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**FRESNO COUNTY RURAL TRANSIT AGENCY (FCRTA)  
MEETING AGENDA**

DATE: Thursday, November 15, 2018  
TIME: 5:30pm, **AFTER** the Fresno Council of Governments (FCOG) Meeting  
PLACE: FCOG / FCRTA Offices  
Sequoia Conference Room  
2035 Tulare Street, Suite 201  
Fresno, CA 93726  
(Corner of Tulare and Van Ness Ave. - above Club One  
Park in Underground Garage - Entrance off Tulare & Van Ness Ave.  
Exit Elevator on Tulare St., Turn Left, Enter Lobby Door,  
Up Elevator to Second Floor, Left to Sequoia Conference Room)

**Americans with Disabilities Act (ADA) Accommodation**

The Fresno COG / FCRTA offices and restrooms are ADA accessible. Individuals with disabilities may call (559-233-4148) / FCRTA (559-233-6789) at least 3 days in advance, to request auxiliary aids and/or translation services necessary to participate in the public meeting / public hearing. If Fresno COG / FCRTA are unable to accommodate an auxiliary aid or translation request for a public hearing after receiving proper notice, the hearing will be continued on a specified date when accommodations are available.

**AB 23 Requirement:** In accordance with the Brown Act and AB23 the amount of stipend paid to members of the Board of Directors for attending this meeting of the Fresno County Rural Transit Agency, is \$50.00.

**1. ROLL CALL**

Public Presentations - This portion of the meeting is reserved for persons wishing to address the FCRTA Board on items within its jurisdiction but not on this Agenda.

**NOTE:** The public may also comment on any Agenda item, as they are presented, prior to action by the FCRTA Board.

**2. CONSENT ITEMS**

**A. Approve Executive Minutes of October 25, 2018 [ATTACHMENT]**

**B. Acquisition of Additional Land in the City of Selma for Maintenance Facility [APPROVE]**

**Summary:** The City of Selma has been designated the preferred location for the FCRTA maintenance facility. Staff has entered into a purchase agreement for the site with a leaseback agreement for a portion of the site with the existing City of Selma Fire Department training facility located at 1821 Pacific Avenue, Selma totaling 3.67 acres. The Board approved in September for staff to pursue negotiations for the surrounding three (3) parcels to construct the maintenance facility and provide space for the 100 plus vehicle fleet, a CNG fast fill fueling station, an electric vehicle (EV) charging area and vocational center for bus repair and new technology training. Staff has pursued negotiations with the private property owner and planning/environmental efforts for the middle parcel of 1.41 acres. A Phase I Environmental Site Assessment was completed on November 8<sup>th</sup> and the 24 page summary report is attached for your information and the entire 273 page report is available at FCRTA offices.

Based on the Phase I ESA, a Phase II Limited Subsurface Assessment is recommended by Krazan & Associates Inc. in the amount not to exceed \$3,900. The Phase II proposal letter from Krazan & Associates Inc. is attached for your review. Staff will return in January with a proposed land purchase agreement for the 1.41 acre parcel (**ATTACHMENT**).

**Action:** Staff recommends Board approval of a Phase II Limited Subsurface Assessment in the amount not to exceed \$3,900.

### 3. ACTION ITEMS

#### A. Best Best & Krieger (BBK) Agreement Extension

**Summary:** The Board approved in March, Best Best & Krieger (BBK) to provide legal services necessary for the real estate transaction of the land purchase for the maintenance facility in the amount of \$10,000. Based on the additional land purchase of the 1.41 acres and in the event that FCRTA is able to purchase the other two (2) surrounding parcels, the agreement with BBK will be extended to provide legal services for the real estate transaction of all parcels in the amount not to exceed \$15,000. BBK's letter to extend the agreement is attached for your review (**ATTACHMENT**).

**Action:** Staff recommends Board approval of the BBK agreement extension in the amount not to exceed \$15,000.

### 4. OTHER BUSINESS

#### A. Items from staff.

#### B. Items from members.

### 5. ADJOURNMENT



## FRESNO COUNTY RURAL TRANSIT AGENCY (FCRTA)

### Executive Minutes

Thursday, October 25, 2018 at 7:30 PM before COG Policy Board Meeting  
 COG Sequoia Conference Room  
 2035 Tulare St., Suite 201, Fresno, CA 93721

#### Members Attending:

Mayor Nathan Vosburg, City of Coalinga  
 Mayor Felipe Perez, City of Firebaugh  
 Mayor David Cardenas, City of Fowler  
 Mayor Rey Leon, City of Huron  
 Mayor Rhonda Armstrong, City of Kerman  
 Mayor Michelle Roman, City of Kingsburg  
 Councilmember Robert Silva, City of Mendota  
 Mayor Victor Lopez, City of Orange Cove  
 Mayor Alma Beltran, City of Parlier  
 Mayor Anita Betancourt, City of Reedley  
 Mayor Frank Gonzalez, City of Sanger  
 Mayor Pro Tern Amarpreet Dhaliwal, City of San Joaquin  
 Mayor Pro Tern Scott Robertson, City of Selma

Moses Stites, General Manager  
 Kyle Roberson, County Counsel  
 Janelle Del Campo, Associate Transit Planner FCRTA  
 Jeaneen Cervantes, FCOG

#### Absent:

Salvador Quintero, Fresno County

**QUORUM:** At the start of the meeting there were 12 members present representing 100% of the population and there was a quorum to conduct business. (Coalinga, Firebaugh, Fowler, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, Sanger, San Joaquin, Selma)

1. **ROLL CALL** — Meeting called to order at 6:47 p.m.  
 Public Presentation —This portion of the meeting is reserved for persons wishing to address the FCRTA Board on items within its jurisdiction but not on the Agenda.

Note: The public may also comment on any Agenda Item, as they are presented, prior to action by the FCRTA Board.

**A JOINT POWERS AGENCY TO PROVIDE A COORDINATED TRANSIT SYSTEM FOR RURAL FRESNO COUNTY**

The Cities of: Coalinga, Firebaugh, Fowler, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, Sanger, San Joaquin, Selma & Fresno County

## 2. CONSENT ITEMS

### A. Approve Executive Minutes of October 25, 2018 (ATTACHMENT)

A motion was made by Councilmember Beck (Reedley) and second by Mayor Beltran (Parlier). Mayor Pro Tem Robertson (Selma) absent from vote. A vote was called and motion carried.

## 3. ACTION ITEMS

### A. Acquisition of Additional Land in the City of Selma for Maintenance Facility [APPROVE]

You have before you Attachment 3A Parcel Map – As you know we are in the process of purchasing one (1) parcel from the City of Selma thru the Receivership Agency oversight committee which is now at the Department of Finance with 3.67 acres they will render an official decision by December 2018 however, we have the opportunity as I mentioned at the last board meeting we have an opportunity to purchase an additional three (3) parcels. If you look at the adjacent parcel it shows three (3) adjacent parcels basically which provides FCRTA an island in the middle of the industrial subdivision in Selma right across from the Selma Unified School District and it would give us an opportunity to fully expand for the future beyond what we currently have planned with the Maintenance Facility, CNG fast-fill stations and a public electrical charging unit for the general public as well as municipal and transit vehicles. There is a lot of funding being awarded for electric vehicles and CNG vehicles.

The reason we want to maintain both CNG & electric vehicles is as you know a lot of municipal cities are converting to CNG because of funding available through ARB and San Joaquin Valley Air District. Some other potential for this site is vocational training center in conjunction with the colleges and high schools.

What you have before you is a recommendation from staff we do have the money in the budget to purchase this parcel for \$200,000 and to do an environmental study like we did on the other parcel.

We will work with the attorney's from Sacramento as well.

Mayor Armstrong asked what the reason was for purchasing the land located in the middle and not the other two. Moses response was that he was in discussion with the other two owners as well, however only the owner of the middle parcel was agreeable at this time.

A motion was made by Mayor Cardenas (Fowler) and second by Mayor Pro Tem Robertson (Selma). A vote was called and motion carried.



4. **OTHER BUSINESS**

A. **Items from Staff**

Janelle Del Campo informed the board that FCRTA had completed three projects:

- 1) The installation and upgrade of automatic gates had been completed in the City of San Joaquin.
- 2) In the City of Fowler, installation of new bus shelter was completed in the new location of the Adventist Health Valley Children Center.
- 3) Also in the City of Fowler an offsite concrete pad in order to sustain the weight of the large Inter-City buses.

The next bus shelter installation will be at the City of Kingsburg at their train depot and the City of Selma at the Floral Apartments.

On October 8, 2018, as part of service FCRTA provided transportation to seniors from all cities to the Fresno Fair. It turned out to be a good trip.

Moses informed the board that the CNG fast fill unit was delivered to the municipal yard in the City of Kingsburg. We will be getting some engineering preparation and we do have more units for Firebaugh, Kerman and Mendota.

B. **Items from members**

Mayor Pro Tem Dhaliwal wished all members who are running for re-election good luck.

5. **ADJOURNMENT**

Meeting adjourned at 7:40 p.m.

A motion was made by Mayor Roman (Kingsburg) and second by Mayor Perez (Firebaugh). A vote was called and motion carried.

Respectfully Submitted,



Moses Stites  
General Manager





# Krazan & ASSOCIATES, INC.

GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING  
CONSTRUCTION TESTING & INSPECTION

November 7, 2018

Project No. 014-18194

Mr. Moses Stites  
Fresno County Rural Transit Agency  
2035 Tulare Street, Suite 201  
Fresno, California 93721  
mstites@fresnocog.org

RE: Phase I Environmental Site Assessment  
Acquisition Properties  
APNs 390-190-14S, -16S, and -17S/5.47 Acres  
Southeast of Valley View and Tucker Streets  
Selma, California 93662

Dear Mr. Stites:

Krazan & Associates, Inc., (Krazan) completed a Phase I Environmental Site Assessment at the referenced site summarized in a report dated November 7, 2018. We appreciate the opportunity to serve your environmental due diligence needs. During the course of this assessment, Krazan identified no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in connection with the subject site as defined by ASTM E 1527-13. However, the following potential areas of concern (PAOCs) were revealed:

## PAOCs

- During Krazan's October 19, 2018, site reconnaissance, one large soil pile, approximately five feet in height and 10-15 feet in length, was observed to be located on site adjacent to the northern border in the easternmost portion of the subject site adjacent to a chain linked fence. No evidence of soil staining, odors or stressed vegetation was observed within or adjacent to the soil pile. The origin of the soil pile appears to be from former grading operations on the subject site. In the case of formation of the mounded soil, otherwise *de minimis* concentrations of potential agricultural chemicals in shallow soils may have been aggregated and concentrated if the mound was created by grading/scraping the surface soils of the property historically used for agricultural cultivation purposes such as the subject site. Krazan's experience indicates that mounded or imported soil can be contaminated with agricultural chemicals or other hazardous materials, dependent upon the specific location from which the soil is derived, and that the risk of contamination is increased for illegally disposed soils. Given the absence of specific information concerning the source or composition of the on-site soil pile, the presence or absence of potential significant concentrations of hazardous materials in the on-site soil pile is unknown.

*For a higher level of due diligence, Krazan recommends that soil samples be collected from the on-site soil pile and be analyzed to assess the presence or absence of potential significant concentrations of constituents of concern (COCs).*

If you have any questions regarding the information presented in this report, please call me at (559) 348-2200.

Respectfully Submitted,  
KRAZAN & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Arthur C. Farkas', written over a horizontal line.

Arthur C. Farkas, REA No. 07818  
Environmental Professional

ACF/mlt





**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT  
ACQUISITION PROPERTIES  
SELMA, CALIFORNIA 93662**

Pursuant to ASTM E 1527-13

Project No. 014-18194  
November 7, 2018

Prepared for:  
Mr. Moses Stites  
Fresno County Rural Transit Agency  
2035 Tulare Street, Suite 201  
Fresno, California 93721  
(559) 233-6789

Prepared by:  
dent on& Associates, Inc.  
215 West Dakota Avenue  
Clovis, California 93612  
(559) 348-2200

 **Krazan** & ASSOCIATES, INC.  
SITE DEVELOPMENT ENGINEERS

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GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING  
CONSTRUCTION TESTING & INSPECTION

November 7, 2018

Project No. 014-18194

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
ACQUISITION PROPERTIES  
APNS 390-190-14S, -16S, and -17S/5.47 ACRES  
SOUTHEAST OF VALLEY VIEW AND TUCKER STREETS  
SELMA, CALIFORNIA 93662**

**1.0 EXECUTIVE SUMMARY**

Krazan & Associates, Inc. (Krazan) has conducted a Phase I Environmental Site Assessment (ESA) of the Acquisition Properties located southeast of Valley View and Tucker Streets, in Selma, California 93662 (subject site). It is incumbent upon the user to read this Phase I ESA report in its entirety. If not otherwise defined within the text of this report, please refer to the Glossary of Terms Section following the References Section for definitions of terms and acronyms utilized within this Phase I ESA report. Krazan conducted the Phase I ESA of the subject site in conformance with the American Society for Testing and Materials (ASTM) E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This Phase I ESA constitutes all appropriate inquiry (AAI) designed to identify recognized environmental conditions (RECs) in connection with the previous ownership and uses of the subject site as defined by ASTM E 1527-13. This report was also conducted in conformance with the ASTM E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

ASTM E 1527-13 Section 1.1.1 *Recognized Environmental Conditions* – In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.

Krazan's findings of this Phase I ESA revealed no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in connection with the subject site as defined by ASTM E 1527-13. However, a potential area of concern (PAOC) was revealed in relation to

an on-site soil pile of unknown origin or content. Please see Section 8.0 Conclusions and Opinions of this report for a detailed discussion of this issue.

## **2.0 PURPOSE AND SCOPE OF ASSESSMENT**

### **2.1 Purpose**

According to ASTM E 1527-13, the purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an *environmental site assessment* of a parcel of *commercial real estate* with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and *petroleum products*. As such, this 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* limitation on CERCLA liability (hereinafter, the *landowner liability protections, or LLPs*): that is, the practice that constitutes “*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601(35)(B).

### **2.2 Scope of Work**

The Phase I ESA includes the following scope of work: a) a site reconnaissance of existing on-site conditions and observations of adjacent property uses, b) a review of user-provided documents, c) a review of historical aerial photographs, a review of pertinent building permit records, city directories, historical Sanborn Fire Insurance Maps (SFIMs), and interview(s) with person(s) knowledgeable of the previous and current ownership and uses of the subject site, d) a review of local regulatory agency records, and e) a review of local, state, and federal regulatory agency lists compiled by Environmental Data Resources, Inc. (EDR). The scope of work for this Phase I ESA conforms to ASTM E 1527-13. Krazan was provided authorization to conduct the Phase I ESA by Mr. Moses Stites, General Manager with the Fresno County Rural Transit Agency, October 16, 2018, in Krazan’s October 15, 2018 Proposal/Cost Estimate No. P18-334.

## **3.0 SITE DESCRIPTION**

The subject site consists of three parcels which measures 5.47 acres with the associated Fresno County Assessor’s Parcel Numbers (APNs) of 390-190-14S, -16S and -17S. The subject site is located southeast



of Valley View and Tucker Streets within the City of Selma, California. The subject site is currently vacant land.

General property information and property use are summarized in the following Table I. Refer to Figures No. 1 – 4 following the Reference Section.

**TABLE I**  
**Subject Site Information Summary**

Current Owner:	John E. Mahowald, Gene R. Nelson, Farmer in the Dill LP
Assessor's Parcel Number:	390-190-14S, -16S and -17S
Address:	N/A
General Location:	Southeast of Valley View and Tucker Streets
Acreage:	5.47 acres
Existing Use:	Vacant Land
Number of Buildings:	None
Original Construction Date:	N/A
Proposed Use:	Municipal
Topographic Map:	U.S. Geological Survey, 7.5 minute Selma, California topographic quadrangle map, dated 1964, photo-revised 1981
Topographic Map Location:	SW quarter of Section 8, Township 16 South, Range 67 East, Mount Diablo Baseline and Meridian
Latitude/Longitude:	36.5580340° / -119.5981510°
Topography:	Relatively level, approximately 310 feet above mean sea level
Approximate Depth to Groundwater:	60-70 feet below ground surface (bgs), State of California Department of Water Resources (DWR)*
Regional Groundwater Flow Direction:	Southwest, DWR*

\*\* State of California, Department of Water Resources, *Lines of Equal Elevation of Water in Wells Unconfined Aquifer, San Joaquin Valley, Spring 2010*

### 3.1 Geology and Hydrogeology

The subject site is located within the San Joaquin Valley, a broad structural trough bound by the Sierra Nevada and Coast Ranges of California. The San Joaquin Valley, which comprises the southern portion of the Great Valley of California, has been filled with several thousand feet of sedimentary deposits. Sediments in the eastern valley, derived from the erosion of the Sierra Nevada, have been deposited by major to minor west-flowing drainages and their tributaries. Near-surface sediments are dominated by sands and silty sands with lesser silts, minor clays, and gravel. The sedimentary deposits in the region form large coalescing alluvial fans with gentle slopes. The groundwater in the area is reported to be first encountered at a depth of approximately 60-70 feet bgs. The groundwater flow direction in the area of the subject site is generally towards the southwest.

#### 4.0 SITE RECONNAISSANCE

A site reconnaissance, which included a visual observation of the subject site and surrounding properties, was conducted by Michelle Phillips, Krazan's Environmental Specialist, on October 19, 2018. Krazan's Environmental Specialist was unaccompanied during the site reconnaissance. The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions, including hazardous substances and petroleum products, in connection with the property (including soils, surface waters, and groundwater).

#### 4.1 Observations

The following Table II summarizes conditions encountered during our site reconnaissance. A discussion of visual observations follows Table II. Refer to the Site Map (Figure No. 3) and color photographs following the text for the locations of items discussed in this section of the report.

**TABLE II**  
**Summary of Site Reconnaissance**

Feature	Observed	Not Observed
Structures (existing)		X
Evidence of Past Uses (foundations, debris)		X
Hazardous Substances and/or Petroleum Products (including containers)		X
Aboveground Storage Tanks (ASTs)		X
Underground Storage Tanks (USTs) or Evidence of USTs		X
Evidence of Underground Pipelines		X
Strong, Pungent, or Noxious Odors		X
Pools of Liquid Likely to be Hazardous Materials or Petroleum Products		X
Drums		X
Unidentified Substance Containers		X
Potential Polychlorinated Biphenyl (PCB)-Containing Equipment		X
Subsurface Hydraulic Equipment		X
Heating/Ventilation/Air conditioning (HVAC)		X
Stains or Corrosion on Floors, Walls, or Ceilings		X
Floor Drains, Sumps, or Oil/Water Clarifiers		X
Storm Drains	X	
Pits, Ponds, or Lagoons		X
Stained Soil and/or Pavement		X
Soil Pile	X	
Stressed Vegetation		X
Waste or Wastewater (including stormwater) Discharges to Surface/ Surface Waters		X
Wells (irrigation, domestic, dry, injection, abandoned, monitoring wells)		X
Septic Systems		X

The subject site comprises approximately 5.47 acres of municipal property with the associated Fresno County APNs of 390-190-14S, -16S and -17S. The subject site is currently vacant land. Refer to Figure No. 3, Site Map, for locations of the following referenced on-site features:

- The subject site was observed to be vacant land with numerous bushes and tumbleweeds. No evidence of hazardous materials storage/waste was observed within the subject site.
- One large soil pile, approximately five feet in height and 10-15 feet in length, was observed to be located on site adjacent to the northern boundary in the easternmost portion of the subject site, adjacent to a chain linked fence. No evidence of soil staining, odors or stressed vegetation was observed within or adjacent to the soil pile. However, the origin or content of the soil pile is unknown.
- A storm drain was observed to be located along the western boundary of the subject site, on Tucker Avenue. The storm drain appeared to be open and clear of debris.
- At least two electrical boxes and three water pipeline mains were observed to be located on the subject site along Tucker Street.
- During the visual observations of the subject site, exposed surface soils did not exhibit obvious signs of discoloration. No obvious evidence (vent pipes, fill pipes, dispensers, etc.) of USTs or ASTs was noted within the areas observed. No standing water or major depressions were observed on the subject site. No indications of former structures, such as foundations, were observed on the subject site. No evidence of areas of backfilled soil was observed on the subject site.
- No high-voltage, tower-mounted electrical transmission lines were observed on or in the vicinity of the subject site.

#### 4.2 Utilities

Based on Krazan's research, the following Table III summarizes companies/municipalities currently provide utility services to the subject site:

**TABLE III**  
**Municipal Service / Utility Providers**

<b>Service / Utility</b>	<b>Provider</b>
Electricity	Pacific Gas and Electric
Natural Gas	Southern California Edison
Potable Water	Selma District California Water Service*
Sanitary Sewer	Selma-Kingsburg-Fowler County Sanitation District
Solid Waste Removal	Selma Disposal & Recycling Inc.

\* It is the responsibility of the City of Selma to provide drinking water that is in compliance with the California State Maximum Contaminant Levels (MCLs) for primary drinking water

#### Municipal Water

The municipal potable water purveyor for the subject site vicinity is the Selma District California Water Service (CWS). The CWS will provide municipal water service to the subject site upon redevelopment. It

is unknown whether any water wells are currently or have historically occupied the subject site. If a water well is encountered at time of redevelopment, it should be properly destroyed/abandoned in accordance with state and local requirements.

### **Municipal Sewer**

The municipal sewer service provider to the subject site is the Selma-Kingsburg-Fowler County Sanitation District. The District will provide sewer connection service to the subject site upon redevelopment. It is unknown whether any septic systems are currently or have historically occupied the subject site. If a septic system is encountered at time of redevelopment, it should be properly destroyed/abandoned in accordance with state and local requirements.

### **4.3 Adjacent Streets and Property Usage**

The following Table IV summarizes the current adjacent roads and adjacent property uses observed during the site reconnaissance.

**TABLE IV**  
**Adjacent Streets and Property Use**

<b>Direction</b>	<b>Adjacent Street</b>	<b>Adjacent Property Use (Address)</b>
North	Valley View Avenue	Vacant
South	Tucker Avenue	Vacant
East	Pacific Avenue	Vacant; a fire training facility is adjacent to the east of the center of the subject site property.
West	Tucker Avenue	Vacant

Based on the observed uses of the properties located immediately adjacent to the subject site, it is unlikely that significant quantities of hazardous materials are stored at the adjacent properties.

### **4.4 ASTM Non-Scope Considerations**

According to ASTM E 1527-13, there may be environmental issues or conditions at the subject site that are outside the scope of the Phase I ESA practice (non-scope considerations). Some substances may be present at the subject site in quantities and under conditions that may lead to contamination of the subject site or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §9601[14]). ASTM non-scope considerations are discussed below.

### **Asbestos-Containing Materials**

Asbestos is a group of naturally occurring mineral fibers that have been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Because of its fiber strength and heat resistant properties, asbestos has been used for a wide range of manufactured goods, mostly in building materials, vehicle brakes, and heat-resistant fabrics, packaging, gaskets, and coatings. When

asbestos-containing materials (ACMs) are damaged or disturbed by repair, remodeling, or demolition activities, microscopic asbestos fibers may become airborne and can be inhaled into the lungs, where they can cause significant health problems.

No structures are located on the subject site. Therefore, ACMs are not considered an on-site environmental concern at this time.

### **Lead-Based Paint**

Although lead-based paint (LBP) was banned in 1978, many building constructed prior to 1978 have paint that contains lead. Lead from paint, chips, and dust can pose serious health hazards if not addressed properly.

No structures are located on the subject site. Therefore, LBP is not considered an on-site environmental concern at this time.

### **Mold and Moisture Intrusion**

A class of fungi, molds have been found to cause a variety of health problems in humans, including allergic, toxicological, and infectious responses. Molds are decomposers of organic materials, and thrive in humid environments, and produce spores to reproduce, just as plants produce seeds. When mold spores land on a damp spot indoors, they may begin growing and digesting whatever they are growing on in order to survive. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or unaddressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation and carpeting often play host to such growth. Moisture control is the key to mold control. Molds need both food and water to survive; since molds can digest most things, water is the factor that limits mold growth. The EPA recommends the following action to prevent the amplification of mold growth in buildings:

- Fix leaky plumbing and leaks in the building envelope as soon as possible.
- Watch for condensation and wet spots. Fix source(s) of moisture problem(s) as soon as possible.
- Prevent moisture due to condensation by increasing surface temperature or reducing the moisture level in air (humidity). To increase surface temperature, insulate or increase air circulation. To reduce the moisture level in air, repair leaks, increase ventilation (if outside air is cold and dry), or dehumidify (if outdoor air is warm and humid).
- Keep heating, ventilation, and air conditioning (HVAC) drip pans clean, flowing properly, and unobstructed.



- Vent moisture-generating appliances, such as dryers, to the outside where possible.
- Maintain low indoor humidity, below 60% relative humidity (RH), ideally 30-50%, if possible.
- Perform regular building/HVAC inspections and maintenance as scheduled.
- Clean and dry wet or damp spots within 48 hours.
- Do not let foundations stay wet. Provide drainage and slope the ground away from the foundation.

No structures are currently located on the subject site. Therefore, microbial growth and moisture intrusion are not considered an on-site environmental concern at this time.

### **Radon**

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. A radon survey was not included within the scope of this investigation; however, the State of California Department of Health Services (CDHS) maintains a statewide database of radon results in designated geographic areas. Radon detection devices are placed in homes throughout the study region to determine geographic regions with elevated radon concentrations. The U.S. EPA has set the safety standard for radon gas in homes to be 4.0 pico Curies per liter (pCi/L).

The US EPA has prepared a map to assist National, State and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L. Therefore, the available data suggests that the potential for radon to adversely impact the subject site appears to be low.

### **Wetlands**

As defined by the U.S. EPA and the Department of Army, Corps of Engineers, wetlands are "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Jurisdictional wetlands are regulated under Section 404 of the Clean

Water Act (1972, 1977, and 1987, and also the 1985 and 1990 Farm Bills), and are important for protection of aquatic waterfowl and species, water purification, and flood control. According to current Corps of Engineers information, three basic criteria are currently used to define wetlands:

- Wetland hydrology - areas exhibiting surface or near-surface saturation or inundation at some point in time (greater than 12.5 percent of growing season defined on basis of frost-free days) during an average rainfall year.
- Hydrophilic vegetation - frequency of occurrence of wetland indicator plants (plant life growing in water, soil, or substrate that is periodically deficient in oxygen as a result of excessive water content).
- Hydric soil - landscape patterns identified by saturation, flooding, or ponding long enough during the growing season (generally seven days) which develop characteristic color changes in the upper part of the soil as a result of anaerobic conditions.

Based on Krazan's reconnaissance of the subject site, evidence was not apparent to suggest that the site contained a wetland. Furthermore, according to the U. S. Fish & Wildlife Service (USFWS) National Wetlands Inventory available via the USFWS Internet website, the subject site does not contain a designated wetland. Therefore, at this time, regulations pertaining to wetlands do not appear to impact the subject site.

### **Environmental Non-Compliance Issues**

No obvious material non-compliance issues were identified in connection with the subject site in the process of preparing this report.

### **Activity and Use Limitations**

No activity and use limitations were identified in connection with the subject site in the process of preparing this report.

## **5.0 USER-PROVIDED INFORMATION**

A review of user-provided information was conducted in order to help identify pertinent information regarding potential environmental impacts associated with the subject site.

### **5.1 Environmental Liens/Activity and Use Limitations Report**

On October 23, 2018, Environmental Lien/Activity and Use Limitations (EL/AUL) Reports were prepared by AFX Corp. Inc. (AFX), for each subject site APN. The AFX EL/AUL Reports provide

results from a search of available land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls. The subject site EL/AUL Reports were reviewed to identify potential environmental liens, institutional controls (ICs), land use controls (LUCs), activity and use limitations (AULs), or declaration of environmental use restrictions (DEULs) which may have been filed against the subject site or exist in connection with the subject site as indicated by the subject site EL/AUL Reports. Krazan's review of the EL/AUL Reports indicated no liens, judgments, ICs, LUCs, AULs, or DEULs were found for the subject site according to the scope of work and limitations. Please refer to Appendix A in the Table of Contents for a copy of each AFX EL/AUL Reports.

## **5.2 Phase I Environmental Site Assessment User Questionnaire**

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiry* is not complete. The user is asked to provide information or knowledge of the following:

1. Environmental cleanup liens that are filed or recorded against the site.
2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry.
3. Specialized knowledge or experience of the person seeking to qualify for the LLPs.
4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated.
5. Commonly known or *reasonably ascertainable* information about the *property*.
6. The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation.
7. The reason for preparation of this Phase I ESA.

A Phase I ESA User Questionnaire was received from Mr. Moses Stites with the Fresno County Rural Transit Agency, the Phase I ESA user, on October 25, 2018. Please refer to Appendix B in the Table of Contents for a copy of the completed Phase I User Questionnaire.

According to the questionnaire responses, Mr. Stites, to the best of his knowledge as the user of this Phase I ESA, was not aware of any environmental cleanup liens or activity or land use limitations which have been filed or recorded against the subject site; and Mr. Stites has no specialized knowledge or experience of the prior nature of the business or chemical utilization on the subject site. Mr. Stites stated that the subject site was historically utilized for agriculture; however, Mr. Stites indicated that he did not have knowledge of the past or current presence of specific chemicals or hazardous materials, unauthorized spills or chemical releases or of any environmental cleanup liens in connection with the subject site. Mr. Stites stated that the purchase price of the subject site reasonably reflects fair market value. Additionally, Mr. Stites indicated that the reason for preparation of this Phase I ESA is related to a potential acquisition of the subject site for development of a bus maintenance yard.

## 6.0 SITE USAGE SURVEY

The property usage survey included assessing property history, conducting interview(s) with person(s) knowledgeable of the previous and current ownership and uses of the subject site, and reviewing local, state, and federal regulatory agency records.

### 6.1 Site History

A review of historical aerial photographs, a USGS topographic quadrangle map, City of Selma Building Division (CSBD) records, reasonably ascertainable city directories, City of Selma Fire Department records, and a search for historical Sanborn fire insurance maps (SFIMs) were utilized to assess the history of the subject site.

#### **Aerial Photograph Interpretation**

Historical aerial photographs dated 1937, 1946, 1950, 1957, 1962, 1967, 1973, 1979, 1984, 1987, 1998, 2006, 2009, 2012, and 2016 were reviewed to assess the history of the subject site. These photographs were obtained from Environmental Data Resources, Inc. (EDR) and Google Earth™. The aerial photograph summary is provided in the following Table V. Please refer to Appendix C in the Table of Contents for a copy of the Historical Aerial Photographs.

**TABLE V**  
**Summary of Aerial Photograph Review**

<b>Year/Scale</b>	<b>Site Use</b>	<b>Site and Adjacent Property Observation</b>
1937 1" = 500'	Agricultural	The subject site and adjacent properties appear to be in agricultural cultivation.
1946 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1937 aerial photograph.

**TABLE V (continued)**  
**Summary of Aerial Photograph Review**

<b>Year/Scale</b>	<b>Site Use</b>	<b>Site and Adjacent Property Observation</b>
1950 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1946 aerial photograph.
1957 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1950 aerial photograph.
1962 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1957 aerial photograph.
1967 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1962 aerial photograph.
1973 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1967 aerial photograph.
1979 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1973 aerial photograph.
1984 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1979 aerial photograph.
1987 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1984 aerial photograph.
1998 1" = 500'	Agricultural	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1987 aerial photograph.
2006 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 1998 aerial photograph, except that the subject site and adjacent properties to the north, south and west appear to be vacant.
2009 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 2006 aerial photograph, except that paved roadways are now present to the north, south and east of the subject site.
2012 1" = 500'	Vacant Land	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 2009 aerial photograph.
2016 1" = 500'	Fire Department Training Facility	Conditions on the subject site and the adjacent properties appear relatively similar to those noted in the 2012 aerial photograph, except that the northern adjacent property appears to be developed with the Selma Fire Department training facility currently occupying the subject site.

### **USGS Topographic Quadrangle Map**

Krazan's review of the USGS, 7.5 minute, Selma, California topographic quadrangle map dated 1964, photorevised 1981, indicates that no structures are depicted on the subject site. No evidence of fill areas or landfills are depicted on the subject site or the adjacent properties. Refer to Figure No. 4, Topographic Map, for reference.

### **City of Selma Building Division**

On October 30, 2018, the CSBD was contacted to review building permit records for the existing subject site APNs of 390-190-14S, -16S and -17S. No building permit records are on file with CSBD for the subject site address APNs of 390-190-14S, -16S and -17S. Additionally, no permits for items such as

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underground storage tanks, septic systems, demolition or previous structures/features are on file with the CSBD for the subject site.

### **City Directories**

City directories were not searched due to the current absence of structures and addresses associated with the subject site.

### **Sanborn Fire Insurance Maps**

Krazan reviews SFIMs to evaluate prior land use of the subject site and the adjacent properties. SFIMs typically exist for cities with populations of 2,000 or more, the coverage dependent on the location of the subject site within the city limits. Krazan contracted with EDR to provide copies of available SFIMs for the subject site and the adjacent properties as far back as 1867. EDR's search of HFIMs revealed no coverage for the subject site and the adjacent properties. Please refer to Appendix D in the Table of Contents for a copy of the EDR SFIM *No Maps Available* Report.

## **6.2 Interviews**

Krazan strives to conduct interviews with the owner of the subject site, a key site manager, subject site occupants, and/or the previous owner/occupants of the subject site. The interviews are designed to provide pertinent information regarding potential environmental impacts associated with the subject site.

### **Key Site Manager**

A key site manager was not identified in connection with the subject site. Therefore, an interview with a key site manager was not conducted.

### **Phase I Environmental Site Assessment Interview – Previous Owner**

A Phase I ESA owner questionnaire was completed by Mr. Isaac Moreno with the City of Selma, a former key site manager of the subject site. The questionnaire is designed to provide pertinent information regarding historical uses and potential environmental impacts associated with the subject site. Please refer to Appendix E in the Table of Contents for a copy of the completed Phase I ESA Owner Questionnaire.

According to the questionnaire responses, Mr. Moreno indicated that he is familiar with the subject site because the City of Selma was the owner at one time. According to Mr. Moreno, the subject site was previously fields and is currently used for open space. Mr. Moreno did not have knowledge of any chemicals or hazardous materials historically stored or currently being stored at the subject site.

According to Mr. Moreno, to the best of his knowledge, no disposal of hazardous materials; no existing or former ASTs or USTs; no hazardous materials spills, no environmental cleanups, no on-site treatment and/or discharge of waste; no environmental liens, AULs, engineering or institutional controls, no on-site leach fields, dry wells, sumps, or disposal ponds; no buried materials; no monitoring or domestic wells; or any items of environmental concern are associated with the subject site. Mr. Moreno indicated the reason for the Phase I ESA is related to the potential sale of the subject site to FCRTA for a maintenance facility.

### **6.3 Agricultural Chemicals**

Review of historical aerial photographs appears to indicate the subject site was utilized for agricultural purposes from at least 1937 to at least 1998. Although the potential exists that environmentally persistent pesticides/herbicides were historically applied to the crops grown on the subject site, 1) no structures were noted on historical aerial photographs of the subject site taken between 1937 and 1998, and impacts from agricultural chemicals are most often identified in association with chemical mixing and storage areas (structures), 2) no material evidence of the use of environmentally persistent pesticides/herbicides was obtained during the course of this assessment, and 3) it is anticipated that environmentally persistent pesticides/herbicides potentially located on site would be dislocated/diluted at the time of future development. Consequently, given the above-referenced factors and Krazan's experience in the subject site vicinity which generally indicates that the potential is low for elevated concentrations of environmentally persistent pesticides/herbicides related to agricultural cultivation to exist in the near-surface soils of common agricultural cultivation areas at concentrations which would require regulatory action, the potential for elevated concentrations of environmentally persistent pesticides/herbicides to currently exist in the near-surface soils of the subject site in common cultivation areas at concentrations which would require regulatory action appears to be low.

### **6.4 Regulatory Agency Interface**

A review of regulatory agency records was conducted to help determine if hazardous materials have been handled, stored, or generated on the subject site and/or the adjacent properties and businesses.

Regulatory records are reviewed based on the following criteria: 1) properties with known soils and/or groundwater releases considered to represent the potential for impact to the subject site that are located within 1,760 feet of the subject site for constituents of concern impacts or 528 feet of the subject site for petroleum hydrocarbon impacts; 2) properties that are adjacent or in proximity to the subject site included within the EDR regulatory database report or noted during the site reconnaissance to possibly handle, store, or generate hazardous materials. Applicable property records are discussed below.

**Fresno County Department of Environmental Health Services**

The Fresno County Department of Environmental Health Services (FCEHS) is the lead regulatory agency or Certified Unified Program Agency (CUPA) for hazardous materials handling facilities in Fresno County. Krazan's review of the FCEHS CUPA and Solid Waste Programs Resource List (CUPA List) dated October 2018 indicated that no records are on file with the FCEHS for the subject site. However, records are on file with the FCEHS for one adjacent property which are discussed below.

Pacific Distributing  
1029 Valley View Court

375 feet to the east/northeast

According to records on file with the FCEHS, this facility maintains permits as a Small Hazardous Materials Handler and Hazardous Waste Generator. No records of releases or violations were found on file for this facility. Based on no documented releases to the subsurface, there is no evidence to suggest that this facility poses an environmental concern in connection with the subject site.

**City of Selma Fire Department**

The City of Selma Fire Department (CSFD) has jurisdiction for the fire protection for the subject site and the immediate vicinity. On October 26, 2018, the CSFD was contacted via phone regarding potential records of hazardous materials storage, aboveground storage tanks, and hazardous material incidents/spills for the subject site. According to representatives of the CSFD, records of hazardous materials incidents are kept by the FCEHS. Additionally, hazardous/flammable incidents are filed according to the date of occurrence and by the location of occurrence with the FCEHS.

**State of California Regional Water Quality Control Board - Geotracker**

Krazan's October 26, 2018, review of the State of California Regional Water Quality Control Board (RWQCB) Geotracker database available via the RWQCB Internet Website indicated that no LUST sites, cleanup program sites, land disposal sites, or military sites are listed for the subject site, the adjacent properties, or properties located within the subject site vicinity. Additionally, no permitted UST sites were determined to be located on or adjacent to the subject site.

**State of California Department of Toxic Substances Control - Envirostor**

Krazan's October 26, 2018, review of the State of California Department of Toxic Substances Control (DTSC) Envirostor database available via the DTSC's Internet Website indicated that no State response sites, voluntary cleanup sites, school cleanup sites, or military or school evaluation sites are listed for the subject site, the adjacent properties, or properties located within 500 feet of the subject site. Additionally, no Federal Superfund – National Priorities List (NPL) sites were determined to be located within a one-mile radius of the subject site except for the Selma Treating Company located at 1735 Dockery Avenue. Refer to Section 6.5 of this report for a discussion of the Selma Treating Company.

**California Department of Conservation, Division of Oil, Gas and Geothermal Resources - DOMS**

Krazan's review of the State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) Online Mapping System (DOMS) indicated that no plugged and abandoned or producing oil wells are located on or adjacent to the subject site.

**Local Area Tribal Records**

No Indian reservations, USTs on Indian land, or LUSTs on Indian land were reported on the subject site, adjacent properties, or vicinity properties in the EDR-provided government database report.

**6.5 Regulatory Agency Lists Review**

Several agencies have published documents that list businesses or properties which have handled hazardous materials or waste or may have experienced site contamination. The lists consulted in the course of our assessment were compiled by EDR and Krazan and represent reasonably ascertainable current listings. Krazan did not verify the locations and distances of every property listed by EDR. Krazan verified the location and distances of the properties Krazan deemed as having the potential to adversely impact the subject site. The actual location of the listed properties may differ from the EDR listing. Refer to the following Table VI for a summary of the listed properties located within the specified ASTM Search Radii. The actual distances of the listed properties (which are summarized below) are based on observations during Krazan's site reconnaissance. No EDR-listed unmapped (non geocoded) sites were determined to be located on or adjacent to the subject site. Please refer to Appendix F in the Table of Contents for a copy of the EDR *Radius Map Report*.

**TABLE VI**  
**Summary of Findings**

**MAP FINDINGS SUMMARY**

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<b><u>STANDARD ENVIRONMENTAL RECORDS</u></b>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	1	0	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	2	NR	NR	2
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	1	NR	NR	1
US INST CONTROL	0.500		0	0	1	NR	NR	1
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
ENVIROSTOR	1.000		0	0	1	2	NR	3
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	1	NR	NR	1



**TABLE VI (continued)**  
**Summary of Findings**

**MAP FINDINGS SUMMARY**

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	1	NR	NR	1
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>State and tribal Brownfields sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	1	NR	NR	1
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	2	NR	2
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		0	1	NR	NR	NR	1
HIST UST	0.250		0	1	NR	NR	NR	1
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0

**TABLE VI (continued)**  
**Summary of Findings**

**MAP FINDINGS SUMMARY**

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DEED	0.500		0	0	1	NR	NR	1
<i>Records of Emergency Release Reports</i>								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	1	0	NR	1
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	1	0	NR	1
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	1	NR	1
Cortese	0.500		0	0	1	NR	NR	1
CUPA Listings	0.250		0	2	NR	NR	NR	2
DRYCLEANERS	0.250		0	0	NR	NR	NR	0

**TABLE VI (continued)**  
**Summary of Findings**

**MAP FINDINGS SUMMARY**

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	2	NR	NR	2
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	1	NR	1
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP	1.000		0	0	0	1	NR	1
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

**EDR RECOVERED GOVERNMENT ARCHIVES**

***Exclusive Recovered Govt. Archives***

RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0

- Totals -		0	0	4	15	7	0	26
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**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

The subject site address was not listed in the EDR regulatory database report.

The following facilities are listed in the vicinity of the subject site:

Pacific Distributing 375 feet to the east/northeast  
1029 Valley View Court

According to records on file with the FCEHS, this facility maintains permits as a Small Hazardous Materials Handler and Hazardous Waste Generator. No records of releases or violations were found for this facility. Based on no documented releases to the subsurface, there is no evidence to suggest that this facility poses an environmental concern in connection with the subject site. FCEHS records for this facility were previously discussed in Section 6.4 of this report.

The following site is listed on the Federal Superfund-National Priority List (NPL):

Selma Treating Company approx. 1,670 feet to the west/southwest  
AJ Industrial  
1735 Dockery Avenue

According to EDR, this site occupies approximately 40 acres including a 14-acre former wood treatment and storage facility. Selma Pressure Treating Company began wood treatment operations in 1942. The treatment process originally involved dipping wood into a mixture of pentachlorophenol (PCP) and oil, then drying the wood on open racks. In 1965, a pressure treating process was installed at this facility which consisted of impregnating wood with chemical preservatives including PCP and heavy oil penta. From 1942 to 1971, waste from the treatment plant was disposed by drainage into dry wells, spillage onto the ground, and/or placement in unlined ponds or sludge pits. After 1971, an effluent recovery system was installed at this facility for waste disposal. Wood treatment activities were suspended in 1994. This site was added to the Environmental Protection Agency (EPA) National Priority List (NPL) in 1983. In 1984, the EPA initiated a Remedial Investigation/Feasibility Study (RI/FS) to identify chemicals of concern (COCs) at this site, investigate their extent, and identify appropriate remedial actions. Based on the results, an initial Record of Decision (ROD) stipulated a remedy consisting of excavating soil containing COCs at concentrations exceeding cleanup standards, treating the soil with a fixing agent, placing the soil in an unlined impoundment and covering the impoundment with a RCRA-type cap.

Based on groundwater data collected since 1988, the COCs in the soil at this site have not significantly affected groundwater quality over the operating period of this site. Based on a Focused Feasibility Study (FFS) issued in 2003, a Proposed Plan was developed for revising the remedy for soils to create a consolidated disposal area RCRA cap for soils that have been treated at this site, and cap additional untreated soils that have been left in place with a modified asphalt ultra-low permeability barrier. Based on the remedial activities at this facility, including the installation of a RCRA cap, its distance from the subject site, and its location hydraulically down-gradient from the subject site, there is no evidence to suggest that this former facility represents an environmental concern in connection with the subject site.

Additionally, various hazardous materials handler/generator facilities were listed in the vicinity of the subject site including Iglesias Muffler & Tire, Anthony J. Prieto Well Drilling, American Grape Harvesters, and California Water Service Company. However, these facilities were located hydraulically

cross- or downgradient from the subject site and no records of releases or violations for these facilities germane to the subject site are on file with the FCEHS. Based on no documented releases to the subsurface from these former facilities, and their locations hydraulically cross- to downgradient from the subject site, there is no evidence to suggest that these facilities represent an environmental concern in connection with the subject site.

### **Hazardous Materials Migration in Vapor**

Hazardous materials or petroleum product vapors which may have the potential to migrate into the subsurface of the subject site may be caused by the release of vapors from contaminated soil or groundwater either on or in the vicinity of the subject site from current or historical uses of the subject site and/or adjacent or vicinity properties. Current or past land uses such as gasoline stations (using petroleum hydrocarbons), dry cleaning establishments (using chlorinated volatile organic compounds), former manufactured gas plant sites (using volatile and semi-volatile organic compounds), and former industrial sites such as those that had vapor degreasing or other parts-cleaning operations (using chlorinated volatile organic compounds) are of particular concern. Constituent of concern vapors are capable of migrating great distances omni-directionally along subsurface conduits such as pipelines, utility lines, sewer and storm water lines, and building foundations.

Krazan's review of the remaining vicinity properties listed by EDR as release sites within the applicable search radii suggests that these properties do not represent a significant potential for vapor migration in conjunction with the subject site. The rationale supporting this opinion includes the following:

- None of the reported sites were in close proximity to the subject site.
- Relevant sites had undergone investigation and remediation sufficient to receive regulatory agency closure.
- Sites with reported releases of minor quantities of COCs or COCs of limited volatility impacting soil only were considered of minimal concern.
- The lateral migration of the COCs in groundwater is reported to be limited and COCs were not detected in groundwater samples collected downgradient of the release and several hundred feet upgradient of the subject site.
- Sites with reported releases of COCs including volatile organic compounds (VOCs) were either of sufficient distance or hydraulically down- or cross-gradient from the subject site such that they do not appear to represent a significant potential for vapor migration on the subject site.

No engineering control sites, sites with institutional controls, or sites with deed restrictions were listed for the subject site, adjacent sites or vicinity properties in the EDR Report.

## 7.0 DISCUSSION OF FINDINGS

**TABLE VII**  
**Summary of Conclusions**

<b>Apparent Evidence of RECs/PAOCs From:</b>	<b>Not Noted</b>	<b>Noted</b>
Historical Uses	X	
Current Uses		X
Adjacent or Vicinity Property Uses	X	

### **Historical Uses**

Based on Krazan's review of historical research of the subject site, a site reconnaissance, contacts with the State and local regulatory agencies, and an interview with the subject site representative, there is no evidence that RECs exist in connection with the historical uses of the subject site.

### **Current Uses**

Based on Krazan's site reconnaissance, contacts with State and local regulatory agencies, and an interview with the subject site representative, there is no evidence that RECs exist in connection with the current uses of the subject site. However, a PAOC was noted which is discussed in Section 8.0 of this report.

### **Adjacent or Vicinity Property Uses**

Based on Krazan's field observations, review of the EDR regulatory database report, and consultation with State and local regulatory agencies, there is no evidence that RECs exist in connection with the subject site from adjacent or vicinity property uses.

## 7.1 **Evaluation of Data Gaps/Data Failure**

In accordance with ASTM E 1527-13 guidance, data gaps represent a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice. Data failure represents the failure to achieve the historical research objectives of this practice even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. No data gaps were encountered in the process of preparing this report.

## 8.0 CONCLUSIONS/OPINIONS

We have conducted a Phase I ESA of the subject site in conformance with the scope and limitations of the ASTM E 1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* guidance documents. Any deviations from this practice were previously described in this report. During the course of this assessment, Krazan identified no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the subject site as defined by ASTM E 1527-13. However, the following potential areas of concern (PAOCs) were revealed:

### PAOCs

- During Krazan's October 19, 2018, site reconnaissance, one large soil pile, approximately five feet in height and 10-15 feet in length, was observed to be located on site adjacent to the northern border in the easternmost portion of the subject site adjacent to a chain linked fence. No evidence of soil staining, odors or stressed vegetation was observed within or adjacent to the soil pile. The origin of the soil pile appears to be from former grading operations on the subject site. In the case of formation of the mounded soil, otherwise *de minimis* concentrations of potential agricultural chemicals in shallow soils may have been aggregated and concentrated if the mound was created by grading/scraping the surface soils of the property historically used for agricultural cultivation purposes such as the subject site. Krazan's experience indicates that mounded or imported soil can be contaminated with agricultural chemicals or other hazardous materials, dependent upon the specific location from which the soil is derived, and that the risk of contamination is increased for illegally disposed soils. Given the absence of specific information concerning the source or composition of the on-site soil pile, the presence or absence of potential significant concentrations of hazardous materials in the on-site soil pile is unknown.

## 9.0 RELIANCE

This report was prepared solely for use by Client and should not be provided to any other person or entity without Krazan & Associates' prior written consent. No party other than Client may rely on this report without Krazan & Associates' express prior written consent. Reliance rights for third parties will only be in effect once requested by Client and authorized by Krazan & Associates with authorization granted by way of a Reliance Letter. The Reliance Letter will require that the relying party(ies) agree to be bound to the terms and conditions of the agreement between Client and Krazan & Associates as if originally issued to the relying party(ies), or as so stipulated in the Reliance Letter.

## 10.0 LIMITATIONS

The site reconnaissance and research of the subject site has been limited in scope. This type of assessment is undertaken with the calculated risk that the presence, full nature, and extent of contamination would not be revealed by visual observation alone. Although a thorough site reconnaissance was conducted in accordance with ASTM Guidelines and employing a professional standard of care, no warranty is given, either expressed or implied, that hazardous material contamination or buried structures, which would not have been disclosed through this investigation, do not exist at the subject site. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

The findings presented in this report were based upon field observations during a single property visit, review of available data, and discussions with local regulatory and advisory agencies. Observations describe only the conditions present at the time of this investigation. The data reviewed and observations made are limited to accessible areas and currently available records searched. Krazan cannot guarantee the completeness or accuracy of the regulatory agency records reviewed. Additionally, in evaluating the property, Krazan has relied in good faith upon representations and information provided by individuals noted in the report with respect to present operations and existing property conditions, and the historical uses of the property. It must also be understood that changing circumstances in the property usage, proposed property usage, subject site zoning, and changes in the environmental status of the other nearby properties can alter the validity of conclusions and information contained in this report. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods used.

This report is provided for the exclusive use of the client noted on the cover page and shall be subject to the terms and conditions in the applicable contract between the client and Krazan. Any third party use of this report, including use by Client's lender, shall also be subject to the terms and conditions governing the work in the contract between the client and Krazan. The unauthorized use of, reliance on, or release of the information contained in this report without the express written consent of Krazan is strictly prohibited and will be without risk or liability to Krazan.

Conclusions and recommendations contained in this report are based on the evaluation of information made available during the course of this assessment. It is not warranted that such data cannot be superseded by future environmental, legal, geotechnical or technical developments. Consequently, given the possibility for unanticipated hazardous conditions to exist on a subject site which may not have been discovered, this Phase I ESA is not intended as the basis for a buyer or developer of real property to



waive their rights of recovery based upon environmental unknowns. Parties that choose to waive rights of recovery prior to site development do so at their own risk.

Parties who seek to rely upon Phase I Environmental Site Assessment reports dated more than 180 days prior to the date of reliance do so at their own risk. This limitation in reliance is based on the potential for physical changes at the site, changes in circumstances, technological and professional advances, and guidance related to the continued viability of Environmental Site Assessment reports, user's responsibilities, and requirements for updating of components of the inquiry as stated in the ASTM Standard E 1527-13.

#### 11.0 QUALIFICATIONS

This Phase I ESA was conducted under the supervision or responsible charge of Krazan's undersigned environmental assessor with oversight from the undersigned environmental professional. The work was conducted in accordance with ASTM E 1527-13 generally accepted industry standards for environmental due diligence in place at the time of the preparation of this report, and Krazan's quality-control policies.

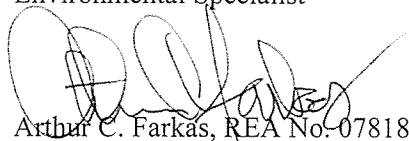
We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting 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.

Respectfully submitted,  
KRAZAN & ASSOCIATES, INC.



Michelle L. Phillips  
Environmental Specialist



Arthur C. Farkas, REA No. 07818  
Environmental Professional

MLP/ACF/ACF/mlt





GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING  
CONSTRUCTION TESTING & INSPECTION

November 8, 2018

Project No. 014-18194

Mr. Moses Stites  
Fresno County Rural Transit Agency  
2035 Tulare Street, Suite 201  
Fresno, California 93721  
mstites@fresnocog.org

RE: Phase I Environmental Site Assessment  
Acquisition Properties  
APNs 390-190-14S, -16S, and -17S/5.47 Acres  
Southeast of Valley View and Tucker Streets  
Selma, California 93662

Dear Mr. Stites:

Pursuant to your request, Krazan & Associates, Inc. (Krazan) has prepared this Proposal/Cost Estimate to conduct a Phase II Limited Subsurface Assessment (LSA) for the referenced property (subject site). The proposed work is based strictly upon the findings and conclusions within Krazan's November 7, 2018 *Phase I Environmental Site Assessment* (ESA) report for the referenced subject site prepared for Fresno County Rural Transit Agency (Client). The proposed work is reportedly being conducted in conjunction with a real estate transaction and not by the request of a regulatory agency.

## **BACKGROUND**

During the course of the referenced assessment, Krazan identified no evidence of recognized environmental conditions (RECs), controlled RECs (CRECs) or historical RECs (HRECs) in conjunction with the subject site as defined by ASTM E 1527-13. However, the following potential areas of concern (PAOCs) and potential site development issues were presented:

## **PAOCs**

- During Krazan's October 19, 2018, site reconnaissance, one large soil pile, approximately five feet in height and 10-15 feet in length, was observed to be located on site adjacent to the northern border in the easternmost portion of the subject site adjacent to a chain linked fence. No evidence of soil staining, odors or stressed vegetation was observed within or adjacent to the soil pile. The origin of the soil pile appears to be from former grading operations on the subject site. In the case of formation of the mounded soil, otherwise *de minimis* concentrations of potential agricultural chemicals in shallow soils may have been aggregated and concentrated if the mound was created by grading/scraping the surface soils of the property historically used for agricultural cultivation purposes such as the subject site. Krazan's experience indicates that mounded or imported soil can be contaminated with agricultural chemicals or other hazardous materials, dependent upon the specific location from which the soil is derived, and that the risk of contamination is increased

for illegally disposed soils. Given the absence of specific information concerning the source or composition of the on-site soil pile, the presence or absence of potential significant concentrations of hazardous materials in the on-site soil pile is unknown.

*For a higher level of due diligence, Krazan recommended that soil samples be collected from the on-site soil pile and be analyzed to assess the presence or absence of potential significant concentrations of constituents of concern (COCs).*

## **PURPOSE**

The purpose of the proposed Phase II LSA will be to assess and characterize the on-site soil piles discussed in the PAOCs.

## **PROPOSED SCOPE OF WORK**

Based on the results of the referenced Phase I ESA, the following scope of work is proposed:

1. Krazan will prepare a site specific health and safety plan, including the appropriate level of personal protection equipment for Krazan personnel, to cover on-site field (soil sampling activities).
2. Site Safety protocols, including appropriate level of personal protection equipment, will be maintained as will a proper exclusion zone around the work area.
3. Industry standard methods and protocols for sample collection, sampling equipment decontamination, sample storage, transport, hold times, chain-of-custody, etc. will be implemented.
4. Krazan will collect two (2) two (2)-part composite samples from the soil pile. The two (2) composite soil samples will be analyzed for organochlorine pesticides (OCPs) by EPA Method 8081A, CAM-17 metals by EPA Method 6010B, TPH-cc by EPA Method 8015B, VOCs by EPA Method 8260B, and PCBs by EPA Method 8082.
5. Following completion of the field and laboratory investigation activities, we will prepare a report. The report will summarize the investigation methodology and will present the results of the chemical analysis of the samples. If contaminants are encountered, we will identify the contaminants and will include a comparison of the contaminant levels to State or Federal regulatory screening levels. In addition to presenting our findings, the report will also include our conclusions and recommendations, based on the results of the laboratory analyses, that we deem prudent for further assessment activities, if warranted. The laboratory analytical reports for the sample analyses will be appended to the report. Delivery of the final report will include an electronic copy (PDF) sent to the client and up to two bound copies upon request.

## **COST OF SERVICES**

We propose to perform our services on a lump-sum basis in accordance with market-rate estimates for tasks proposed herein according to the costs and basis of charges presented in our 2018 Fee Schedule. With consideration of the estimated time to perform the required field and office services and

performance of the laboratory tests identified above, the total project cost for the Phase II LSA proposed herein is on the order of **\$3,900**.

### **SCHEDULE**

We are prepared to initiate office/site activities immediately upon receipt of a signed agreement authorizing us to proceed with the services proposed herein. The samples will be collected within one (1) week. Laboratory analysis will be completed on a standard seven (7) day turnaround basis. Based on the lead time, field sampling, laboratory analyses, data analysis, and report preparation time, we anticipate that the laboratory report will be available within approximately 10 business days with Krazan's written report available within approximately 15 to 20 business days after receipt of the signed agreement.

This change order is valid for work authorized within 30 days of this proposal date. The cost estimate is subject to review after 30 days to address any potential cost increases associated with outside services, materials purchases or general cost-of-living adjustments. Where our services are authorized to commence within the next 30 days, our quoted rates and fee schedule shall remain in effect through completion of the specific scope of services presented herein. Krazan reserves the right to retract this proposal for its convenience after seven days from issuance.

### **ASSUMPTIONS MADE IN PREPARING SCHEDULE AND COST ESTIMATES**

The following conditions and assumptions have been made in preparation of this proposal:

- The client is responsible for securing authorization from the property owner for Krazan's site access and investigative activities between the hours of 7:00 a.m. to 5:00 p.m.
- Fieldwork will be conducted in Level D protection. If major contamination is encountered or suspected, and either higher levels of protection gear are required or additional sampling and analysis becomes warranted, you will be contacted to discuss an expanded scope of services and corresponding cost increase.
- Laboratory testing will be performed on a standard seven (7)-day turnaround basis.
- No more than two (2) two-part composite soil samples will be submitted for the analyses listed.
- The proposed scope of work does not include additional investigation, characterization or remediation, if found to be warranted.

This proposed scope of services and the corresponding quoted fees and costs are based on our current understanding of your professional consulting needs on this project. We are committed to providing quality service to our clients, commensurate with your expressed needs and with consideration of the local standard of practice for the professional services offered herein. If a portion of this proposal does not meet your needs, please contact our office so that we can discuss any desired changes. Please be aware that changes in scope, methodology, scheduling and contract terms may result in changes to the risks assumed by you as our client, as well as an adjustment to our fees.

**AUTHORIZATION**

If you wish for Krazan to proceed, please sign the Acknowledgement for this Change Order No. 1 on the last page of this document.

**ADDITIONAL SERVICES**

If additional services beyond those specifically included in our scope of services presented above are required, such as consultation with regulators beyond that typically included in the scope of services presented above, project meetings, review of data submitted after issuance of our report, collection of additional test specimens, or additional laboratory tests or analyses, our fees for those services will be billed on a time and materials basis and under the terms and conditions of the Agreement established for our services on the project. Provision of additional services beyond the tasks originally contemplated at the time our change order was issued may require your written authorization prior to our proceeding.

**LIMITATIONS**

It is possible that variations in subsurface soil conditions could exist beyond the points of soil sampling. This investigation of the subject site is limited in scope. No limited site assessment can eliminate all uncertainty. This type of assessment is undertaken with the calculated risk that the presence, full nature, and extent of contamination may not be revealed within the scope of services performed. Please be aware that the subsurface trench logs and laboratory test results do not provide a warranty as to the conditions that may exist throughout the site. Furthermore, any sample, either surface or subsurface, taken for chemical analysis may or may not be representative of a larger population. Professional judgment and interpretation are inherent in the process and uncertainty is inevitable. Therefore, the data obtained are clear and accurate only to the degree implied by the sources and methods. The extent and nature of subsurface soil variations, and the extent and nature of contaminants (if any) and variations in the contaminants may not become evident unless further study is undertaken at the site. Krazan will perform services in a manner consistent with the standards of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services will be performed. Even where services are performed in accordance with the professional standard of care, it is possible that hazardous material contamination or buried structures may not be detected or disclosed through the investigation proposed herein. Therefore, no warranty or guarantee, express or implied, is part of the services offered by this proposal.


**CLOSING**

We appreciate the opportunity to be of service to Fresno County Rural Transit Agency. If you have any questions regarding the scope of services proposed herein or the associated estimated cost for those services, or if we can be of further assistance, please feel free to contact the undersigned at 559-348-2200.

Respectfully submitted,  
**Krazan & Associates, Inc.**



Mark D. Edwards, PG No. 7714  
Project Geologist



Arthur C. Farkas, REA 07817  
Environmental Division Manager

**ACKNOWLEDGEMENT**

**Krazan & Associates, Inc. is hereby authorized to continue with the scope of additional services identified herein and the additional cost for services is acknowledged and approved. This Change Order No. 1 is hereby made a part of Proposal P18-334 dated October 15, 2018.**

**Approved by:**

**Fresno County Rural Transit Agency**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Please Type or Print Name*

\_\_\_\_\_  
*Title*



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**BEST BEST & KRIEGER**  
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[charity.schiller@bbklaw.com](mailto:charity.schiller@bbklaw.com)

November 7, 2018

VIA E-MAIL TO: [MSTITES@FRESNOCOG.ORG](mailto:MSTITES@FRESNOCOG.ORG)

Mr. Moses Stites, General Manager  
Fresno County Rural Transit Agency  
2035 Tulare Street, Suite 201  
Fresno, California 93721

Re: Engagement of Best Best & Krieger LLP for  
Special Counsel Legal Services

Dear Mr. Stites:

As you know, it has been our pleasure to provide special counsel legal services to the Fresno County Rural Transit Agency this year. This engagement letter supplements the engagement letter dated April 2, 2018. You have requested that we provide assistance regarding additional land acquisitions pertaining to a proposed maintenance facility. This letter constitutes our agreement setting forth the terms of our representation. If you agree to the terms set forth in this letter, please return a signed copy of the engagement letter to us.

In connection with the additional work, we understand and agree that this engagement is subject to an increase of the "not to exceed" limit to \$15,000 in legal services and costs from the prior limit of \$10,000. We will monitor the total fees/costs incurred on this matter, and notify you when approaching the not-to-exceed total. Services and costs over and above the not-to-exceed total will only be undertaken with your written permission.

CONFIDENTIALITY AND ABSENCE OF CONFLICTS

An attorney-client relationship requires mutual trust between the client and the attorney. It is understood that communications exclusively between counsel and the client are confidential and protected by the attorney-client privilege.

To also assure mutuality of trust, we have maintained a conflict of interest index. The California Rules of Professional Conduct defines whether a past or present relationship with any party prevents us from representing the Fresno County Rural Transit Agency. Similarly, your names will be included in our list of clients to ensure we comply with the Rules of Professional Conduct with respect to the Fresno County Rural Transit Agency.

**BBK**  
**BEST BEST & KRIEGER**  
ATTORNEYS AT LAW

Mr. Moses Stites  
November 7, 2018  
Page 2

We have checked the following names against our client index: Fresno County Rural Transit Agency, City of Fowler, City of Selma, City of Kingsberg, Monty Dill, John Mahowald, Gene Nelson, and Leslie Nelson. Based on that check, we can represent the Fresno County Rural Transit Agency. Please review the list to see if any other persons or entities should be included. If you do not tell us to the contrary, we will assume that this list is complete and accurate. We request that you update this list for us if there are any changes in the future.

YOUR OBLIGATIONS ABOUT FEES AND BILLINGS

The current billing rate for partners is \$345 per hour. The billing rates for others are described in the memorandum attached to this letter which is entitled "Best Best & Krieger LLP's Billing Policies." It also describes the other aspects of our firm's billing policies. You should consider the Billing Policies memorandum part of this agreement as it binds both of us. For that reason, you should read it carefully.

INSURANCE

We are also pleased to let you know that Best Best & Krieger LLP carries errors and omissions insurance with Lloyd's of London. After a standard deductible, this insurance provides coverage beyond what is required by the State of California.

NEW MATTERS

When we are engaged by a new client on a particular matter, we are often later asked to work on additional matters. You should know that such new matters will be the subject of a new signed supplement to this agreement. Similarly, this agreement does not cover and is not a commitment by either of us that we will undertake any appeals or collection procedures. Any such future work would also have to be agreed upon in a signed supplement.

CIVILITY IN LITIGATION

Although litigation has not been filed and is not necessarily expected in this matter, I should identify our approach to litigation in the event that such a dispute arises in the future. In litigation, courtesy is customarily honored with opposing counsel, such as extensions to file pleadings or responses to other deadlines. In our experience, the reciprocal extension of such courtesies saves our clients' time and money. By signing this letter you will be confirming your approval of this practice in any future case involving litigation against the Agency.

**BB&K**  
**BEST BEST & KRIEGER**  
ATTORNEYS AT LAW

Mr. Moses Stites  
November 7, 2018  
Page 3

HOW THIS AGREEMENT MAY BE TERMINATED

You, of course, have the right to end our services at any time. If you do so, you will be responsible for the payment of fees and costs accrued but not yet paid, plus reasonable fees and costs in transferring the case to you or your new counsel. By the same token, we reserve the right to terminate our services to you upon written notice, order of the court, or in accordance with our attached Billing Policies memorandum. This could happen if you fail to pay our fees and costs as agreed, fail to cooperate with us in this matter, or if we determine we cannot continue to represent you for ethical or practical concerns.

CLIENT FILE

If you do not request the return of your file, we will retain your file for five years. After five years, we may have your file destroyed. If you would like your file maintained for more than five years or returned, you must make separate arrangements with us.

THANK YOU

On a personal note, we are pleased that you have selected Best Best & Krieger LLP to represent the Agency. We look forward to a long and valued relationship with you and appreciate your confidence in selecting us to represent you in this case. If you have any questions at any time about our services or billings, please do not hesitate to call me.

If this letter meets with your approval, please sign and date it, and return the original to us. Unless you sign, date and return the original, we will not represent the Fresno County Rural Transit Agency in any capacity, and we will assume that you have made other arrangements for legal representation.

*[Signatures On Following Page]*



**BEST BEST & KRIEGER**  
ATTORNEYS AT LAW

Mr. Moses Stites  
November 7, 2018  
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We have enclosed a separate signed copy of this letter for your records. Thank you again for considering us for the Agency's legal needs.

Very truly yours,

A handwritten signature in black ink, appearing to read 'CS &amp; NP', written over a horizontal line.

Charity Schiller and Nancy Park  
Partners  
of BEST BEST & KRIEGER LLP

cc: Kyle Roberson, Office of the Fresno County Counsel

AGREED AND ACCEPTED:

Fresno County Rural Transit Agency

By: \_\_\_\_\_

Dated: \_\_\_\_\_

## BEST BEST & KRIEGER LLP'S BILLING POLICIES

Our century of experience has shown that the attorney-client relationship works best when there is mutual understanding about fees, expenses, billing and payment terms. Therefore, this statement is intended to explain our billing policies and procedures. Clients are encouraged to discuss with us any questions they have about these policies and procedures. Clients may direct specific questions about a bill to the attorney with whom the client works or to our Accounts Receivable Department. Any specific billing arrangements different from those set forth below will be confirmed in a separate written agreement between the client and the firm.

### Fees for Professional Services

Unless a flat fee is set forth in our engagement letter with a client, our fees for the legal work we will undertake will be based in substantial part on time spent by personnel in our office on that client's behalf. In special circumstances which will be discussed with the client and agreed upon in writing, fees will be based upon the novelty or difficulty of the matter, or the time or other special limitations imposed by the client.

Hourly rates are set to reflect the skill and experience of the attorney or other legal personnel rendering services on the client's behalf. Time is accrued on an incremental basis for such matters as telephone calls (minimum .3 hour) and letters (minimum .5 hour), and on an actual basis for all other work. Our attorneys are currently billed at rates from \$235 to \$750 per hour, and our administrative assistants, law clerks, litigation analysts, research analysts, and paralegals are billed at rates from \$150 to \$290 per hour. These hourly rates are reviewed annually to accommodate rising firm costs and to reflect changes in attorney status as lawyers attain new levels of legal experience. Any increases resulting from such reviews will be instituted automatically and will apply to each affected client, after advance notice.

**Non-Attorney Personnel:** BBK may employ the services of non-attorney personnel under the supervision of a BBK attorney in order to perform services called for in the legal services agreement. The most common non-attorney personnel utilized are paralegals. Other types of non-attorney personnel include, but are not limited to, case clerks, IT analysts, and specialty consultants. The client agrees that BBK may use such

non-attorney personnel to perform its services when it is reasonably necessary in the judgment of the responsible BBK attorney. Hourly fees for non-attorney personnel will be charged at the rate then in effect for such personnel. A copy of BBK's current rates and titles for non-attorney personnel will be provided upon request. Except for paralegals, BBK will not incur more than \$550 in fees for a non-attorney's work on a client matter without first confirming by email or written correspondence with the client the intended use of the non-attorney and the hourly rate for that person.

### Fees For Other Services, Costs and Expenses

We attempt to serve all our clients with the most effective support systems available. Therefore, in addition to fees for professional legal services, we also charge separately for some other services and expenses to the extent of their use by individual clients. These charges include but are not limited to, mileage at the current IRS approved rate per mile, extraordinary telephone and document delivery charges, copying charges, computerized research, court filing fees and other court-related expenditures including court reporter and transcription fees. No separate charge is made for secretarial or word processing services; those costs are included within the above hourly rates.

**ESI:** BBK provides Electronically Stored Information (ESI") services for matters requiring ESI support – typically litigation or threatened litigation matters. BBK shall receive payment for ESI support, if needed, at BBK's then current rates. A copy of BBK's current rates for such services will be provided upon request. BBK shall not incur costs for ESI support on a particular matter without first confirming by email or written correspondence with the client that the client agrees such services are necessary for the matter at hand.

We may need to advance costs and incur expenses on your behalf on an ongoing basis. These items are separate and apart from attorneys' fees and, as they are out-of-pocket charges, we need to have sufficient funds on hand from you to pay them when due. We will advise the client from time to time when we expect items of significant cost to be incurred, and it is required that the client send us advances to cover those costs before they are due.

### Advance Deposit Toward Fees And Costs

Because new client matters involve both a substantial undertaking by our firm and the establishment of client credit with our accounting office, we require an advance payment from clients. The amount of this advance deposit is determined on a case-by-case basis discussed first with the client, and is specified in our engagement letter.

Upon receipt, the advance deposit will be deposited into the firm's client trust account. Our monthly billings will reflect such applications of the advance deposit to costs and not to attorney's fees (unless otherwise noted in our accompanying engagement letter). At the end of engagement, we will apply any remaining balance first to costs and then to fees. We also reserve the right to require increases or renewals of these advanced deposits.

By signing the initial engagement letter, each client is agreeing that trust account balances may be withdrawn and applied to costs as they are incurred and to our billings, when we issue our invoice to the client. If we succeed in resolving your matter before the amounts deposited are used, any balance will be promptly refunded.

### Monthly Invoices and Payment

Best Best & Krieger LLP provides our clients with monthly invoices for legal services performed and expenses incurred. Invoices are due and payable upon receipt.

Each monthly invoice reflects both professional and other fees for services rendered through the end of the prior month, as well as expenses incurred on the client's behalf that have been processed by the end of the prior month. Processing of some expenses is delayed until the next month and billed thereafter.

Our fees are not contingent upon any aspect of the matter and are due upon receipt. All billings are due and payable within ten days of presentation unless the full amount is covered by the balance of an advance held in our trust account. If a bill is not paid within 30 days, a late charge of one percent per month on the unpaid invoice shall be added to the balance owed, commencing with the next statement and continuing until paid.

It is our policy to treat every question about a bill promptly and fairly. It is also our policy that if a client does not pay an invoice within 60 days of mailing, we assume the client is, for whatever reason, refusing to pay. We reserve the right to terminate our engagement and withdraw as attorney of record whenever our invoices are not paid. If an invoice is 60 days late, however, we may advise the client by letter that the client must pay the invoice within 14 days or the firm will take appropriate steps to withdraw as attorney of record. If the delay is caused by a problem in the invoice, we must rely upon the client to raise that with us during the 14-day period. This same policy applies to fee arrangements which require the client to replenish fee deposits or make deposits for anticipated costs.

From time to time clients have questions about the format of the bill or description of work performed. If you have any such questions, please ask them when you receive the bill so we may address them on a current basis.

### Changes in Fee Arrangements and Budgets

It may be necessary under certain circumstances for a client to increase the size of required advances for fees after the commencement of our engagement and depending upon the scope of the work. For example, prior to a protracted trial or hearing, the firm may require a further advance payment to the firm's trust account sufficient to cover expected fees. Any such changes in fee arrangements will be discussed with the client and mutually agreed in writing.

Because of the uncertainties involved, any estimates of anticipated fees that we provide at the request of a client for budgeting purposes, or otherwise, can only be an approximation of potential fees.

BEST BEST & KRIEGER LLP



November 5, 2018

Mr. Moses Stites  
General Manager  
Fresno County Rural Transit Agency  
2035 Tulare Street, Suite 201  
Fresno, CA 93721

Dear Moses:

We are writing to express our deep appreciation for your letter to the California Air Resources Board supporting Electrify America's Cycle 2 California ZEV Investment Plan.

As you know, our team spent nearly a year engaging with stakeholders before we finalized the plan. You, your colleagues, and other stakeholders provided us with invaluable input, guidance, suggestions, and insights that made the plan vastly better, and so we are grateful for your time and assistance. Building out the largest ultra-fast, non-proprietary ZEV refueling network in the United States is a monumental task, and we would not be successful without the support of both the ZEV industry and the ZEV community.

We hope you might consider reaffirming your support at CARB's public hearing in Sacramento on November 16, and we look forward to continued collaboration in pursuit of ZEV adoption in California and across the United States. While this investment is ambitious in its size and impact, it is also a pivotal and transformational opportunity to increase the mass-market adoption of ZEVs in California.

We are energized and inspired by your engagement and commitment, and we thank you again for your support.

Sincerely,  
  
Giovanni Palazzo  
CEO

  
Brendan Jones  
COO







# Cycle 2 ZEV Investment Plan Statements of Support

## Quotes and Statements of Support for Rapid Approval of Electrify America's Cycle 2 ZEV Investment Plan

### **Brixmor**

As a host site of an Electrify America charging station, we have partnered with the company to offer electric vehicle charging capability as an additional amenity at our location and believe it will be beneficial to both our customer base and to our local community as a whole.

### **Efacec USA, Inc.**

The investment is already creating good paying jobs for Californians employed by companies like mine who are partnering with Electrify America on this unprecedented effort.

### **Janice Hahn, Los Angeles County Supervisor**

The Cycle 2 Plan is strategic and builds on the progress we're already making here in LA County. If approved, this plan will build a network of fast charging stations, educate the public on the benefits of electric vehicles, and empower low-income communities to harness the power of zero emission vehicles.

### **MaxGen Energy Services**

MaxGen's partnership with Electrify America has already resulted in the hiring of 50 technicians to provide commissioning and maintenance services for the DCFC network primarily based in California.

Electrify America's investment in charging infrastructure is unprecedented, and MaxGen welcomes its association with the broader effort to increase the adoption and public awareness of ZEVs.

Approval of Electrify America's Cycle 2 ZEV Investment Plan will only continue to positively support this endeavor and will mean more continued investment in businesses, workers, and communities across California.

### **City of San Jose**

Electrify America's proposed plan will increase awareness of and access to ZEV's, particularly in low-income and disadvantaged communities; expand opportunities for charging these vehicles; and facilitate shared-use of ZEVs.

The package of programs and tools Electrify America has proposed for its Cycle 2 California ZEV Investment Plan are sound and essential.

### **Center for Sustainable Energy**

CSE supports Electrify America's expansion of investment categories and continued investments in low-income and disadvantaged communities in its Cycle 2 Plan. CSE appreciates Electrify America's detailed summary of its National Outreach Effort and is pleased to see that key entities in the charging infrastructure space contributed to the development of the Cycle 2 Plan.

CSE is pleased to see that Electrify America strives to ensure that 35% of its infrastructure investments will benefit DACs and low-income communities (LICs) in the state. CSE also appreciates that Electrify America will strive to ensure that 35% of their brand-neutral education, awareness and outreach investments in the state are in or target LICs and DACs.

### **California State Assemblymember Kevin McCarty**

Electrify America has committed to making an \$800 million investment in the California economy over the 10 years of its ZEV Investment Commitment, in particular by building a charging network for electric vehicles that includes all major metropolitan, and a significant number of rural, areas.

### **Greenlots**

As outlined by Appendix C of the 2.0 Liter Partial Consent Decree, Electrify America will collectively invest \$2 billion in ZEV infrastructure, education and access efforts over the course of a decade, enabling millions of Americans to discover the benefits of electric driving with the added goal of increasing overall ZEV adoption across the United States.

Greenlots and our employees strongly support CARB's approval of Electrify America's Cycle 2 ZEV Investment Plan.

### **Siemens**

Siemens believes that Electrify America's Cycle 2 Investment Plan provides a compelling strategic step toward spanning this critical charging infrastructure gap.

### **Valley Clean Air Now (CAN)**

We have been impressed by Electrify America's very thorough and inclusive stakeholder process while developing their Cycle 2 Plan. Our team interacted with the Electrify America team frequently over the past eight months, and throughout this time they have proven to be truly interested in finding cooperative solutions to increasing ZEV use.

The Electrify America team has thoughtfully responded to stakeholder input, specifically in the development of disadvantaged and low-income community (DAC/LIC) element.

Based on our interactions with Electrify America during the development of their Cycle 2 plan, as well as the contents of the Cycle 2 plan, Valley CAN strongly supports approval of the plan.

### **Go Lake Havasu**

Electrify America's commitment to invest in an environmentally sound transportation network and to educate consumers of sustainable transportation is admirable.

### **Walmart**

Walmart's partnership with Electrify America has already resulted in 30+ DC fast charging sites in California alone, which are currently in various stages of development. Approval of Electrify America's Cycle 2 ZEV Investment Plan will only continue to positively support this endeavor and will mean continued investment in businesses, workers, and communities across California.

### **City of Santa Monica**

On behalf of the City of Santa Monica, I am writing in support of Electrify America's proposed Cycle 2 Investment Plan. Santa Monica supports the focus on DCFCs in the Los Angeles metro area, and particularly, the emphasis on providing DCFCs in close proximity to multi-unit dwellings.

### **Fresno County Rural Transit Agency**

We endorse Electrify America's proposed Cycle 2 ZEV Investment Plan and we encourage that CARB staff recommends that the Board approve the final plan. FCTRA appreciates that Electrify America plans to expand charging investments in the Central Valley and we are in particular thrilled to support their efforts to deploy projects in disadvantaged communities.



FCTRA supports Electrify America's Proposed Cycle 2 ZEV Investment Plan and I urge you to move forward with the Plan.

#### **Central California Asthma Collaborative**

I am writing to express the support of the Central California Asthma Collaborative for Electrify America's Cycle 2 ZEV Investment Plan.

We are working with Electrify America to ensure that it continues to commit 35% of its investments in disadvantaged and low-income communities throughout California, which is critical to meeting the broad objective of realizing Governor Brown's vision of seeing 5 million ZEVs on California roads by the year 2030.

We are grateful for Electrify America's commitment to focusing on the Central Valley generally and the Fresno metropolitan area specifically by building EV charging infrastructure that, we believe, will have a dramatic impact on encouraging ZEV adoption.

#### **Darrell Steinberg, Mayor of Sacramento**

As Mayor of the City of Sacramento, home to Electrify America's Green City Initiative, I write in support of Electrify America's proposed Cycle 2 ZEV Investment Plan. We are impressed with the level of engagement, research and thought that Electrify America has demonstrated in crafting the plan and believe it provides the necessary level of support to continue advancing the Green City Initiative.

Electrify America is proving to be a collaborative and effective partner, with a strong commitment to addressing our community's needs. We look forward to continuing our partnership in implementing the Green City Initiative in Cycle 2.

#### **Sacramento Area Plug-In Electric Vehicle Collaborative**

On behalf of the Sacramento Area Plug-In Electric Vehicle Collaborative, we are writing to support Electrify America's proposed Cycle 2 ZEV Investment Plan.

#### **Charge Ahead California**

On behalf of the steering committee members of the Charge Ahead California Campaign – Coalition for Clean Air, Communities for a Better Environment, Environment California, The Greenlining Institute, and the Natural Resources Defense Council – we express support for the progress on social equity included in Electrify America's proposed Cycle 2 ZEV Investment Plan.

We appreciate the modifications relative to its Cycle 1 Plan that Electrify America has proposed in light of stakeholder input and its real-world experience to date. The increased emphasis on rural charging with a focus on healthcare and educational institutions, metro-area charging (especially for shared mobility services), home-charging and for low-income drivers, the potential support for transit buses and renewable energy, and the addition of the Riverside-San Bernardino, Santa Cruz-Watsonville and Santa Rosa metro area for concentrated investments are all welcome additions.

### **General Motors**

Electrify America's Cycle 2 [ZEV] Investment Plan for California calls for a much-needed \$200 million investment in EV charging infrastructure and EV education and awareness. The planned investments in DC fast-charging highway corridors and in metro areas are particularly critical, as we continue to increase the deployment of long-range Bolt EVs deployed in advanced urban mobility services.

EV charging infrastructure is vital to the growth of the EV market and will lead to long-lasting emissions reductions that will increase over time as the market expands. GM views the proposed Electrify America investments in charging infrastructure and EV education and awareness as a valuable opportunity to advance the overall EV industry and accelerate market growth.

### **Environmental Defense Fund**

Environmental Defense Fund submits the following letter in support of Electrify America's Cycle 2 ZEV Investment Plan. In general, EDF believes that Electrify America's plan represents a comprehensive, well-thought out road map for installation of infrastructure for the passenger vehicle market. We appreciate the clear measures designed to speak to a variety of stakeholder concerns.

### **Ford Motor Company**

Ford Motor Company respectfully submits the following comments in support of Electrify America LLC's Cycle 2 ZEV Investment Plan.

Electrify America's investment in charging infrastructure is unprecedented and will benefit all EV drivers, including those who choose Ford vehicles. Their commitment to a non-proprietary, high-powered, and open network will positively support the electric vehicle driver of both today and tomorrow in communities across California.

Ford Motor Company looks forward to the California Air Resources Board's timely and positive approval of Electrify America's Cycle 2 ZEV Investment Plan so this tremendous opportunity to support ZEV infrastructure investment continues unabated in the State of California.

### **Breathe California Sacramento Region**

On behalf of Breathe California Sacramento Region, I am writing to express our strong support for the adoption of Electrify America's Cycle 2 ZEV Investment Plan.

In Cycle 2 Electrify America will focus on building EV DCFC stations in metro areas throughout California, implement a charging program in rural regions, as well as develop an innovative residential charging program, and will carry out its intent to invest at least 35% of its Cycle 2 dollars in disadvantaged and low-income communities throughout the state.

### **BTC Power**

Electrify America's Cycle 2 ZEV Investment Plan is an important step in realizing California's transportation electrification goals.

The Volkswagen investment will be a significant down payment on the comprehensive network required to make ubiquitous EV deployments a reality.

Electrify America should not be required to include hydrogen refueling.

### **Office of the Mayor of San Diego**

I am writing to share with you my office's support for Electrify America's Cycle 2 ZEV Investment Plan.

I respectfully urge CARB board members to approve Electrify America's Cycle 2 ZEV Investment Plan at your November 15-16 board meeting.

### **Simon Property Group**

On behalf of Simon Property Group, I respectfully submit the following comments in support of Electrify America's LLC Cycle 2 ZEV Investment Plan.

As a strategic partner and site host, Simon has already begun to work with Electrify America to offer high-speed electric vehicle charging at our shopping centers across California. Our long-term view is that the development and placement of these chargers at our sites is a net positive for our centers, for our shoppers, and for the communities we serve.



### **California Building Industry Association**

Electrify America's Cycle 2 ZEV Investment Plan appears to be a very thoughtful plan on how best to achieve California's aggressive ZEV goals. CBIA strongly supports Electrify America's efforts to play a key role in effectively establishing an EVSE network in key areas of the state.

### **Tesla**

Tesla appreciates the opportunity to submit comments and share our overall support for the strategy outlined in Electrify America's Cycle 2 California ZEV Investment Plan.

Tesla thanks the California Air Resources Board for the opportunity to provide comments on the Cycle 2 ZEV Investment Plan and continues to support the focus on providing ZEV fueling infrastructure access, especially MUDs.

### **The Greenlining Institute**

We appreciate Electrify America's progress on social equity in its Cycle 2 plan relative to its Cycle 1 plan. We write to express support for this progress and direction in the Cycle 2 plan.

### **Southern California Edison**

SCE commends Electrify America for its continued efforts to advance Transportation Electrification and applauds its inclusion of features in its plan such as the need for greater education and outreach on Transportation Electrification, increasing investment in DC-Fast Charging infrastructure, and a focus on bringing Transportation Electrification programs to customers in Disadvantaged Communities.

Both Electrify America's Cycle 2 Investment Plan, as well as SCE's Charge Ready programs and pilots, are essential for realizing our state goals and demonstrating California's leadership toward a cleaner, more sustainable future.

SCE therefore supports Electrify America's Cycle 2 ZEV Investment Plan and recommends its approval.

### **Local Government Commission**

On behalf of Local Government Commission, I am writing to convey our support for the adoption of Electrify America's Cycle 2 ZEV Investment Plan.



Electrify America has made progress in Cycle 1 in the early stages of its 10-year ZEV Investment Plan to build EV charging stations, implement an education and awareness program as well as advance mobility programs in the City of Sacramento.

#### **ABB Inc.**

ABB is pleased to submit comments to the California Air Resources Board in support of Electrify America LLC's Cycle 2 ZEV Investment Plan, which will build on Cycle 1's investments in a diversified charging infrastructure that will meet the needs of all Californians.

Importantly, the Plan emphasizes the needs of low-income and disadvantaged communities.

The Plan's focus on deploying charging infrastructure to communities and driving awareness of the prevalence of chargers and benefits of EVs will make significant strides in promoting EV adoption in California.

#### **Cal ETC**

Electrify America's Cycle 2 Plan will continue to help address barriers to accelerating the ZEV market across California, including within disadvantaged and low-income communities. We believe the Cycle 2 Plan meets the terms and goals of the 2.0L Partial Consent Decree and CalETC supports Electrify America's plans to install ZEV-fueling infrastructure; engage in ZEV public education, awareness and outreach activities; drive station utilization; and continue access efforts in Sacramento under the Green City Initiative.

#### **Pacific Gas & Electric Company**

Pacific Gas & Electric Company appreciates the opportunity to support Electrify America's Cycle 2 ZEV Investment Plan.

Cycle 2 will lead to the development of additional, and much-needed, EV charging infrastructure across the state, and it will improve public awareness of ZEV options.

#### **Project Clean Air, Inc.**

I am writing on behalf of the San Joaquin Valley Electric Partnership to express our support for the Electrify America "California ZEV Investment Plan Cycle 2; Public Version – October 2, 2018."

As recently as this month, we have entered into a conversation with Electrify America representatives about upcoming opportunities to work with universities in California's Central Valley, charging station locations, and outreach for medium and heavy-duty sector projects.

This experience brings up confidence in Electrify America's desire and ability to carry out Cycle 2 of the California ZEV Investment Plan.

Overall the plan sets out a forward-thinking investment based on research and experience beyond only Electrify America's experience during Cycle 1.

### **Liberty Hill Foundation**

Liberty hill supports approval of the [Cycle 2] plan. We look forward to helping Electrify America maximize the value of their disadvantaged and low-income community investments.

### **San Diego Gas & Electric**

SDG&E is pleased to support Electrify America's California ZEV Investment Plan for its second cycle of ZEV infrastructure, education and awareness, and access investments in the State of California while offering the following recommendations for the subsequent investment cycles.

### **SANDAG**

SANDAG believes that Electrify America's fast-charging investments will be complementary to planned regional investments in Level 2 charging workplace and public charging by SANDAG and the San Diego County Air Pollution Control District.

### **Central Valley Air Quality Coalition**

Based on public feedback and lessons learned from Cycle 1, this plan represents a marked improvement. We appreciate Electrify America's cycle 2 commitment to work with community-based organizations to ensure meaningful engagement of disadvantaged communities and to address barriers for ZEV adoption in low-income and disadvantaged communities.

In sum, we appreciate the improvements in the Cycle 2 plan and the willingness and commitment of Electrify America to work with all stakeholders and community groups in the state. We will continue to engage with Electrify America to ensure that this plan and future investment cycles closely align with the needs of disadvantaged and overburdened communities in the (Central) Valley.

## **Breathe California of Los Angeles County**

On behalf of BREATHE California of Los Angeles County, I am writing to convey our support for the adoption of Electrify America's Cycle 2 ZEV Investment Plan.

BREATHE LA believes that the momentum from its efforts in Cycle 1 must continue in Cycle 2, and this will achieve further progress in the buildout of an EV charging infrastructure that includes a substantial presence in disadvantaged and low-income communities.

**LA County  
City of Los Angeles  
LA County Sustainability Office  
LA n Sync  
FAST  
LA County Economic Development Corporation  
SCAG  
PLAN  
LA Metro  
LACI  
Los Angeles Chamber of Commerce**

On behalf of LA n Sync at the California Community Foundation and our partners, we congratulate Electrify America on its release of the Cycle 2 plan and give our support for the plan as currently drafted. We recognize the amount of time, effort and coordination which [w]as invested into the development of this plan.

## **California Business Properties Association**

On behalf of the California Business Properties Association, I am writing to respectfully urge your support for Electrify America's Cycle 2 ZEV Investment Plan.

As the work of permitting new EV charging stations moves forward, CBPA is eager to be of assistance to Electrify America and other EV charging station developers in working with local governments to implement AB 1236 (Chiu), legislation Governor Brown signed in 2015 that requires each city and county to adopt a streamlined permitting process for EV charging stations.

## **EV Connect**

EV Connect is generally supportive of Electrify America's Plan and believes that it will foster continued adoption of electric vehicles as a transportation modality and serve to further expand the infrastructure necessary to support such EV adoption within the State, particularly in communities which are underserved. In addition, an underlying theme of the Electrify America investment is the belief that an open and standards-based infrastructure is significantly more efficient and consumer-friendly.

Of importance to EV Connect is a recognition that deployment of Electrify America funds must be based upon a standards-based and open architecture which promotes inter-operability among all EV charging providers.

## **SemaConnect**

Those of us who work in the EV space tend to live and breathe all things electric, but the reality is that our nation and even California are still firmly in the early adopter stage. We still have a long, long way to go before lack of availability and access to EV charging is no longer a barrier to EV adoption. As anticipated by the Consent Decree, Electrify America will continue to fill a critical role for years to come.

SemaConnect strongly supports Electrify America's Cycle 2 investment plan as submitted, and respectfully urges ARB to expeditiously move it forward and allow EA's much-needed investment in EV charging infrastructure to continue.