

KETTLEMAN CITY DEVELOPMENT SITE
Cyril Place, Kettleman City, CA 93239



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TABLE OF CONTENTS

2	PROPERTY INFO & DISCLAIMER
3	PROPERTY DESCRIPTION
5	PROPERTY PHOTOS
9	TENTATIVE TRACT MAP MAP KETTLEMAN CITY - TTM
10	AERIAL & LOCATION REPORT
12	DEMOGRAPHIC ANALYSIS
27	LOCATION RISK ANALYSIS



Kettlema City Development Site

Cyril Place, Kettleman City, CA 93239

Kettleman City CA



PROPERTY INFORMATION

Call for Price

Property Address

Cyril Place
Kettleman City, CA 93239

Property Size

1,254,528 Sq. Ft.

Land Size

28.80 Acres

KETTLEMAN CITY DEVELOPMENT SITE

3 Parcels
to be sold together
28.8 acre commercial land

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



KETTLEMAN CITY DEVELOPMENT SITE

Cyril Place, Kettleman City, CA 93239

PROPERTY OVERVIEW

A total of 3 parcels totaling 28.8 acres of commercial land Zoned (CH) Highway Commercial - adjoining the Business Center at the 5 freeway and the California State Route 41 intersection with many businesses like in-n-out burger, Jack in the box, Baja fresh, Denny's, Carl's Jr, McDonald's, Taco Bell and more, several gas stations like Chevron, 76, Shell, Mobil and Valero, there is also a huge Tesla charge station that attracts many people to stop by and spend the time to charge their vehicles, a FedEx Transfer Station, XPO Logistics distribution center, The main attraction may be the Bravo Farm located across the street in the business route is a roadside attraction for many locals and people that just stop by to visit Kettleman City.

This parcel is 19.9 acres of a total of 3 parcels totaling 28.8 acres of commercial land zoned (CH- Commercial Highway) adjoining the Business Center at the 5 freeway and the California State Route 41 intersection with many businesses like in-n-out burger, Jack in the box, Baja fresh, Denny's, Carl's Jr, McDonald's, Taco Bell and more, several gas stations like Chevron, 76, Shell, Mobil and Valero, there is also a huge Tesla charge station that attracts many people to stop by and spend the time to charge their vehicles, a FedEx Transfer Station, The main attraction may be the Bravo Farm located across the street in the business route is a roadside attraction for many locals and people that just stop by to visit Kettleman City. Bravo Land was based partially on Knott's Berry Farm and features restaurants, gift shops, fresh farm products, a playground, a pet area, a wine bar, and much more, altogether these businesses generate so much traffic, there is a Tentative Tract Map that include all 3 parcels but I have no information about completion, however a copy is available for informational purpose.

PROPERTY PHOTOS



PROPERTY PHOTOS



CENTURY 21
COMMERCIAL
Desert Rock

PROPERTY PHOTOS



PROPERTY PHOTOS



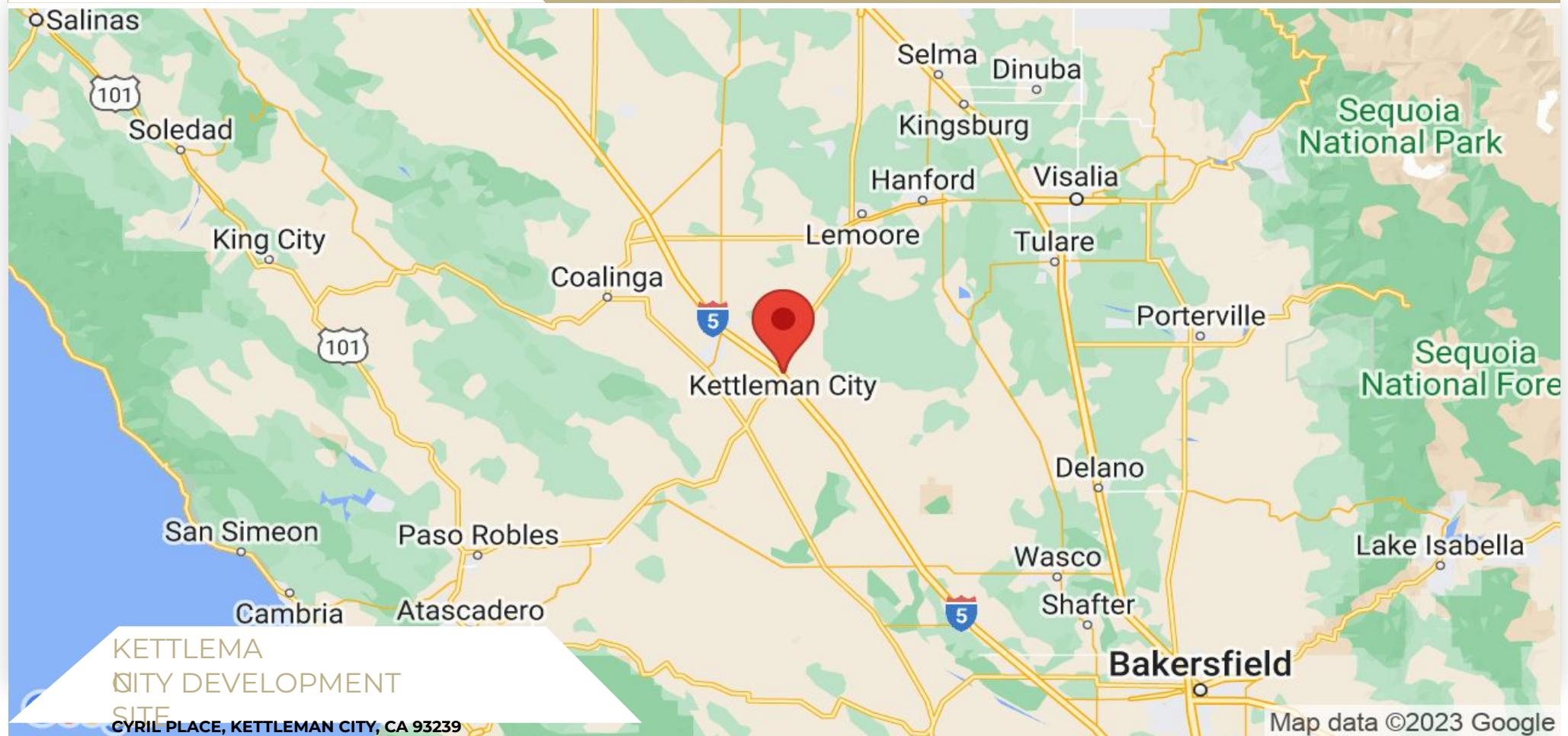
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Cyril Place, Kettleman City, CA 93239

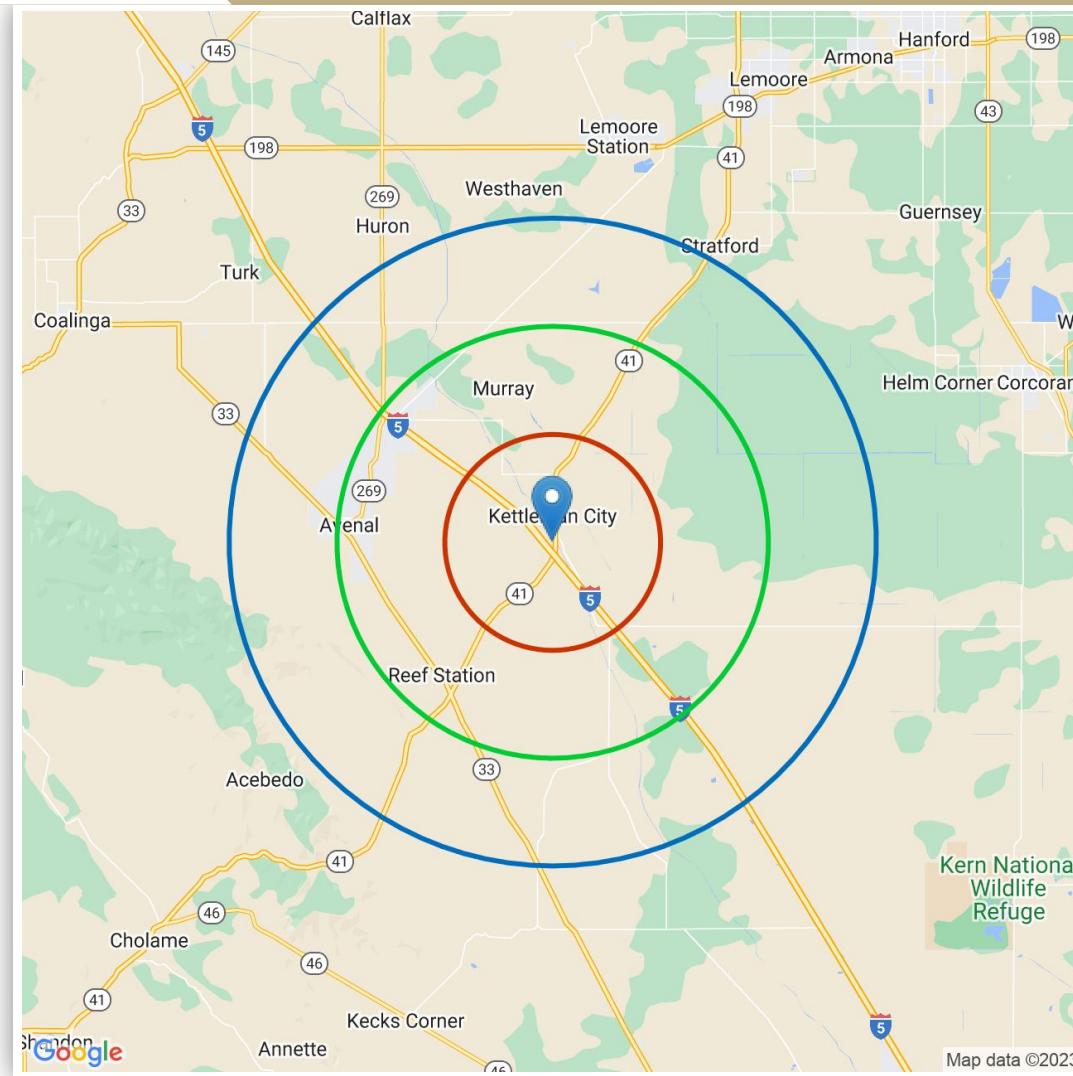
AERIAL ANNOTATION MAP



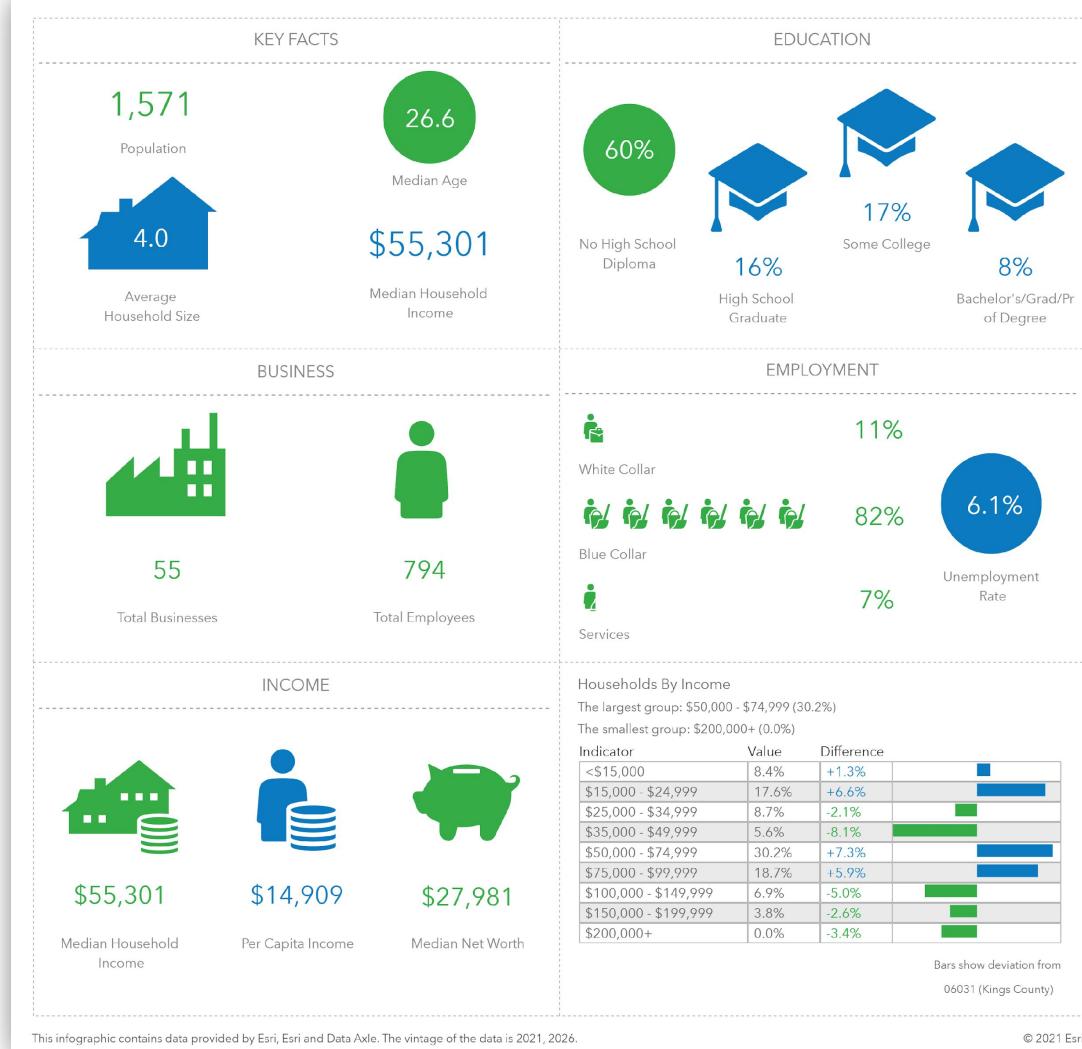
AREA LOCATION MAP



LOCATION/STUDY AREA MAP (RINGS: 5, 10, 15 MILE RADIUS)



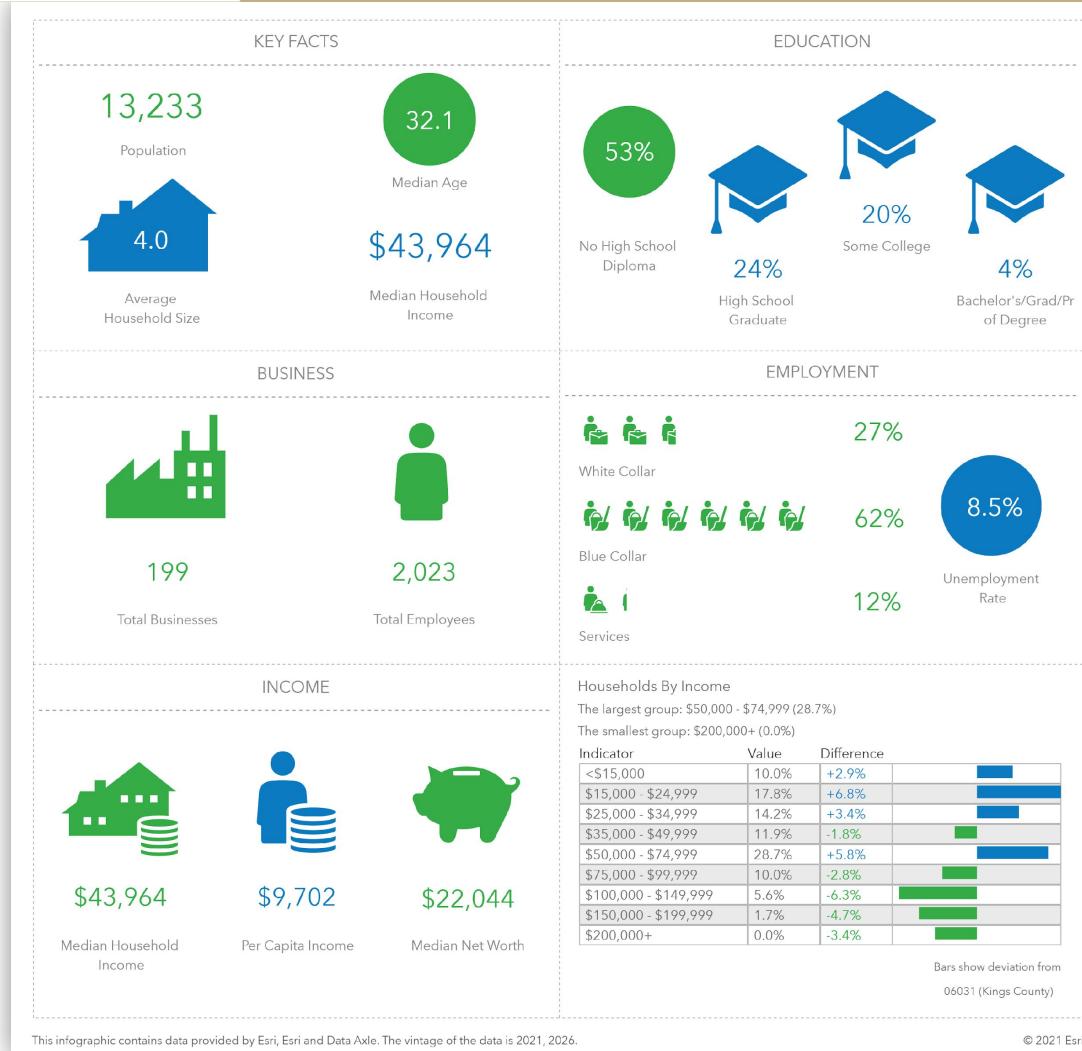
INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



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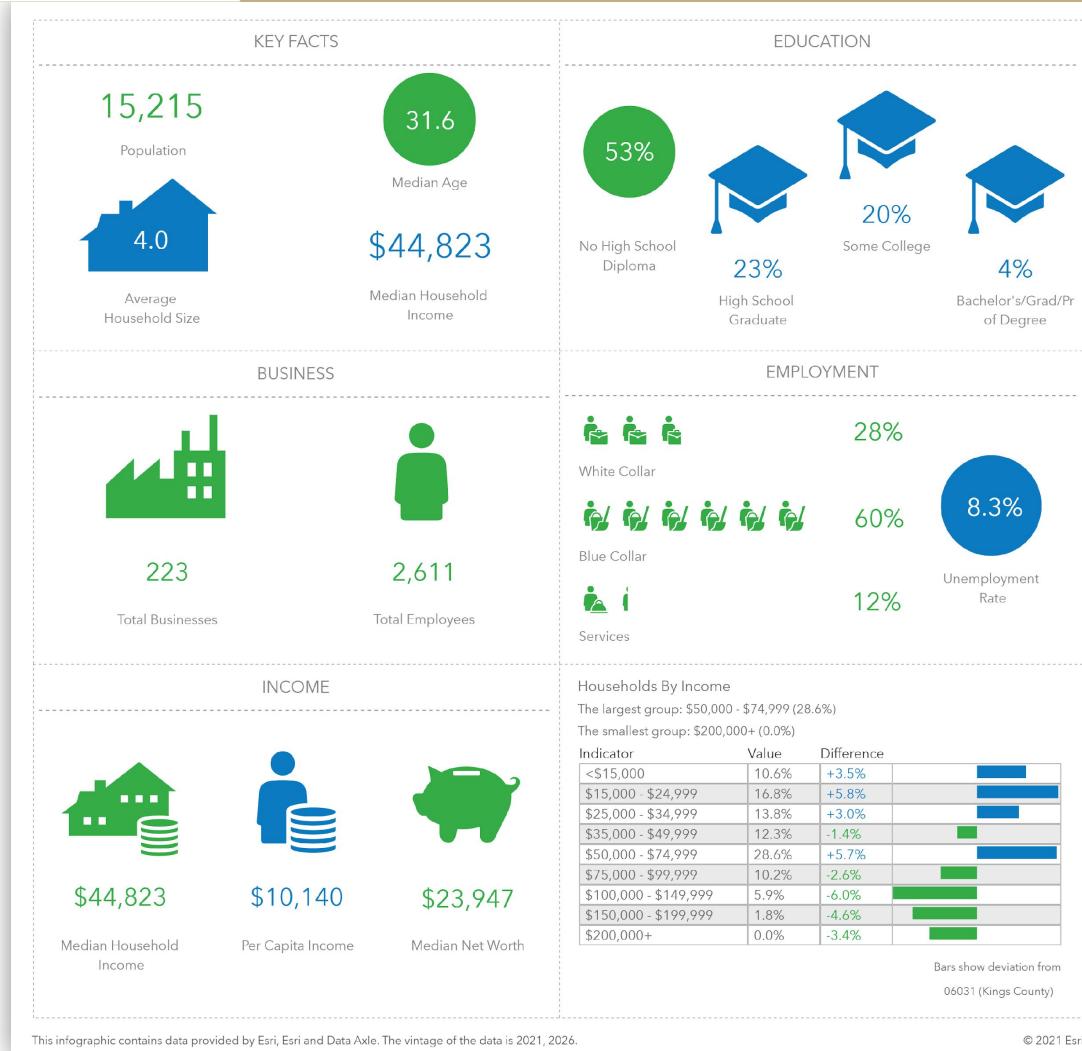
INFOGRAPHIC: KEY FACTS (RING: 10 MILE RADIUS)



Kettleman City Development Site

Cyril Place, Kettleman City, CA, 93239

INFOGRAPHIC: KEY FACTS (RING: 15 MILE RADIUS)



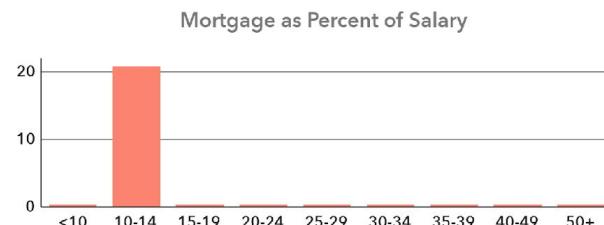
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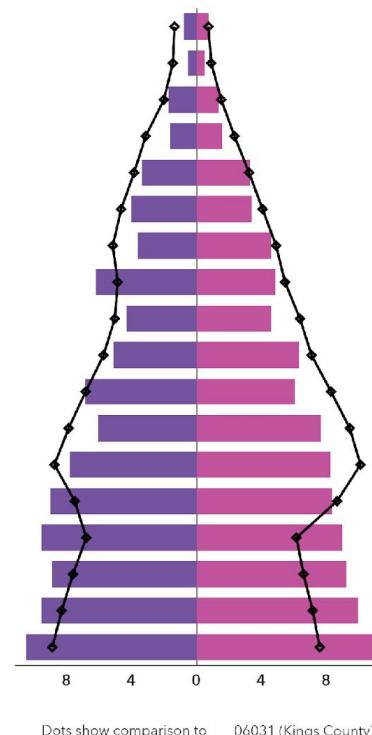
INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

COMMUNITY PROFILE

1,571 0.3% 4.0 90.5 26.6 \$55,301 \$27,981 \$291,667 35% 58% 7%
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



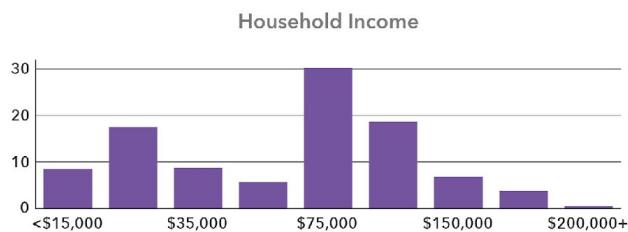
Age Profile: 5 Year Increments



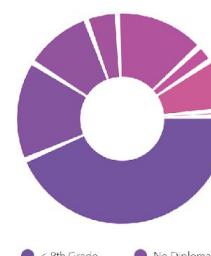
Home Ownership



Owner Renter Vacant



Educational Attainment



< 9th Grade HS Diploma Some College Bach Degree
 No Diploma GED Assoc Degree Grad Degree

Housing: Year Built



<1939 1940-49 1950-59
 1960-69 1970-79 1980-89
 1990-99 2000-09 2010-13
 2014+

Commute Time: Minutes



< 5 5-9 10-14
 15-19 20-24 25-29
 30-34 35-39 40-44
 45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026



Kettleman City Development Site

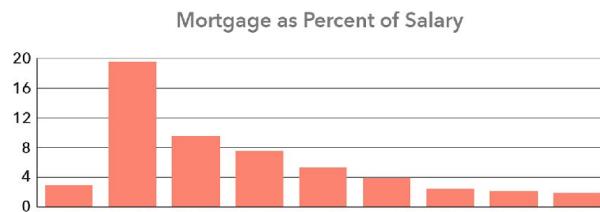
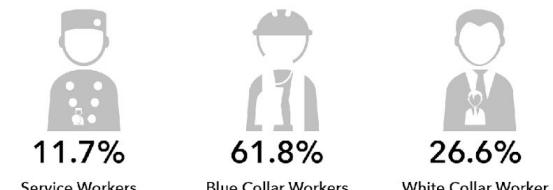
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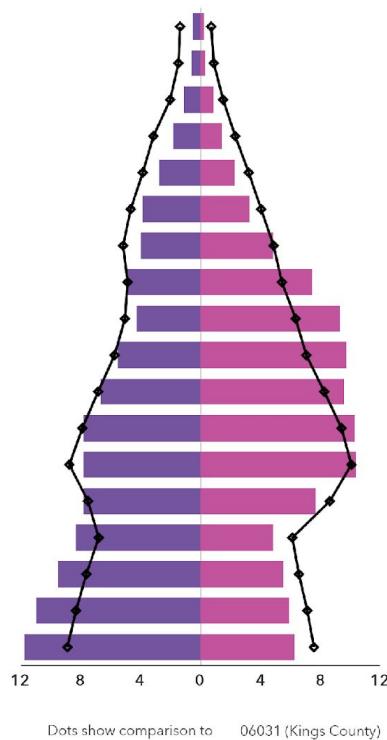
INFOGRAPHIC: COMMUNITY PROFILE (RING: 10 MILE RADIUS)

COMMUNITY PROFILE

13,233 0.3% 4.0 90.0 32.1 \$43,964 \$22,044 \$150,000 26% 69% 5%
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



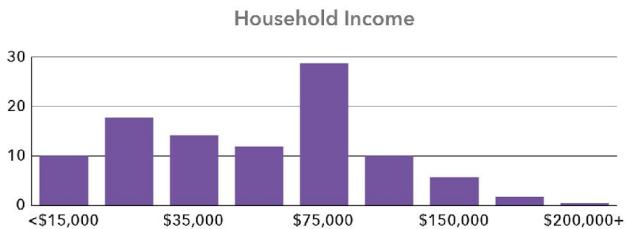
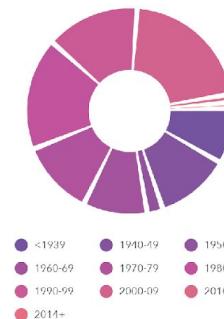
Age Profile: 5 Year Increments



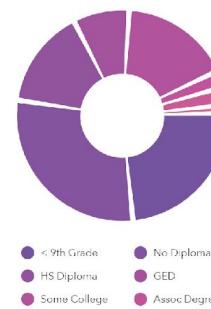
Home Ownership



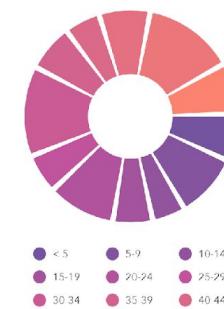
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Kettleman City Development Site

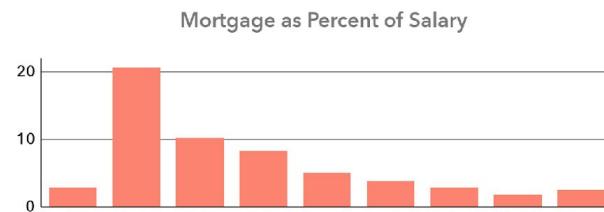
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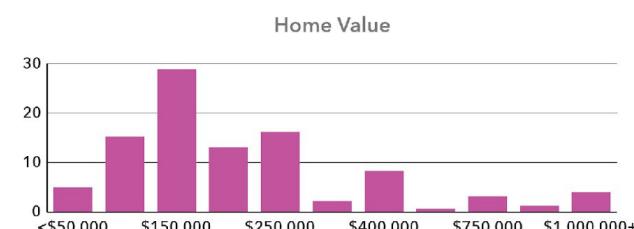
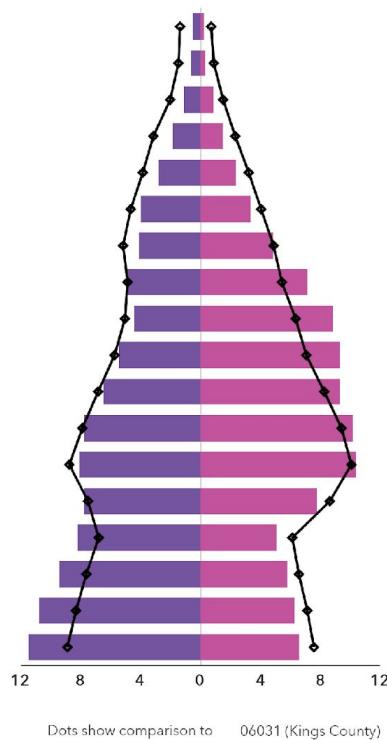
INFOGRAPHIC: COMMUNITY PROFILE (RING: 15 MILE RADIUS)

COMMUNITY PROFILE

15,215 0.4% 4.0 89.5 31.6 \$44,823 \$23,947 \$154,213 27% 68% 5%
 Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



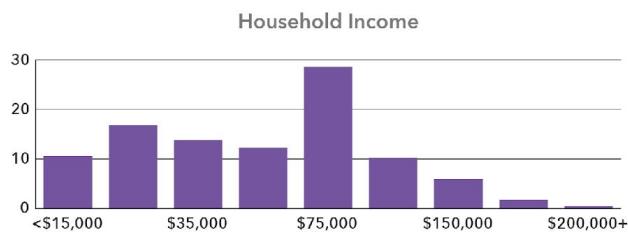
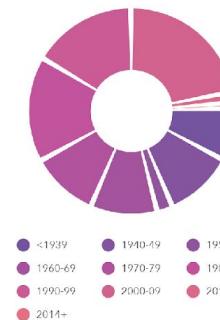
Age Profile: 5 Year Increments



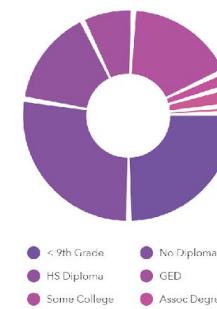
Home Ownership



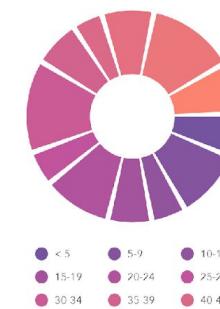
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Kettleman City Development Site

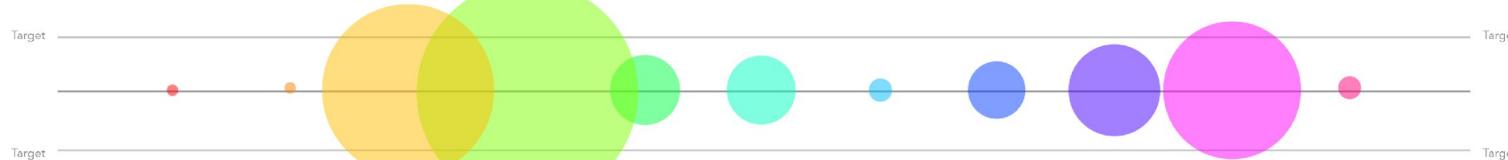
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INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 5 MILE RADIUS)

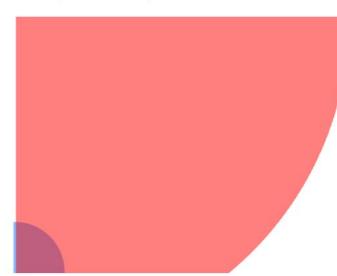
MARKET SUMMARY

Cyril Place, Kettleman City, CA, 93239
5-mile ring



Population Total	1,571	Pop Growth	0.34%	Average HH Size	3.97	Diversity Index	90.5	Median Age	26.6	Median HH Income	\$55,301	Median Net Worth	\$27,981	Median Home Value	\$291,667	Under 18	35.2%	Ages 18 to 65	57.9%	Aged 66+	7.1%
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No High School Diploma 60%



High School Graduate 16%



Bachelor's, Professional or Graduate Degree 8%

Some College 17%

White Collar

Blue Collar

Services



Job Type

Owner

Renter

Vacant



Commute Time

< 5

5-9

10-14

15-19

20-24

25-29

30-34

35-39

40-44

45-59

60-89

90+



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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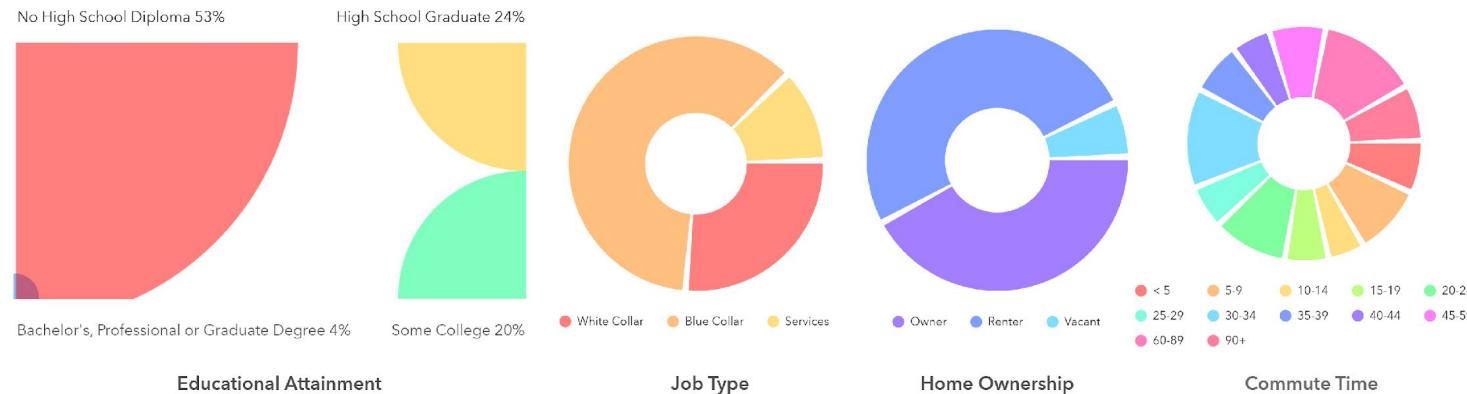
INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 10 MILE
RADIUS)

MARKET SUMMARY

Cyril Place, Kettleman City, CA, 93239
10-mile ring



Population Total	Pop Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Net Worth	Median Home Value	Under 18	Ages 18 to 65	Aged 66+
13,233	0.32%	3.99	90.0	32.1	\$43,964	\$22,044	\$150,000	26.4%	68.5%	5.1%



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Kettleman City Development Site

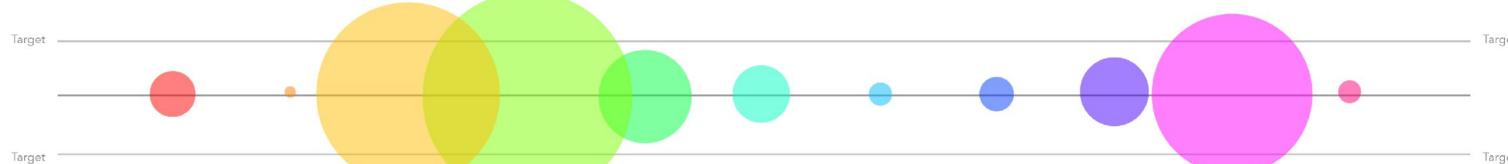
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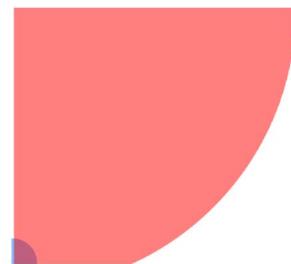
INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 15 MILE RADIUS)

MARKET SUMMARY

Cyril Place, Kettleman City, CA, 93239
15-mile ring



No High School Diploma 53%



High School Graduate 23%



Educational Attainment

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

White Collar Blue Collar Services

Owner Renter Vacant

< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Bachelor's, Professional or Graduate Degree 4%

Some College 20%

Job Type

Home Ownership

Commute Time



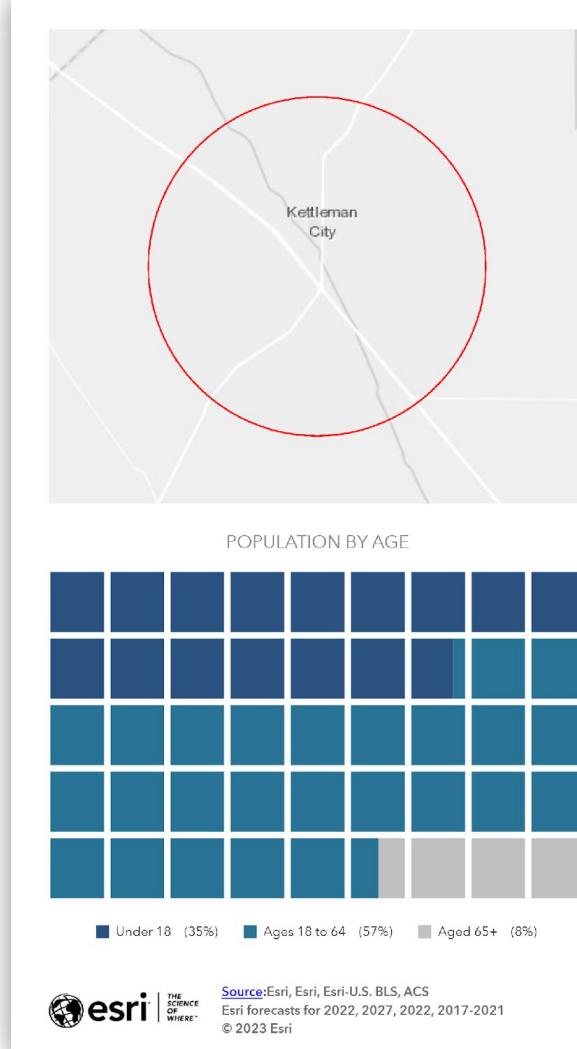
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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



POPULATION TRENDS AND KEY INDICATORS

5-mile ring

Cyril Place, Kettleman City, CA, 93239

1,256	341	3.64	26.6	\$59,307	\$284,914	40	103	63
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

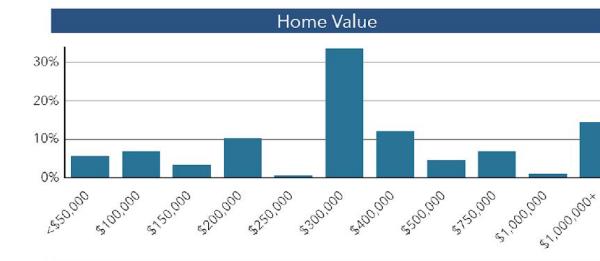
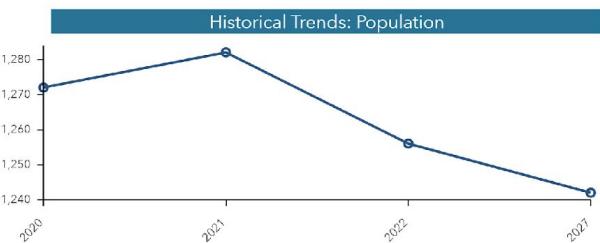
MORTGAGE INDICATORS

	\$7,829
	25.3%

Avg Spent on Mortgage & Basics
Percent of Income for Mortgage

POPULATION BY GENERATION

	2.3%	Greatest Gen: Born 1945/Earlier
	10.5%	Baby Boomer: Born 1946 to 1964
	15.8%	Generation X: Born 1965 to 1980
	25.4%	Millennial: Born 1981 to 1998
	33.2%	Generation Z: Born 1999 to 2016
	12.7%	Alpha: Born 2017 to Present



Kettleman City Development Site

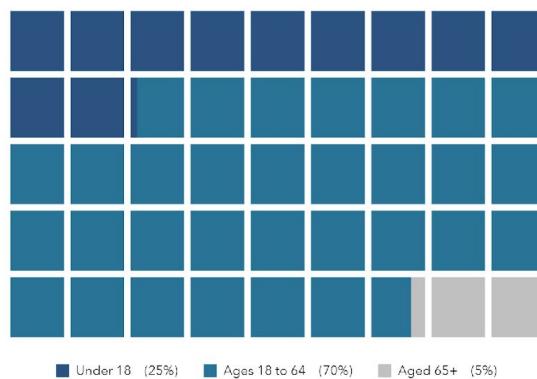
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INFOGRAPHIC: POPULATION TRENDS (RING: 10 MILE RADIUS)



POPULATION BY AGE



Source: Esri, Esri, Esri-U.S. BLS, ACS
Esi forecasts for 2022, 2027, 2022, 2017-2021
© 2023 Esri

POPULATION TRENDS AND KEY INDICATORS

10-mile ring

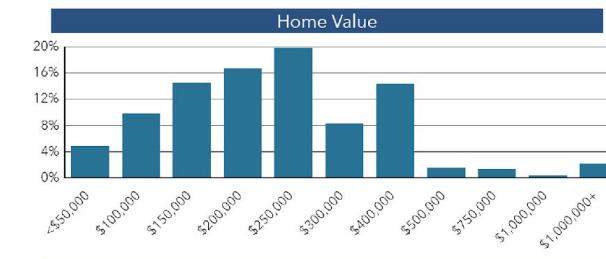
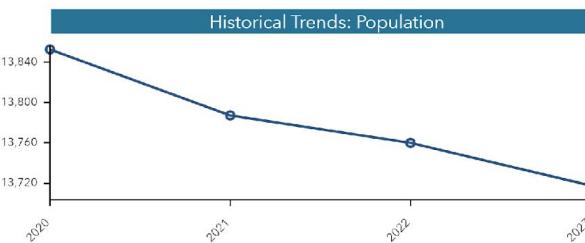
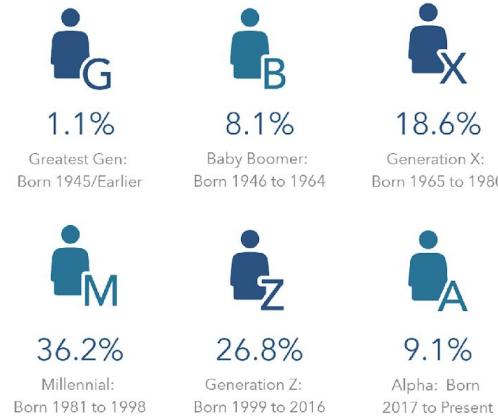
Cyril Place, Kettleman City, CA, 93239

13,760	2,539	3.72	30.2	\$50,109	\$210,042	33	110	68
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



POPULATION BY GENERATION

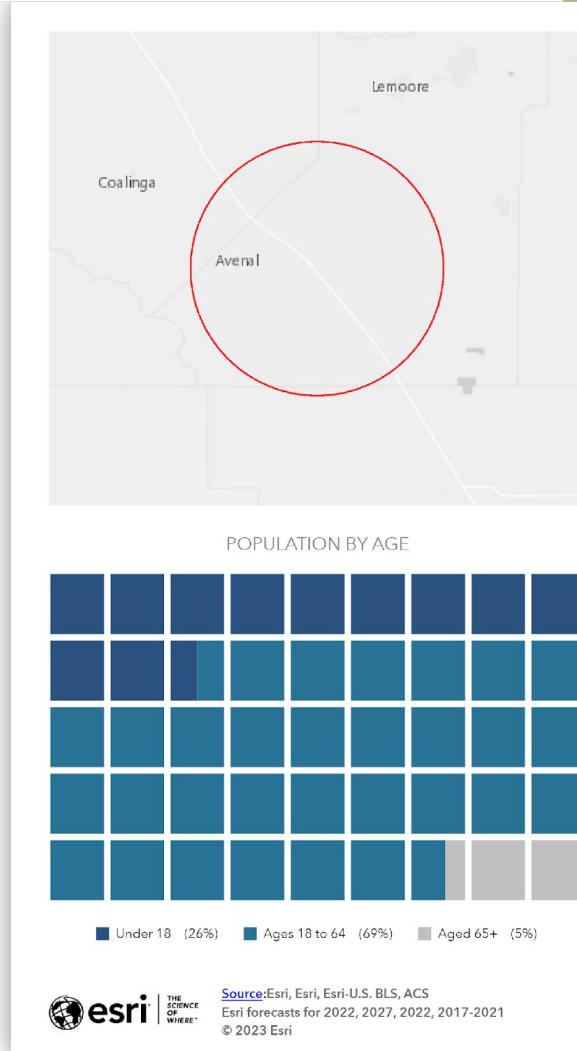


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INFOGRAPHIC: POPULATION TRENDS (RING: 15 MILE RADIUS)



POPULATION TRENDS AND KEY INDICATORS

15-mile ring

Cyril Place, Kettleman City, CA, 93239

15,496	3,006	3.72	30.0	\$50,350	\$210,062	33	111	67
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$6,570

Avg Spent on Mortgage & Basics



22.0%

Percent of Income for Mortgage

POPULATION BY GENERATION



1.2%

Greatest Gen:
Born 1945/Earlier



8.5%

Baby Boomer:
Born 1946 to 1964



18.3%

Generation X:
Born 1965 to 1980



35.5%

Millennial:
Born 1981 to 1998



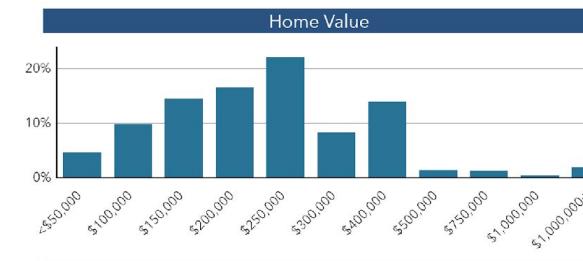
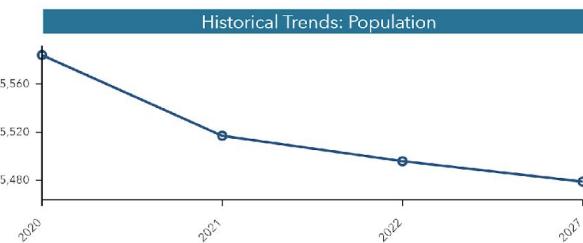
27.1%

Generation Z:
Born 1999 to 2016



9.4%

Alpha: Born
2017 to Present

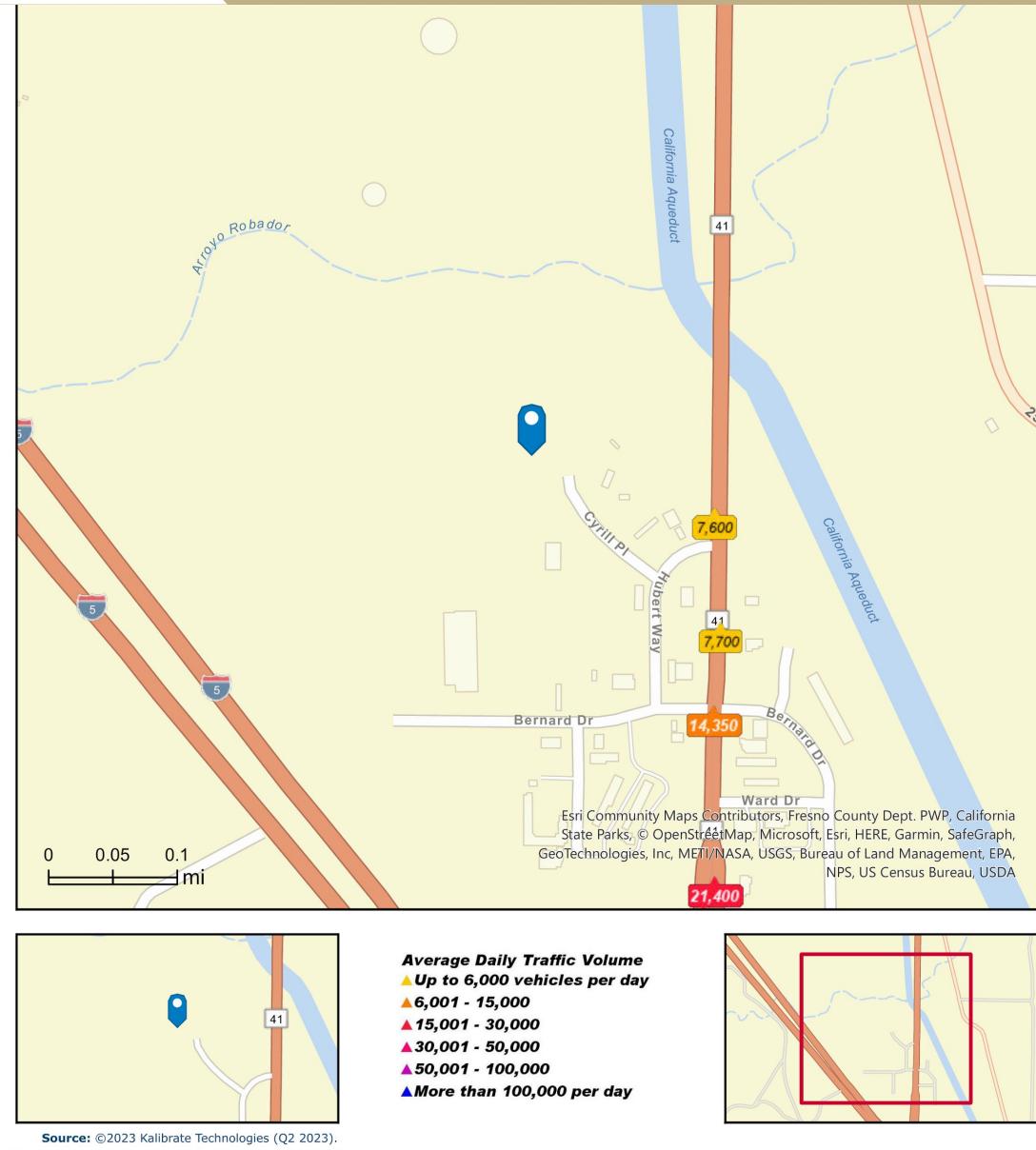


Kettleman City Development Site

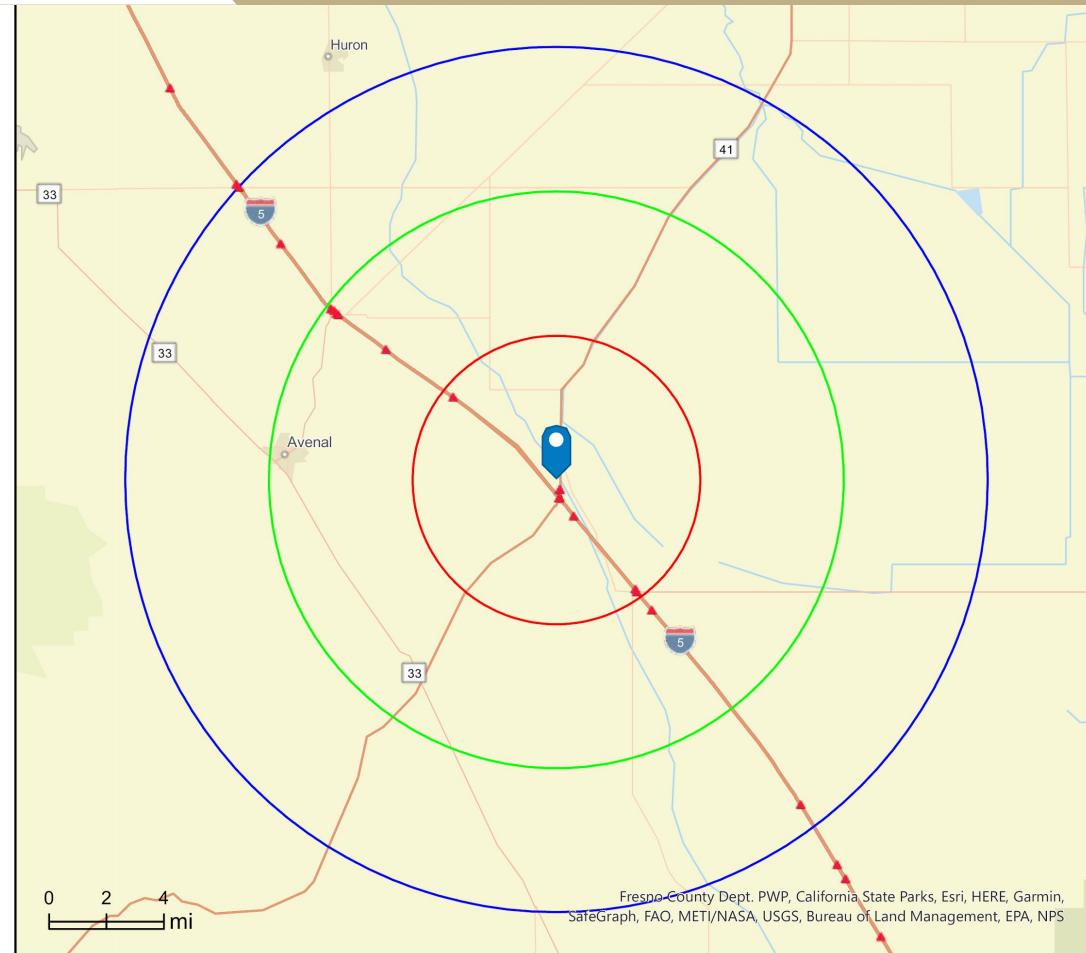
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TRAFFIC COUNT MAP - CLOSE-UP

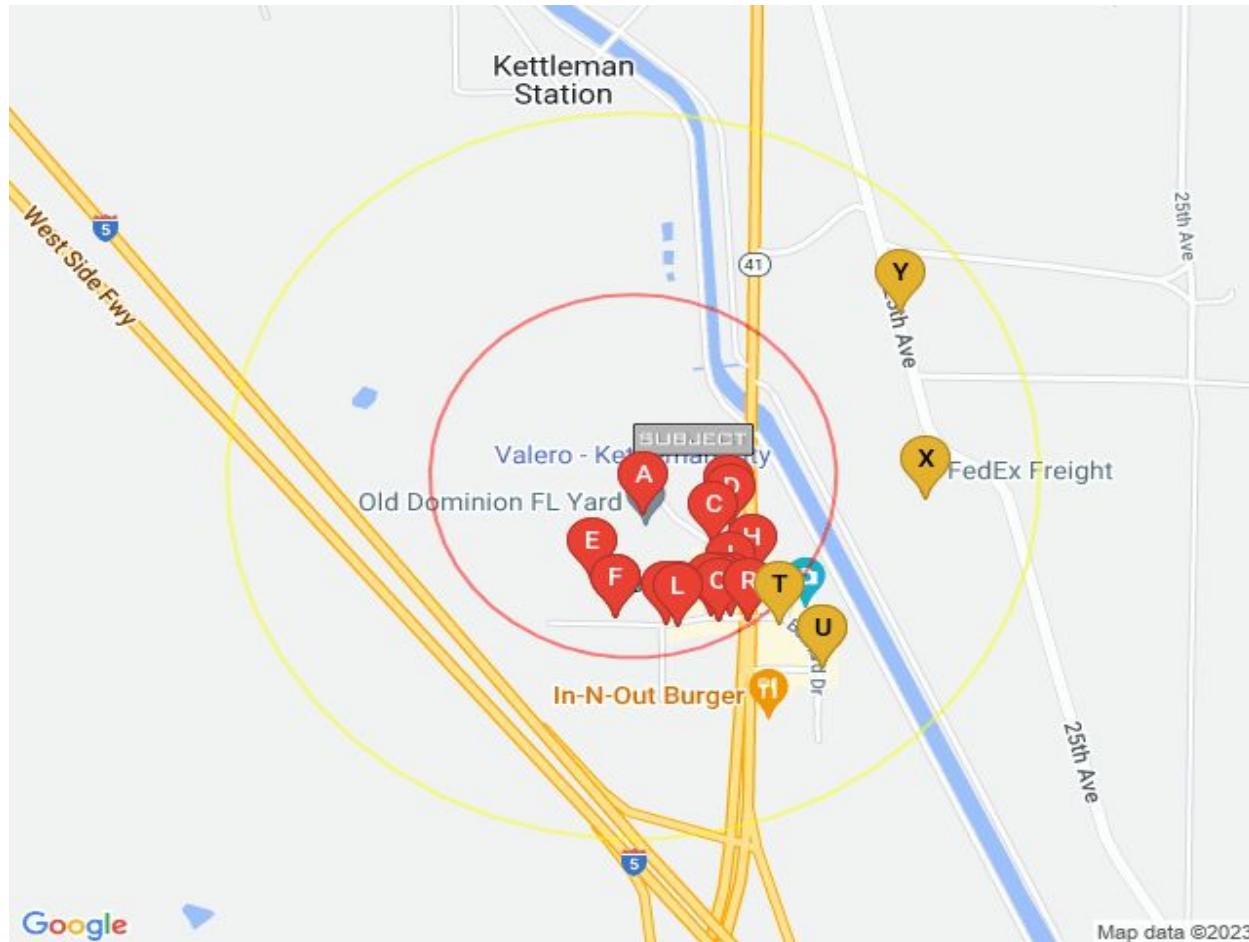


TRAFFIC COUNT - STUDY AREA (RINGS: 5, 10, 15 MILE RADIUS)



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day





KETTLEMAN CITY DEVELOPMENT SITE

Cyril Place, Kettleman City, CA 93239

LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject



ABF FREIGHT SYSTEM INC

Latest
Update:

Site Type: STATIONARY
County:
Country: USA

Address: 33210 CYRIL PLACE
Facility Detail Report: 110070095174

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	service center	DOUG	
STORM WATER INDUSTRIAL	NPDES	manager service center manager	MIIHALUS DOUG MIIHALUS	



BEACON TRUCK STOP

Latest
Update: 14-Oct-2015

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: 33190 HUBERT WAY
Facility Detail Report: 110066679552

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		JOSEPH G. WENZEL - KINGS COUNTY	
STATE MASTER	CA-ENVIROVIEW		TUCKERNA LORETTA KINGS COUNTY	
STATE MASTER	CA-ENVIROVIEW		JOHN WHITING CENTRAL NWCB REGION 5F	
STATE MASTER	CA-ENVIROVIEW		RECEPTIONISTNA REGION 5 REDDING CENTRAL VALLEY R	
STATE MASTER	CA-ENVIROVIEW		JOHN WHITING CENTRAL NWCB REGION 5F	

LOCATION RISK ANALYSIS



CARLS JR #193

Latest 01-Jun-2017
Update:

Site Type: STATIONARY
County: KINGS
Country: UNITED STATES

Address: 3300 HUBERT WAY
Facility Detail Report: 110038014608

Interest Type	Source	Contact Role	Contact Name	Phone
AIR EMISSIONS CLASSIFICATION	EIS			



VALERO CORNER STORE 3006

Latest 01-Jun-2017
Update:

Site Type: STATIONARY
County: KINGS
Country: UNITED STATES

Address: 33190 HUBERT WAY
Facility Detail Report: 110021295392

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-CERS	owner	CST CALIFORNIA STATIONS, INC.	18004414451
STATE MASTER	CA-CERS	environmental contact	SANDY HUFF	5595833298
STATE MASTER	CA-ENVIROVIEW		POWERSNA POWERS & KIRSCHENMAN N	661 663-7567
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO		SANDY HUFF	210-692-2521
STATE MASTER	CA-ENVIROVIEW		SANDY HUFF	559 583-3298

LOCATION RISK ANALYSIS

STATE MASTER	CA-CERS	operator	CST CALIFORNIA STATIONS, INC.	8004414451
STATE MASTER	CA-CERS	manager	MAUREEN AGUIRRE	5593337766
STATE MASTER	CA-CERS	area manager	MIKE MENDOZA	8053209184
STATE MASTER	CA-ENVIROVIEW		POWERSNA POWERS & KIRSCHENMAN N	661 663-7567
STATE MASTER	CA-CERS	area manager	SUZETTE MACIAS	5593627567
STATE MASTER	CA-CERS	owner	POWERS POWERS & KIRSCHENMAN N	6616637567



UPS KETTLEMAN CITY CAKET

Latest
Update:

Site Type:

STATIONARY

County:

Country:

USA

Address: 27706 BERNARD DRIVE

Facility Detail Report: 110070094084

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER INDUSTRIAL	NPDES	district environmental coordinator	RAMONA POWELL	
ICIS-NPDES NON-MAJOR	NPDES	district environmental coordinator	RAMONA POWELL	
ICIS-NPDES NON-MAJOR	NPDES	district environmental coordinator	JENNIFER TRIGOS	
STORM WATER INDUSTRIAL	NPDES	district environmental coordinator	JENNIFER TRIGOS	



UPS FREIGHT - KETTLEMAN CITY

Latest
Update:

Site Type:

STATIONARY

Address:

27706 BERNARD DR

County:

KINGS

Facility Detail Report: 110066330722

Country:

U.S.A.

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		MCMAHN DEVELOPMENT	858 350-0220
STATE MASTER	CA-ENVIROVIEW		JEANETTE HOPKINS	510 453-2090

LOCATION RISK ANALYSIS



UPS GROUND FREIGHT

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: UNITED STATES

Address: 27706 BERNARD DR
Facility Detail Report: 110061055708

Interest Type	Source	Contact Role	Contact Name	Phone
SQG	RCRAINFO	terminal mgr	OSBALDO MEJIA	559-445-9010



NEW CINGULAR WIRELESS PCS, LLC DBA AT&T

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: UNITED STATES

Address: 42791 HIGHWAY 41
Facility Detail Report: 110070521148

Interest Type	Source	Contact Role	Contact Name	Phone
AIR EMISSIONS CLASSIFICATION	EIS			



KETTLEMAN CITY 76

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: 27574 BERNARD DR
Facility Detail Report: 110066088343

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFOR		SAEED GHANBARI	559-275-7331
STATE MASTER	CA-ENVIROVIEW		JSTNA LLC	559 266-5055
STATE MASTER	CA-ENVIROVIEW		JSTNA LLC	559 266-5055
STATE MASTER	CA-ENVIROVIEW		SOHEILA DARCY	559 333-5003



WEST HILLS OIL, INC

Latest 01-Jun-2017
Update:

Site Type:
County:
Country:

STATIONARY
KINGS
UNITED STATES

Address: 27666 BERNARD AVE
Facility Detail Report: 110037961532

Interest Type	Source	Contact Role	Contact Name	Phone
AIR EMISSIONS CLASSIFICATION	EIS			



SAMS TEXACO

Latest 01-Jun-2017
Update:

Site Type:
County:
Country:

STATIONARY
KINGS
UNITED STATES

Address: 27627 BERNARD DR
Facility Detail Report: 110038086665

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
AIR EMISSIONS CLASSIFICATION	EIS			



MIDWAY AUTO REPAIR

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: 27627 BERNARD DR
Facility Detail Report: 110064913679

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		AMIR JALALI	510 306-0486
STATE MASTER	CA-ENVIROVIEW		SUKHVIR NAGRA	510 396-0392
STATE MASTER	CA-ENVIROVIEW		HARDEV S. NAGRA	510 396-0392
STATE MASTER	CA-ENVIROVIEW		HARDEV S. NAGRA	510 396-0392



WEST HILLS OIL, INC. - KETTLEMAN CITY CFN

Latest
Update: 14-Oct-2015

Site Type: STATIONARY
County: KINGS
Country:

Address: 23666 BERNARD DR
Facility Detail Report: 110055741416

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-CERS	manager	SCOTT CAIN	5599351687
STATE MASTER	CA-CERS	owner	WEST HILLS OIL, INC.	5599351687
STATE MASTER	CA-ENVIROVIEW		WEST HILLS OILNA INC	559 935-1687
STATE MASTER	CA-CERS	environmental contact	TONY	5599351687
STATE MASTER	CA-ENVIROVIEW		AVILA	
STATE MASTER	CA-CERS	owner	TONY	559 935-1687
STATE MASTER	CA-CERS	manager	TONY	5599351687
			AVILA	



CONOCOPHILLIPS COMPANY - 256000

Latest
Update:

01-Jun-2017

Site Type:
County:
Country:

STATIONARY
KINGS
UNITED STATES

Address: 27585 BERNARD DR
Facility Detail Report: 110021105212

Interest Type	Source	Contact Role	Contact Name	Phone
HAZARDOUS AIR POLLUTANT MAJOR	EIS			

LOCATION RISK ANALYSIS



UNOCAL #6000

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: 27585 BERNARD DR
Facility Detail Report: 110065891379

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		POMAVILLENA DAVID - KINGS COUNTY	
STATE MASTER	CA-ENVIROVIEW		JOHN WHITING CENTRAL NWCDB REGION 5F	



UNOCAL - KETTLEMAN CITY

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: 27585 BERNARD DRIVE
Facility Detail Report: 110065206574

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		JAN ALFSON - CENTRAL NWCDB REGION 5F	

LOCATION RISK ANALYSIS



CHASE INC - KETTLEMAN CITY EXXON

Latest Update: 01-Jun-2017

Site Type: STATIONARY
County: KINGS
Country: UNITED STATES

Address: 27574 BERNARD DR
Facility Detail Report: 110021290020

Interest Type	Source	Contact Role	Contact Name	Phone
HAZARDOUS AIR POLLUTANT MAJOR	EIS			



ARCO SS #2170

Latest Update:

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: BERNARD & HWY 41
Facility Detail Report: 110066642048

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER CA-ENVIROVIEW			JOHN WHITING CENTRAL RWQCB REGION 5F	
STATE MASTER CA-ENVIROVIEW			PHAN LE - COLORADO RIVER BASIN RWQCB REGION 7	7607768974



ARCO FAC #2170

Latest Update: 13-Oct-2015

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: BERNARD DR & HWY 41
Facility Detail Report: 110065111426

LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		JOHN WHITING CENTRAL RWQCB REGION 5F	
STATE MASTER	CA-ENVIROVIEW		RANDY JUDGE CENTRAL RWQCB REGION 5R	
STATE MASTER	CA-ENVIROVIEW		WEN YANG - LOS ANGELES RWQCB REGION 4	2136202253
STATE MASTER	CA-ENVIROVIEW		JOHN WHITING CENTRAL RWQCB REGION 5F	

Locations within 0.50 mile of Subject



KETTLEMAN CITY MOBIL INC

Latest Update: 01-Jun-2017

Site Type: STATIONARY
County: KINGS
Country: UNITED STATES

Address: 33300 BERNARD DR
Facility Detail Report: 110058365692

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		CHHUY CHAO	661 304-7747
STATE MASTER	CA-ENVIROVIEW		CHHUY CHAO	661 304-7747
STATE MASTER	CA-ENVIROVIEW		RICH ENVIRONMENTAL	661 392-8687

LOCATION RISK ANALYSIS



CHASE INC

Latest Update: 01-Jun-2017

Site Type: STATIONARY
County: KINGS
Country: UNITED STATES

Address: 25712 WARD DR
Facility Detail Report: 110021290226

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-CERS	operator	BAHNAM SHIRALIAN	5593071620
STATE MASTER	CA-CERS	environmental contact	SOHEILA DARCY	5593335003
STATE MASTER	CA-CERS	operator	BAHNAM SHIRALIAN	5593071620
STATE MASTER	CA-CERS	officer	SOHEILA DARCY	5593335003
STATE MASTER	CA-ENVIROVIEW		BAHNAM BOB SHIRALIAN	559 307-1620
STATE MASTER	CA-ENVIROVIEW		CHASE INC.	559 277-2828
STATE MASTER	CA-ENVIROVIEW		SOHELIA DARCY	559 333-5003
STATE MASTER	CA-CERS	manager	MAURICE DSOUSZA	5598178850

LOCATION RISK ANALYSIS



KETTLEMAN CITY SHELL

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: 25712 WARD DR.
Facility Detail Report: 110065698695

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		SAEED GHANBARI	559-275-7331
STATE MASTER	CA-ENVIROVIEW		KENNETH D. JONES -CENTRAL KINGS COUNTY REGION 5F	



CLEO RHYNES SHELL

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: 25712 WARD DR
Facility Detail Report: 110066681193

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW		TIM FILLMORE KINGS COUNTY	
STATE MASTER	CA-ENVIROVIEW		JOHN WHITING CENTRAL KINGS COUNTY REGION 5F	

LOCATION RISK ANALYSIS



PG&E HYDROSTATIC TEST T-285-13

Latest
Update:

Site Type: STATIONARY
County: KINGS
Country: U.S.A.

Address: 33104 25TH
Facility Detail Report: 110065377489

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-ENVIROVIEW			



SANDRIDGE PARTNERS

Latest
Update: 14-Oct-2015

Site Type: STATIONARY
County: KINGS
Country:

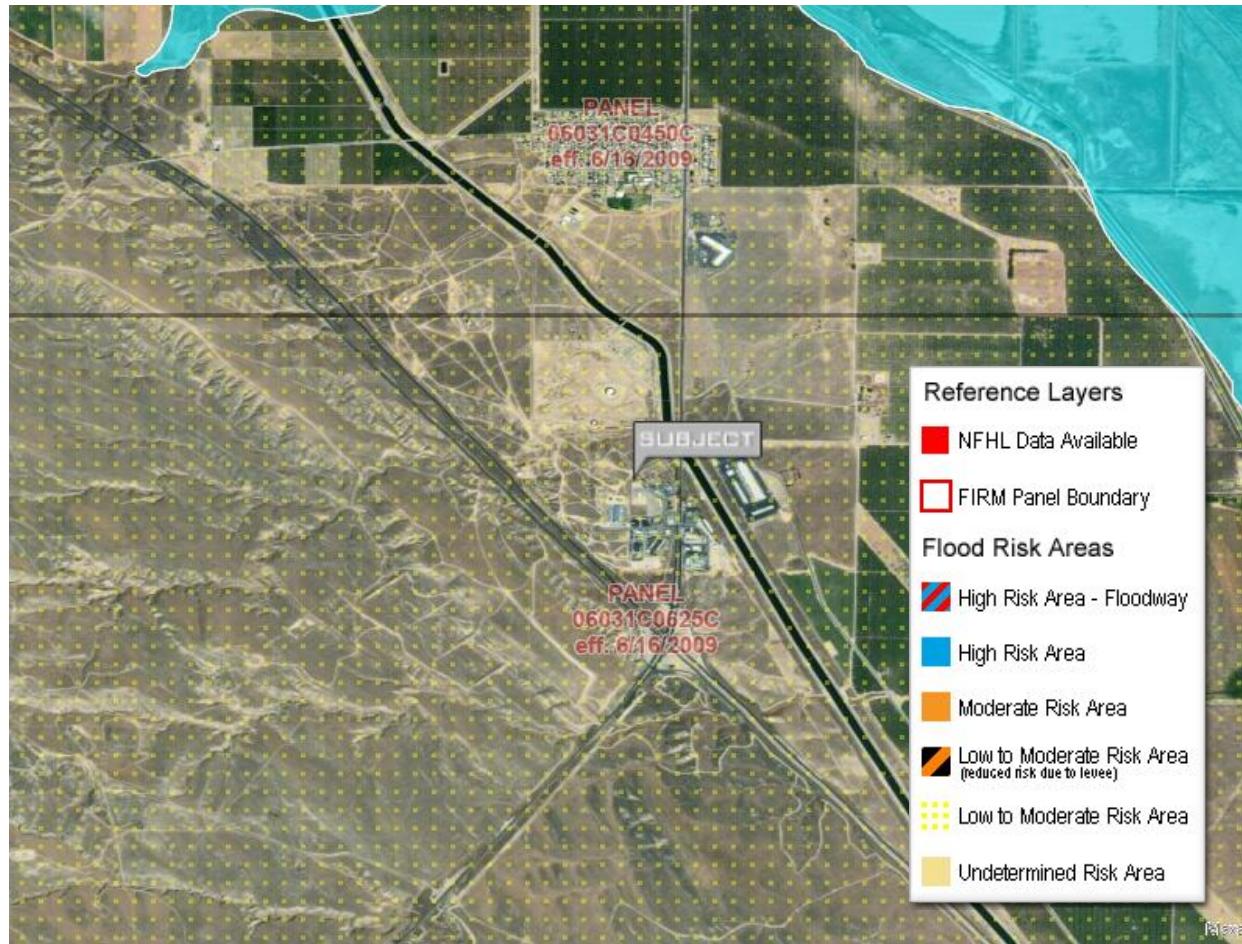
Address: 32663 25TH AVE
Facility Detail Report: 110059753654

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	CA-CERS	owner	SANDRIDGE PARTNERS	5599922200
STATE MASTER	CA-CERS	operator	KELLY HAIR	5596791025
STATE MASTER	CA-CERS	foreman	ERIC CASTRO	5593314154
STATE MASTER	CA-ENVIROVIEW		KELLY HAIR	559 679-1025
STATE MASTER	CA-CERS	environmental contact	KELLY HAIR	5596791025
STATE MASTER	CA-CERS	operator	KELLY HAIR	15596791025

LOCATION RISK ANALYSIS

FLOOD RISK ANALYSIS

FEMA MAP LAST UPDATED: 2022-08-12



KETTLEMAN CITY DEVELOPMENT SITE

Cyril Place , Kettleman City, CA 93239

Flood Hazard Designations

FEMA Map Last Updated:2022-08-12

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHAs are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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Desert Rock

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