the site. The Otay Reservoirs existed. Evidence of hazardous materials use on the subject site was not found.

1930: A specific historical resource was not found for this decade.

1940: A 1949 aerial photograph did not depict significant changes to the subject site and adjacent properties. Evidence of hazardous materials use on the subject site was not found.

1950: A 1953 aerial photograph did not depict significant changes to the subject site and adjacent properties. A 1955 topographic map did not depict structures on the subject site. Evidence of hazardous materials use on the subject site was not found.

1960: A 1960 aerial photograph did not depict significant changes to the subject site. Dry farming was occurring on the west portion of the south adjacent property. A 1963 aerial photograph did not depict significant changes to the subject site but the Otay Reservoir appeared to be almost empty. A 1968 aerial photograph continued to depict the east end of the Lower Otay Reservoir as nearly dry. The photograph did not depict significant changes to the subject site. Dry farming was no longer evident on the south adjacent property. Evidence of hazardous materials use on the subject site was not found.

1970: A 1973 aerial photograph continued to depict the subject site as undeveloped land. The reservoirs appeared to be full. More dirt roads were evident which entered the west side of the subject site from Proctor Valley. Evidence of hazardous materials use on the subject site was not found.

1980: A 1983 aerial photograph continued to depict the subject site as undeveloped land. The adjacent properties continued to be undeveloped except for the Upper Otay Reservoir. In 1988, United Enterprises, a nonprofit probate group for the estate of Mary Birch Patrick, sold the subject site to the current owner, The Otay Ranch Company. A 1989 aerial photograph depicted a 4-WD road across the lower boundary of the subject site and another road on the west side leading up to the top of Parcel 99. Evidence of hazardous materials use on the subject site was not found.

1990: A 1994 aerial photograph did not depict significant changes to the subject site and adjacent properties. Evidence of hazardous materials use on the subject site was not found.

2000: A recent aerial photograph (ca. 2001/2002) depicted the subject site and adjacent properties as they currently exist. Evidence of hazardous materials use on the subject site was not found.

3.5.2 Historical Sources Reviewed

P&D found historical sources from 1928/1929 to the present.

Business and Street Directories: Since there are no street addresses for the subject site, directories were not available.

Building Permits: The subject site is in an unincorporated portion of the County of San Diego. The County of San Diego maintains building permits for the subject site area. Since there are no structures on the site, building permits were not researched.

CUPA: The San Diego County Environmental Health Department did not have records indicating the hazardous materials had been stored on the subject site nor that events of environmental concern had affected the subject site.

Aerial Photographs: P&D reviewed aerial photographs for the years 1928/29, 1949, 1953, 1960, 1963, 1968, 1973, 1983 and 1989 were reviewed at the Cartographic Services Section of the County of San Diego Public Works Department. A 1994 aerial photograph was obtained from Terraserver.com. A 2001/2002 aerial photograph was obtained from Mapquest.com.

Sanborn Maps: EDR reported that Sanborn maps are not available for the subject site area.

Historical Topographic Maps: P&D reviewed historical topographic maps for the years 1955 at the Cartographic Services Section of the County of San Diego Public Works Department.

Chain-of-Title/Assessor Records: A current Assessor's Parcel Map was reviewed at the Cartographic Services Section of the County of San Diego Public Works Department.

Interviews: P&D interviewed Mr. Robert Cameron concerning the use of the subject site. Mr. Cameron was not aware of any issues of environmental concern on the subject site.

4.0 ON-SITE INSPECTION

On May 21, 2003, Marybeth Norgren of P&D Environmental conducted an environmental assessment of the subject site to find if current usage or activities on the subject site have created, or have the potential to create, an environmental impairment to the site. The results of this assessment are presented below.

Site Improvements:

Buildings: Buildings were not observed on the subject site.

**Driveway and
Parking Area:** There are no paved roads on the subject site. One 4-WD road approximately follows the lower boundary of the subject site. A second 4-WD road accesses the west side of the subject site up to the top of Parcel 99. This road then cuts northeast away from the subject site. P&D accessed the subject site using these two roads.

Landscaped Areas: The site is covered with natural vegetation.

Water Retention Areas: Water retention areas were not observed on the subject site. Several natural drainage cross the site from northeast to the southwest flowing toward the Lower Otay Reservoir. A very small pond was observed approximately by the middle of the lower boundary of the subject site.

Swimming Pool: There are no swimming pools on the site.

Utilities:

There are no public utilities currently serving the subject site area.

Current Use:

The subject site is currently undeveloped and unoccupied.

Oil and Gas Pipelines and Wells

Easements for oil and gas pipelines were not found. Oil wells were not found within a one-mile radius of the subject site.

Stained Soil:

Visual observations were made of the soil to find discolorations or surface staining which could be indicative of contaminant discharge.

Soil stains were not observed on the subject site.

Stored Hazardous Materials:

Hazardous materials were not observed on the subject site.

Storm Drains:

Storm water drains were not observed on the subject site.

Surface Anomalies/Depression:

Visual observations were also made to find the presence of environmentally unusual and/or suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, waste dump sites, leach fields or other subsurface activities.

Surface anomalies and depressions were not observed on the subject site.

Surface Drainage on Site:

Based upon site surface and improvement characteristics observed during our on-site inspection of the subject site, surface drainage at the subject site would flow to the southwest.

Surface Drainage Obstructions:

During P&D's sitewalk it was observed that the subject site is protected from surface run-off from adjacent properties to the south and west by natural topography.

Transformers:

Transformers were not observed on the subject site.

Underground and Aboveground Storage Tanks:

Underground and above ground storage tanks were not observed on the subject site.

Vegetation:

Visual observations were made of the vegetation noted on the subject site in an effort to find evidence of damage that could be related to the presence of localized soil or water contamination. Vegetation on the subject site consisted of grasses and shrubs.

Vegetation on the subject site did not appear to be damaged or stressed in a manner which could be attributable to the presence of contamination.

Waste Disposal:

Hazardous waste and solid waste disposal was not observed on the subject site.

General Condition of the Site:

The site and building lease spaces were observed to be in good condition.

Current On-Site Activities That Represent A Potential Environmental Hazard:

On-site activities observed during our assessment of the subject site did not appear to represent an environmental hazard to the subject site.

5.0 ON-SITE TESTS AND SAMPLING RESULTS

5.1 Asbestos

An asbestos survey was not conducted during this assessment because buildings were not observed on the subject site.

5.2 Lead-Based Paint

A lead-based paint survey was not conducted during this assessment because buildings were not observed on the subject site.

5.3 Radon

A state-wide radon survey conducted by the California Department of Health Services (DHS, California Statewide Radon Survey Screening Results, 1990) included San Diego County as part of Region 9. Within San Diego County, 43 homes were tested and the highest radon concentration was reported to be 2.6 picocuries/liter (pCi/L). The EPA's action level for radon is 4.0 pCi/L. Therefore, it is not anticipated that radon poses a significant environmental threat to the subject site based on the California DHS radon survey.

6.0 FINDINGS AND CONCLUSIONS

Based upon our review of the information obtained during the course of our environmental assessment of this subject site and herein presented, we have formed the following opinions:

- The subject site, adjacent properties and nearby sites were not found on the Standard Environmental Record sources required to be reviewed under ASTM Standard E1527-00, including the following:

United States Environmental Protection Agency (U.S. EPA) National Priorities List
State-equivalent priorities list

U.S. EPA Comprehensive Environmental Response, Compensation and Liability
Information System (CERCLIS)

State-equivalent CERCLIS

U.S. EPA Resource Conservation and Recovery Act (RCRA) Treatment, Storage and
Disposal Facilities (TSDF)

U.S. EPA RCRA-Generators

U.S. EPA Emergency Response Notification System (ERNS)

State Leaking Underground Storage Tank Program (LUST)

State Registered Underground Storage Tank (UST)

State Solid Waste Information System (SWIS)

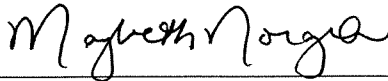
- Our review of historical information sources did not indicate that the subject site had been subjected to past activities that would represent a potential environmental threat or impact to the subject site.
- High voltage electrical transformers were not found on the subject site.
- Buildings were not observed on the subject site. Therefore, asbestos and lead-based paint testing were not conducted during this assessment.
- A review of a statewide radon study did not indicate the subject site was within an area where radon is likely to be found in buildings in concentrations above the U.S. Environmental Protection Agency action limit of 4.0 picocuries per liter.
- We have performed a Phase I Environmental Site Assessment of the subject site located north of Otay Lakes Road and east of Upper Otay Reservoir, Chula Vista, San Diego, California in conformance with the scope and limitations of ASTM Standard E 1527-00. Exceptions to, or deletions from, the standard practice are described in Section 1.2 of this report. This assessment did not reveal evidence of recognized environmental conditions in connection with the subject site.

7.0 RECOMMENDATIONS

Based upon our review of the information presented in the report, and our resulting conclusions, we recommend the following:

- It is our opinion that further environmental assessment of this subject site, beyond those items listed above, is not warranted at this time.

Submitted:



Marybeth Norgren, REA #05548
Senior Environmental Specialist

