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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.

5 Freeway

Subject Property
3 parcels 28.8 acre
Commercial

Tesla Super charge center



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 theses 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



PROPERTY PHOTOS



PROPERTY PHOTOS



KETTLEMAN CITY DEVELOPMENT SITE

Cyril Place, Kettleman City, CA 93239

TENTATIVE TRACT MAP

VESTING TENTATIVE TRACT MAP NO. 860 IN THE COUNTY OF KINGS STATE OF CALIFORNIA

BASIS OF BEARINGS

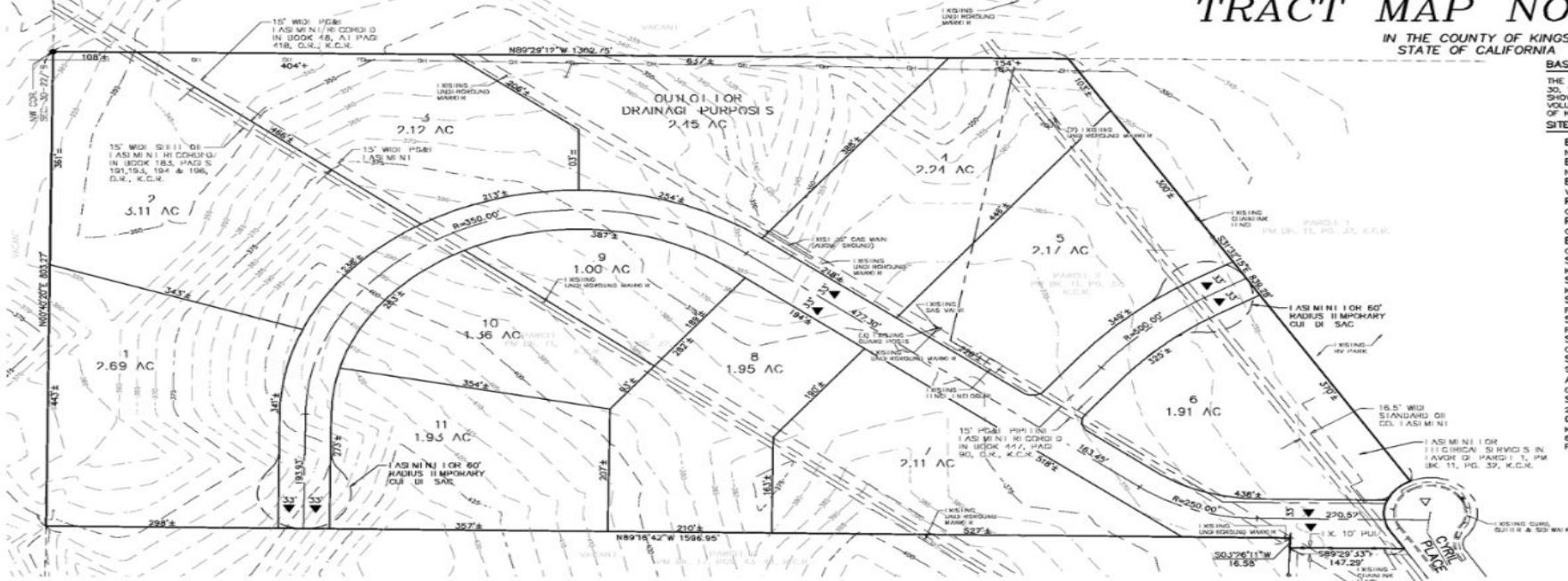
THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 30, T.22 S., R.19 E., M.D.B. & M. BEARS N00°40'20"E AS SHOWN ON MAP OF TRACT NO. 242, RECORDED IN VOLUME 7 AT PAGE 72 OF LICENSED SURVEYORS PLATS OF KINGS COUNTY RECORDS.

SITE INFORMATION

EXISTING TREES
NONE
EXISTING BUILDINGS
NONE
EXISTING USE
VACANT
PROPOSED ZONING
COMMERCIAL
EXISTING ZONING
C-H
SOURCE OF WATER
KETTLEMAN CITY COMMUNITY SERVICE DISTRICT
SOURCE OF SEWAGE DISPOSAL
KETTLEMAN CITY COMMUNITY SERVICE DISTRICT
SOURCE OF ELECTRICITY
PG&E
SOURCE OF GAS
PG&E
SOURCE OF CABLE T.V.
COMCAST
SOURCE OF TELEPHONE
SBC
ASSESSOR'S PARCEL NUMBER
042-150-62, 042-150-63
SITE AREA
28.74± AC.
OWNER
KETTLEMAN CITY COMMERCIAL, LLC
6011 N. FRESNO, STE. 130
FRESNO, CA 93710

BENCHMARK:

NATIONAL GEODETIC SURVEY BENCHMARK, STAINLESS STEEL ROD IN SLEEVE, STAMPED "G 1445 1989", 0.65 MILES SOUTHEASTERLY ALONG THE CALIFORNIA AQUEDUCT FROM THE MELHAM AVENUE IN KETTLEMAN CITY, 83.0 FEET EAST OF THE CENTERLINE OF STATE HIGHWAY 41, 44.3 FEET WEST OF CENTER OF THE EAST LEVEE ROAD, 4.0 FEET SOUTH OF A WITNESS POST AND FENCE AND LEVEL WITH THE LEVEE ROAD.
ELEV=321.89' NAVD 88



- LEGEND:**
- EXISTING PROPERTY LINE
 - - - EXISTING FENCE
 - - - EXISTING SECTION LINE
 - - - EXISTING TOP OF CURB & GUTTER LIP
 - - - PROPOSED PROPERTY LINE
 - PH FIRE HYDRANT
 - PP POWER POLE
 - WC WATER VALVE
 - 40± EXISTING GRADE
 - UGD UNDERGROUND
 - OG ORIGINAL GROUND
 - OE OVERHEAD ELECTRIC LINE
 - △ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES
 - ▼ TO BE OFFERED FOR PUBLIC STREET PURPOSES

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS PARCELS 2 AND 3 OF PARCEL MAPS, RECORDED IN BOOK 11 AT PAGE 32 OF PARCEL MAPS, KINGS COUNTY RECORDS.

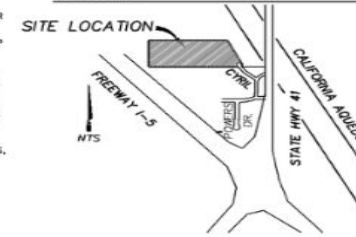
EXCEPTING THEREFROM AN UNDIVIDED 75% OF ALL MINERALS OF WHATEVER KINDS AND CHARACTER, INCLUDING, BUT NOT LIMITED TO, COAL, URANIUM ORES, OTHER REASONABLE MATERIALS, GEOTHERMAL STEAM AND FLUIDS, AND THE BY-PRODUCTS THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET BENEATH THE PRESENT SURFACE OF THE SUBJECT LAND, TOGETHER WITH AN AREA 200 FEET BY 200 FEET SQUARE, THE NORTH AND WEST BOUNDARIES OF WHICH ARE COMMON TO THE NORTH AND WEST BOUNDARIES OF THE LAND FIRST HEREIN ABOVE DESCRIBED, AND THE RIGHT OF ENTRY THEREON AT ALL TIMES FOR THE EXERCISE OF THOSE RIGHTS RETAINED BY GRANTOR, AS EXCEPTED AND RESERVED IN DEED DATED OCTOBER 1, 1981, EXECUTED BY ROGER N. SOUSA, TRUSTEE, JOE S. MONTEZ AND MELVIN E. WILLIAMSON TO NELSON E. MAJORS, SR. AND CAROL J. MAJORS, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3 INTEREST AND S. ARTHUR MAJORS AND JOYCE M. MAJORS, HUSBAND AND WIFE, AS JOINT TENANTS, AS TO AN UNDIVIDED 1/3 INTEREST, AND RECORDED NOVEMBER, 6 1981 IN BOOK 1215 PAGE 623 OF OFFICIAL RECORDS, AS DOCUMENT NO. 13582.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS, HYDROCARBONS AND OTHER MINERAL SUBSTANCES WHICH ARE OWNED BY THE GRANTOR HEREIN ABOVE MENTIONED AND SAID GRANTOR FURTHER RETAINS THE RIGHT OF EGRESS AND INGRESS OVER AND ACROSS SAID PROPERTY FOR THE PURPOSE OF EXPLORATION AND PRODUCTION OF SAID SUBSTANCES; PROVIDED, HOWEVER, THAT PRIOR TO EXERCISING THE RIGHT OF EGRESS OR INGRESS OVER AND ACROSS SAID PROPERTY, GRANTOR OR GRANTORS AGENTS SHALL GIVE 15 DAYS NOTICE PRIOR TO ENTERING THE PROPERTY FOR THE PURPOSE OF EXPLORATION AND PRODUCTION OF MINERAL SUBSTANCES AND GRANTORS AGENTS SHALL USE ALL REASONABLE EFFORTS IN THE EXERCISE OF EGRESS AND INGRESS OVER AND ACROSS SAID PROPERTY OF MINIMIZE THE DISTURBANCE WHICH WOULD RESULT TO OWNER. OWNER AND GRANTOR AGREE THAT OWNER SHALL BE ENTITLED TO REASONABLE COMPENSATION FOR LOSS OR INCONVENIENCE SUFFERED BY OWNER SHALL BE ENTITLED TO REASONABLE COMPENSATION FOR LOSS OR INCONVENIENCE SUFFERED BY OWNER AS A RESULT OF GRANTOR'S EXERCISE OF ITS MINERAL RIGHTS AS PERMITTED BY THIS PARAGRAPH, AS RESERVED BY MAJORS, WILCOX AND MAJOR, A GENERAL PARTNERSHIP, BY DEED RECORDED JANUARY 4, 1985 IN BOOK 1320 PAGE 995 AS DOCUMENT NO. 153.

NOTES

1. ALL INFRASTRUCTURE IMPROVEMENTS ARE CONSTRUCTED AND INCLUDE SANITARY SEWER, DOMESTIC CURBS, GUTTERS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC. UNLESS SHOWN OTHERWISE.
2. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES PROVIDED IN THE SUBDIVISION MAP ACT. 90% OF THE LOTS ARE ORIENTED ACCORDINGLY.
3. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC PURPOSES AND ALL ARE TO REMAIN (UNLESS OTHERWISE NOTED). THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION (EXCEPT IF SHOWN).
4. THERE ARE NO VISIBLE INDICATIONS OF WELLS, SEPTIC TANKS, LEACHING FIELDS, HOUSE BRANCH SEWER OR WATER LINES ON THE SUBJECT PROPERTY.

VICINITY MAP:

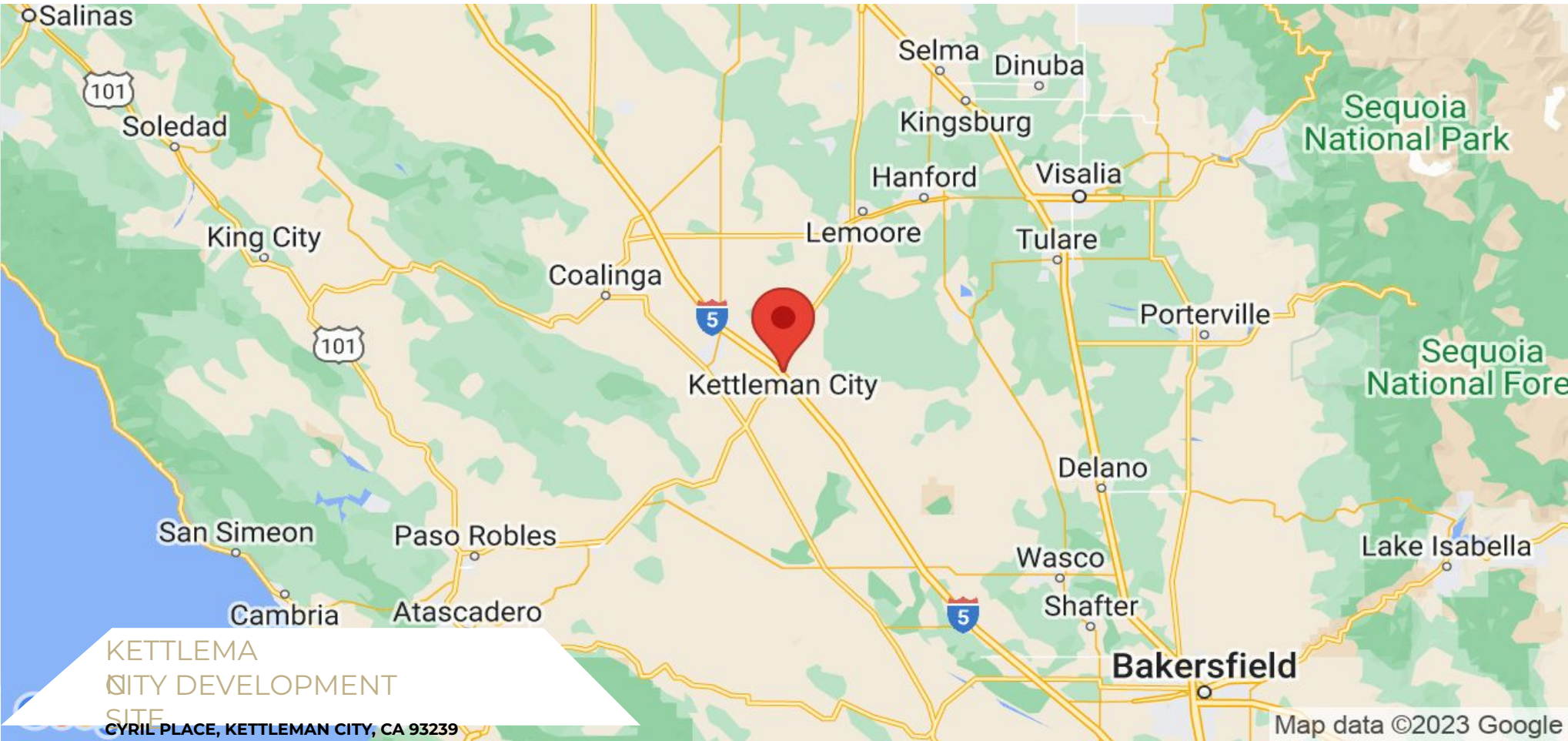


SCALE: 1" = 100'

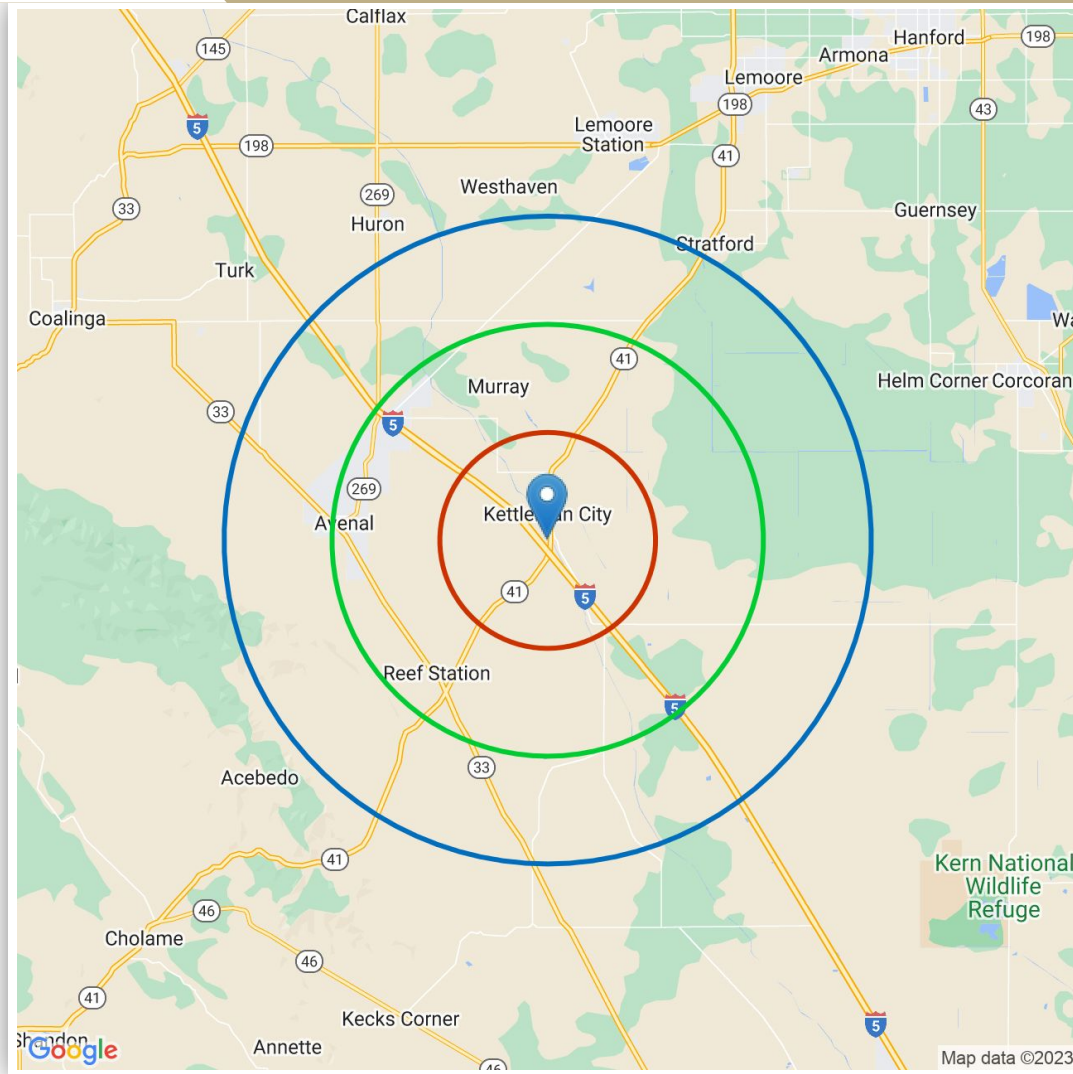
PREPARED BY:
YAMABE & HORN ENGINEERING, INC.
1300 EAST SHAW AVENUE, SUITE 176
FRESNO, CA 93710
PH. 509-244-3123 FAX 509-244-3120



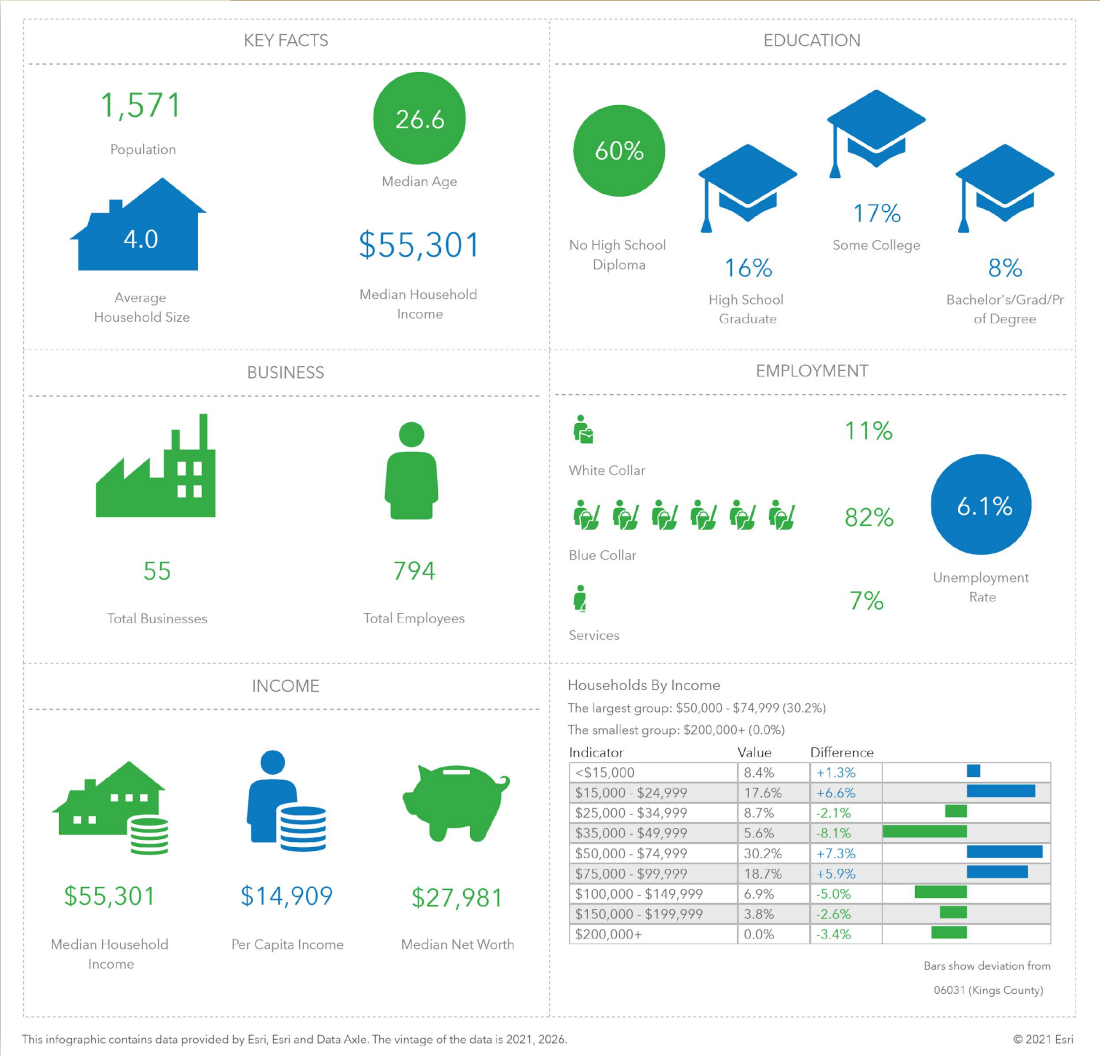
AREA LOCATION MAP



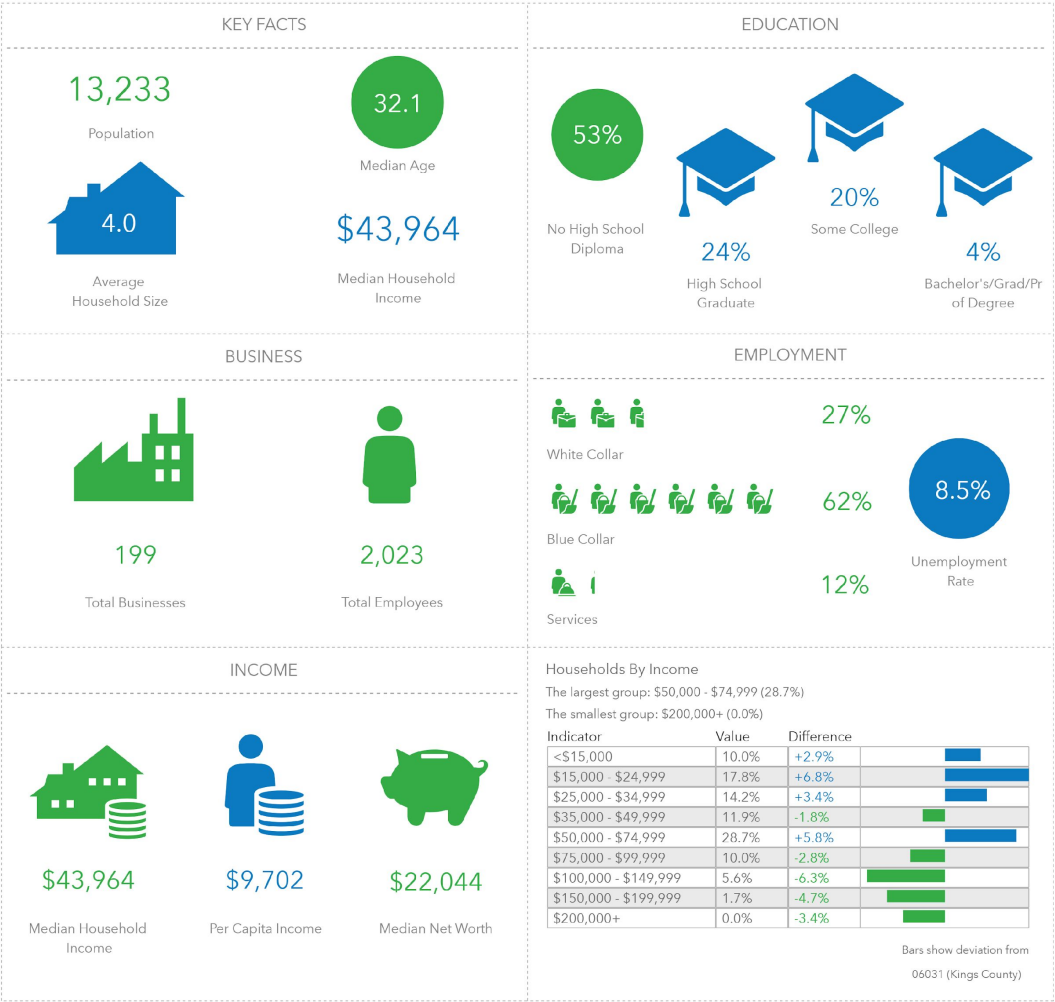
LOCATION/STUDY AREA MAP (RINGS: 5, 10, 15 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



INFOGRAPHIC: KEY FACTS (RING: 10 MILE RADIUS)

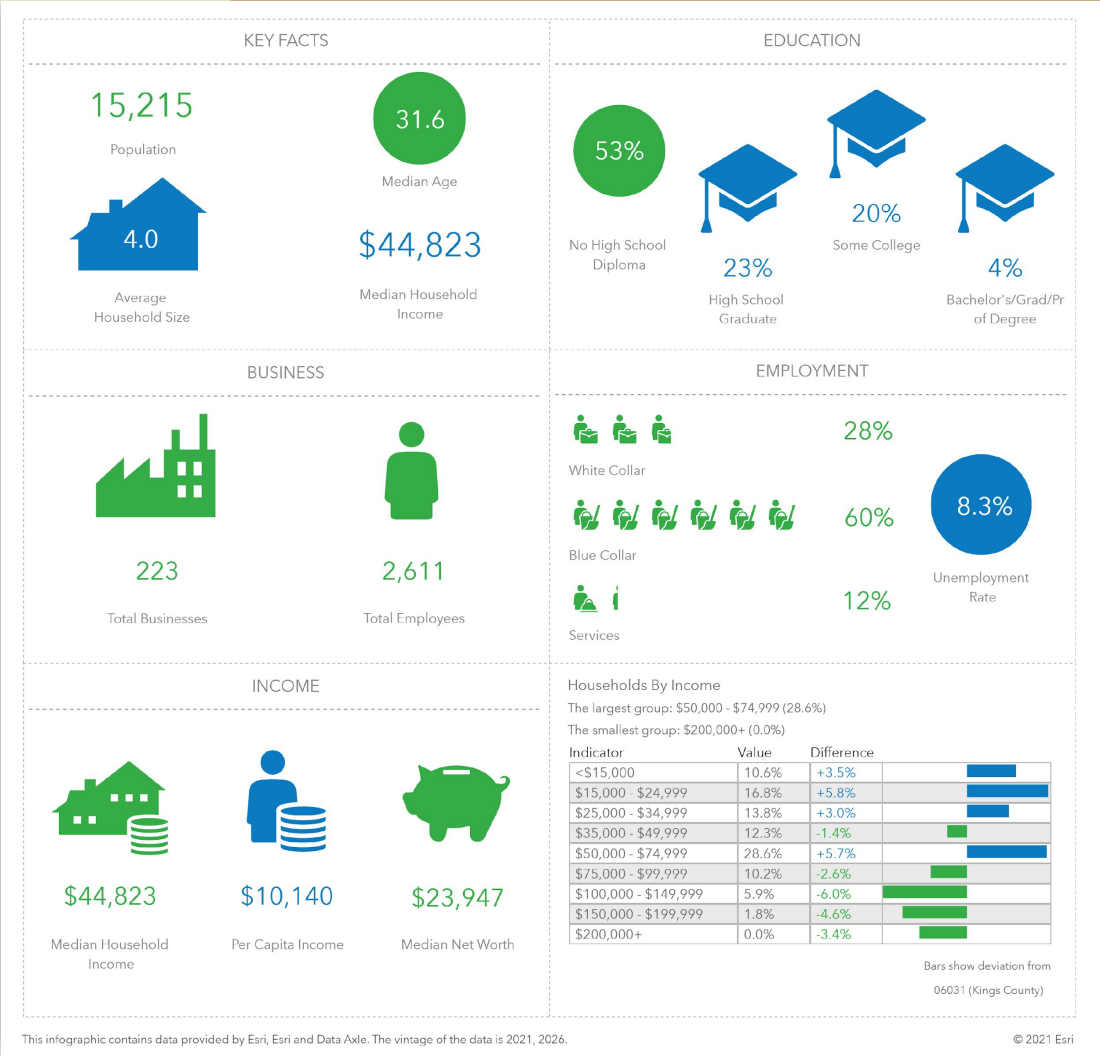


This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026. © 2021 Esri

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City Development Site
Cyril Place, Kettleman City, CA, 93239

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bentibiriani@gmail.co
m

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+



6.7%
Service Workers

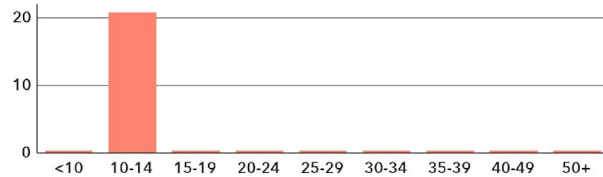


81.8%
Blue Collar Workers

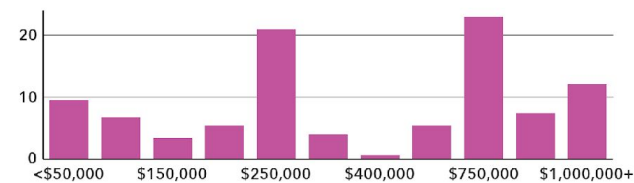


11.5%
White Collar Worker

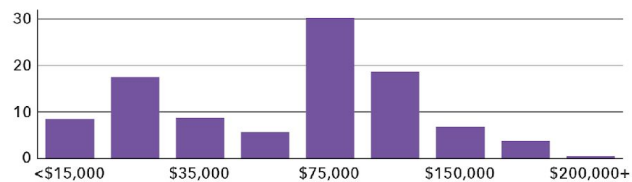
Mortgage as Percent of Salary



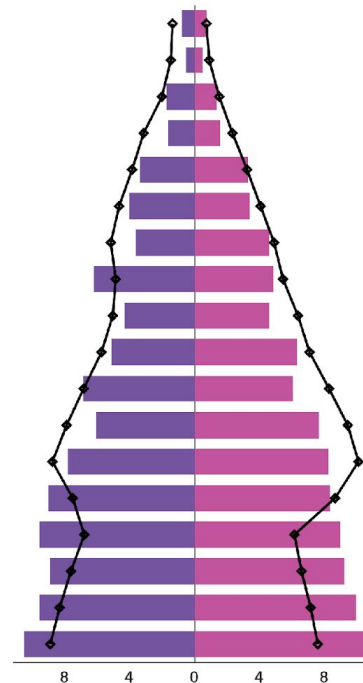
Home Value



Household Income

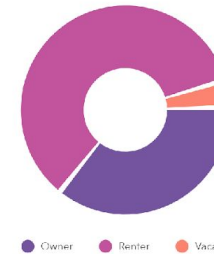


Age Profile: 5 Year Increments



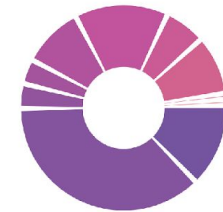
Dots show comparison to 06031 (Kings County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



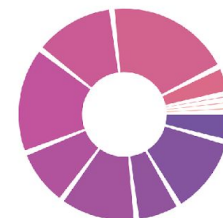
<1939 1940-49 1950-59
1960-69 1970-79 1980-89
1990-99 2000-09 2010-13
2014+

Educational Attainment



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

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, Fcst forecasts for 2021 and 2026

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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+



11.7%
Service Workers

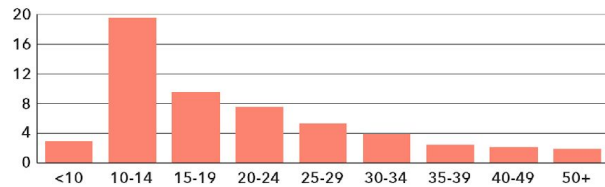


61.8%
Blue Collar Workers

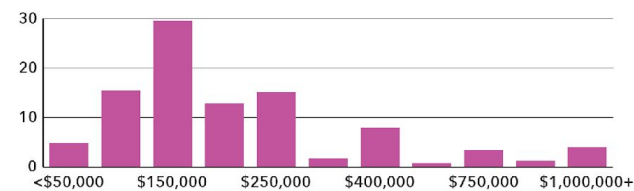


26.6%
White Collar Worker

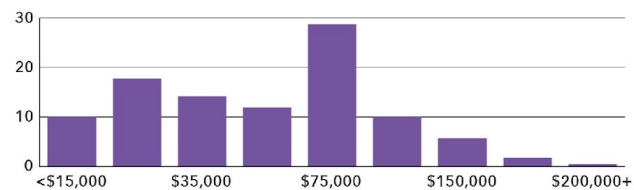
Mortgage as Percent of Salary



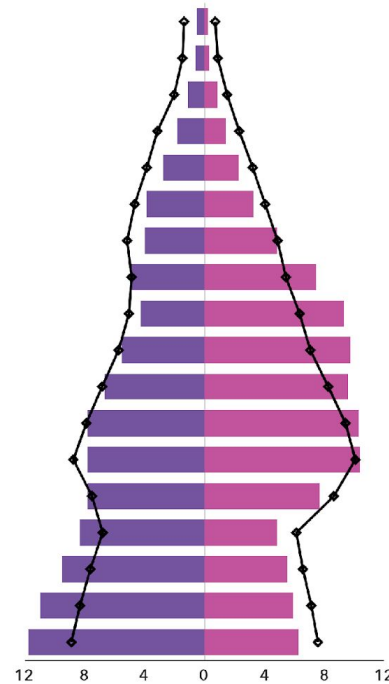
Home Value



Household Income

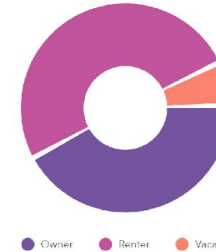


Age Profile: 5 Year Increments



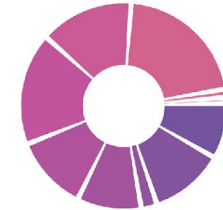
Dots show comparison to 06031 (Kings County)

Home Ownership



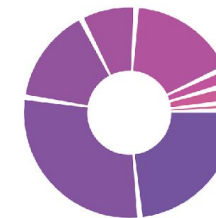
Owner Renter Vacant

Housing: Year Built



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

Educational Attainment



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

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, Fcst forecasts for 2021 and 2026

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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+



11.8%
Service Workers

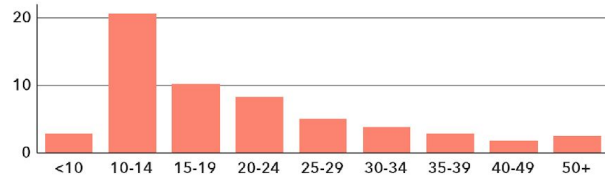


60.1%
Blue Collar Workers

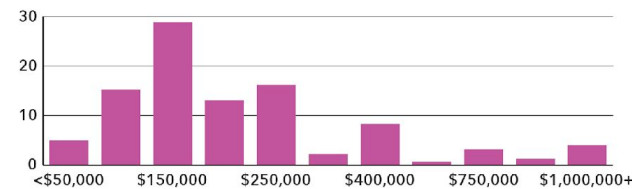


28.1%
White Collar Worker

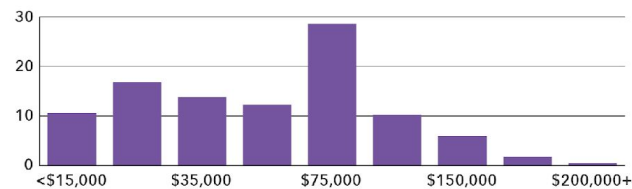
Mortgage as Percent of Salary



Home Value

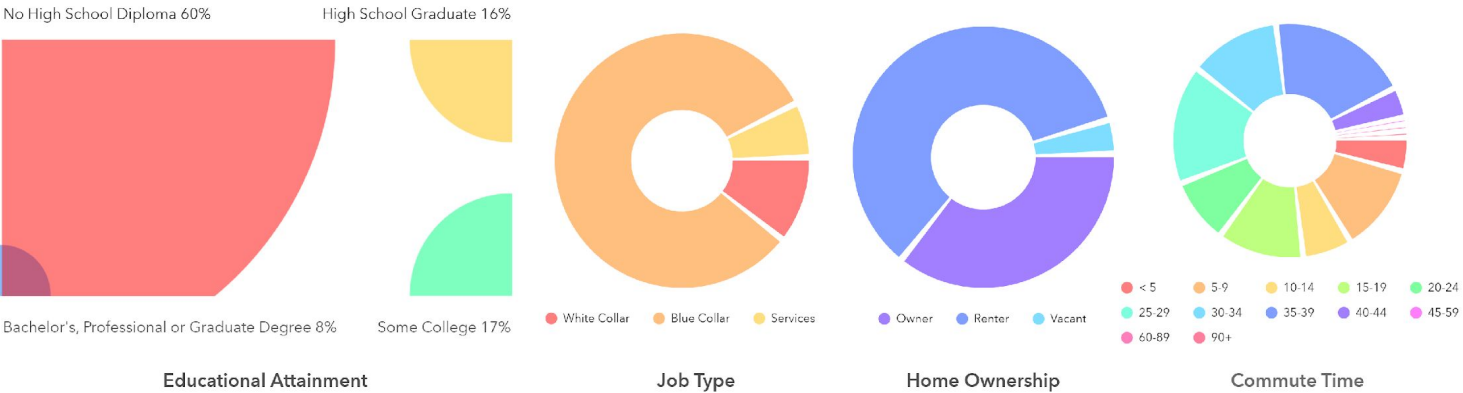
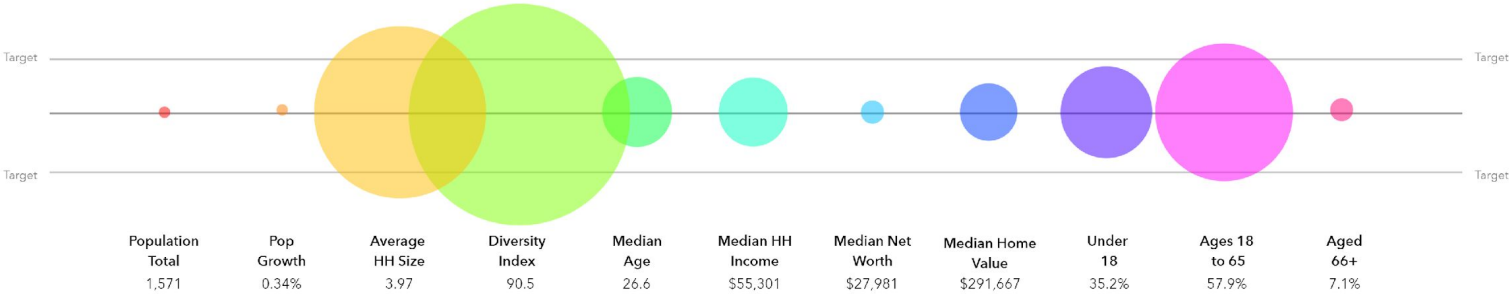


Household Income

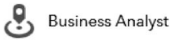


MARKET SUMMARY

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



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



Kettleman City Development Site

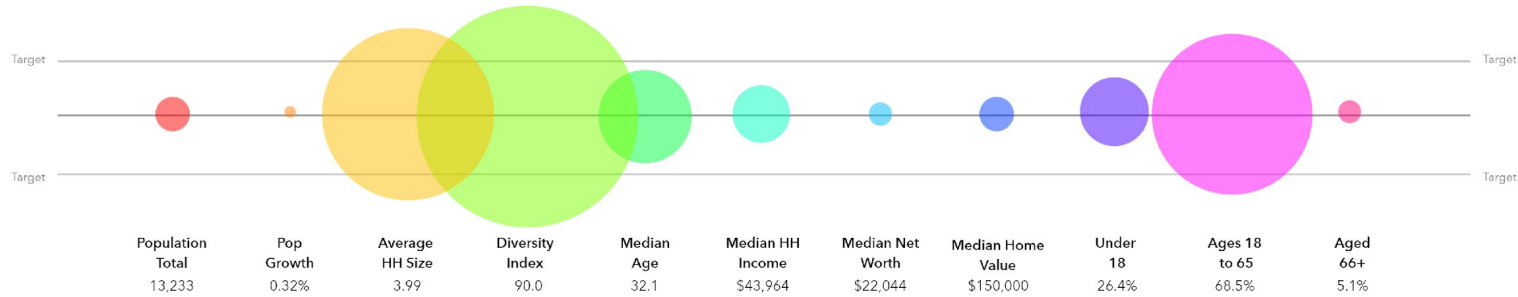
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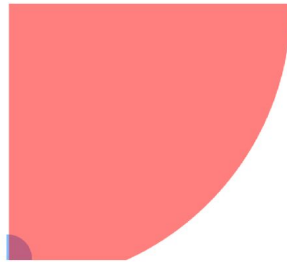
INFOGRAPHIC: PROPORTIONAL CIRCLES (RING: 10 MILE RADIUS)

MARKET SUMMARY

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



No High School Diploma 53%



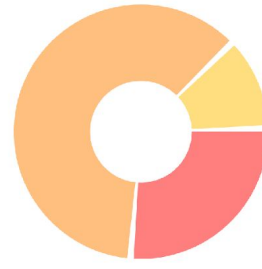
Bachelor's, Professional or Graduate Degree 4%

High School Graduate 24%



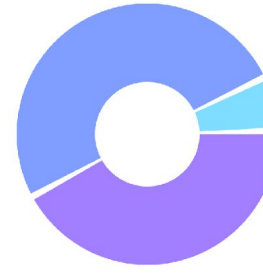
Some College 20%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

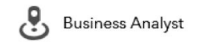


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



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



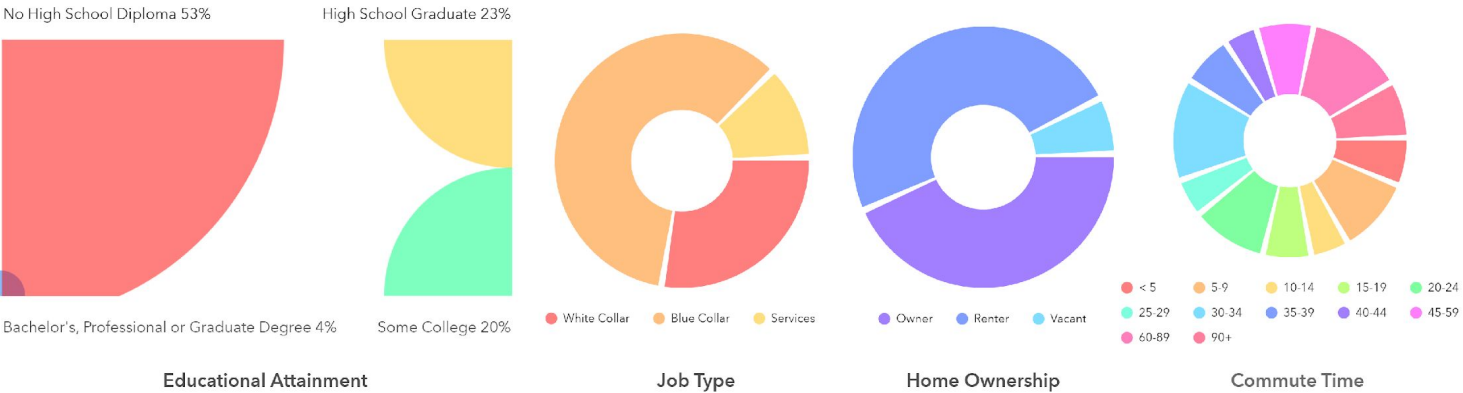
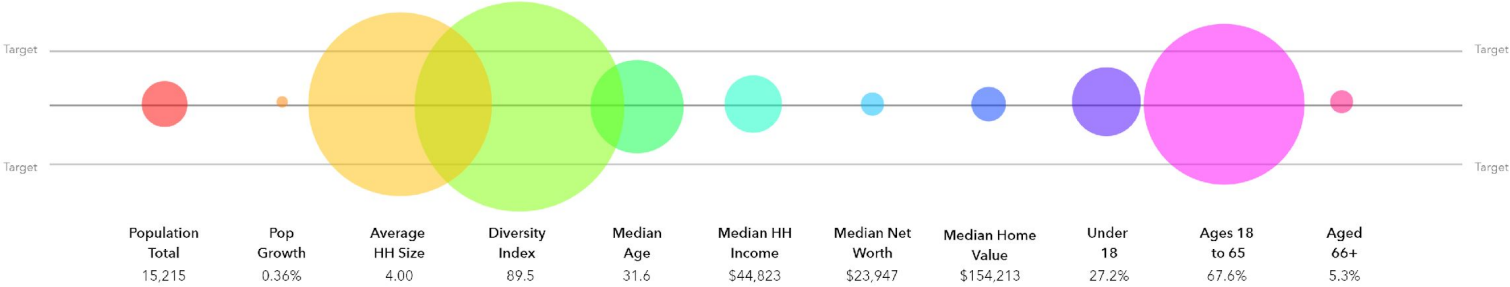
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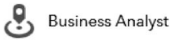
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MARKET SUMMARY

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



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



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



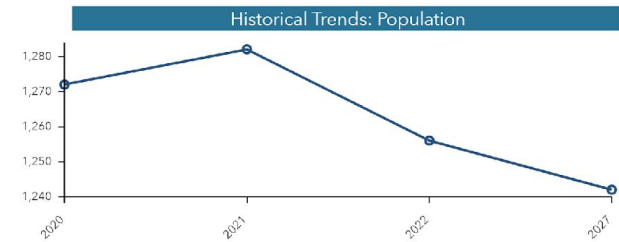
POPULATION TRENDS AND KEY INDICATORS

5-mile ring

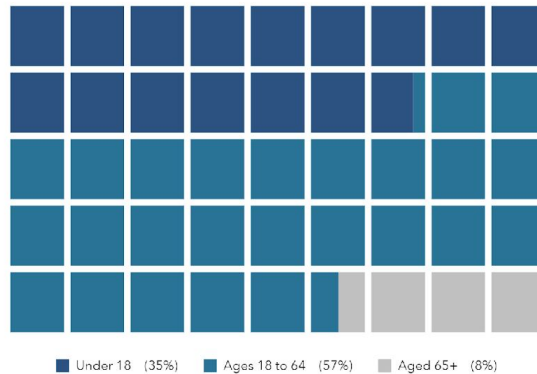
Cyril Place, Kettleman City, CA, 93239

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

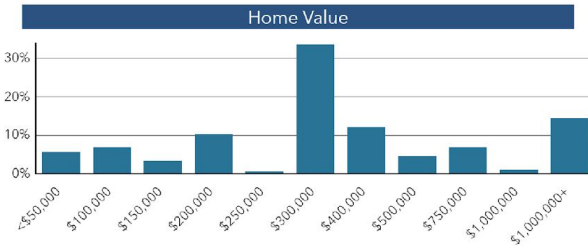
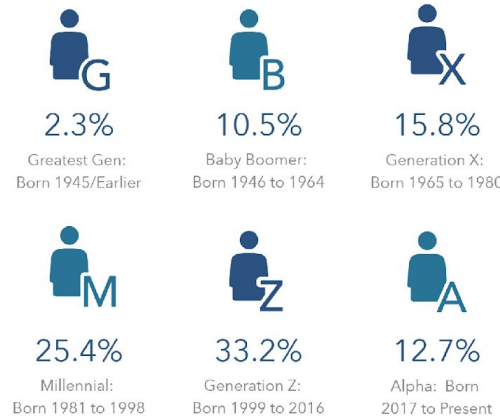
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



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

Kettleman City Development Site

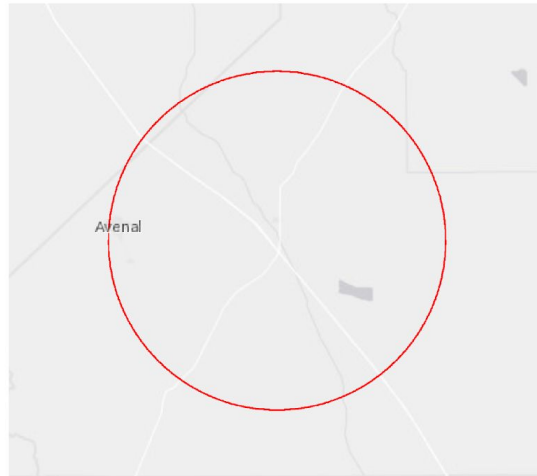
Cyril Place, Kettleman City, CA, 93239

Benjamin Kisliuk
CIN, DAIS, e-PRO
Century 21 Commercial Desert Rock
323-745-9450
License: 02036531
bentibiriani@gmail.com

POPULATION TRENDS AND KEY INDICATORS

10-mile ring

Cyril Place, Kettleman City, CA, 93239



13,760

Population

2,539

Households

3.72

Avg Size
Household

30.2

Median
Age

\$50,109

Median
Household Income

\$210,042

Median
Home Value

33

Wealth
Index

110

Housing
Affordability

68

Diversity
Index

MORTGAGE INDICATORS



\$6,485

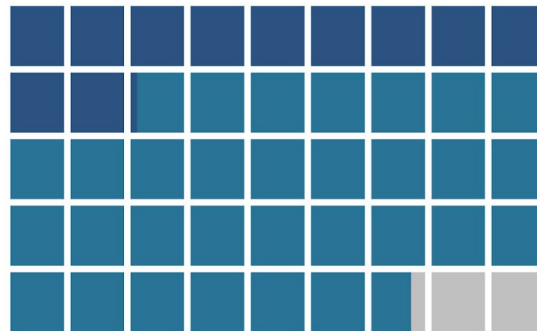
Avg Spent on Mortgage &
Basics



22.1%

Percent of Income for
Mortgage

POPULATION BY AGE



■ Under 18 (25%) ■ Ages 18 to 64 (70%) ■ Aged 65+ (5%)



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

POPULATION BY GENERATION



1.1%

Greatest Gen:
Born 1945/Earlier



8.1%

Baby Boomer:
Born 1946 to 1964



18.6%

Generation X:
Born 1965 to 1980



36.2%

Millennial:
Born 1981 to 1998



26.8%

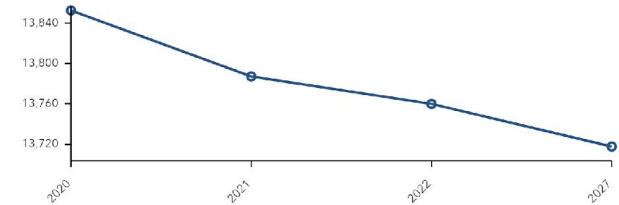
Generation Z:
Born 1999 to 2016



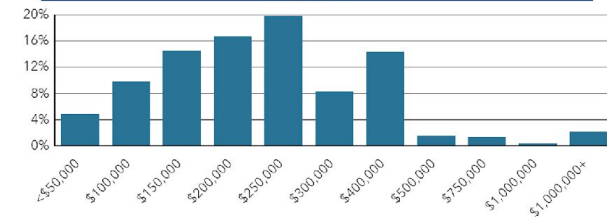
9.1%

Alpha: Born
2017 to Present

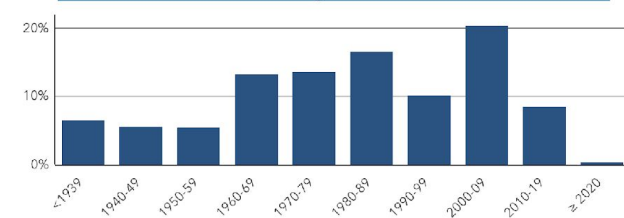
Historical Trends: Population



Home Value



Housing: Year Built



Kettleman City Development Site

Cyril Place, Kettleman City, CA, 93239

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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
Population

3,006
Households

3.72
Avg Size
Household

30.0
Median
Age

\$50,350
Median
Household Income

\$210,062
Median
Home Value

33
Wealth
Index

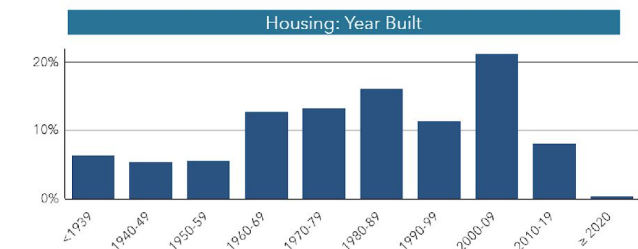
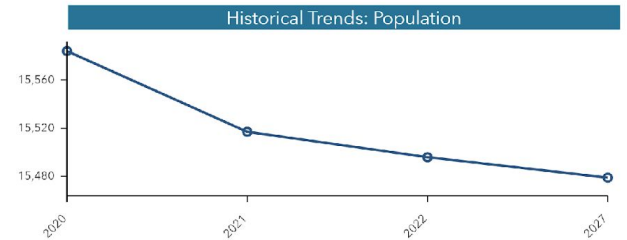
111
Housing
Affordability

67
Diversity
Index

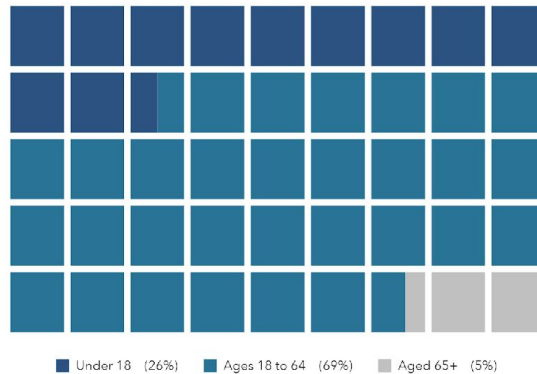
MORTGAGE INDICATORS


\$6,570
Avg Spent on Mortgage &
Basics


22.0%
Percent of Income for
Mortgage

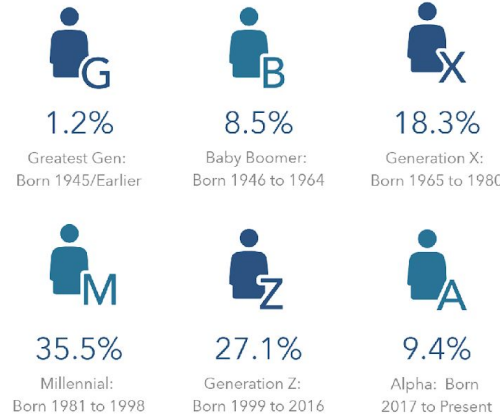


POPULATION BY AGE



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

POPULATION BY GENERATION

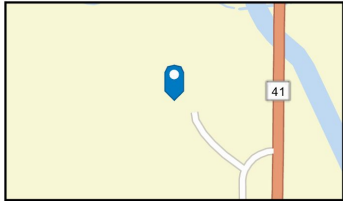


Kettleman City Development Site

Cyril Place, Kettleman City, CA, 93239

Benjamin Kisliuk
CIN, DAIS, e-PRO
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TRAFFIC COUNT MAP -
CLOSE-UP

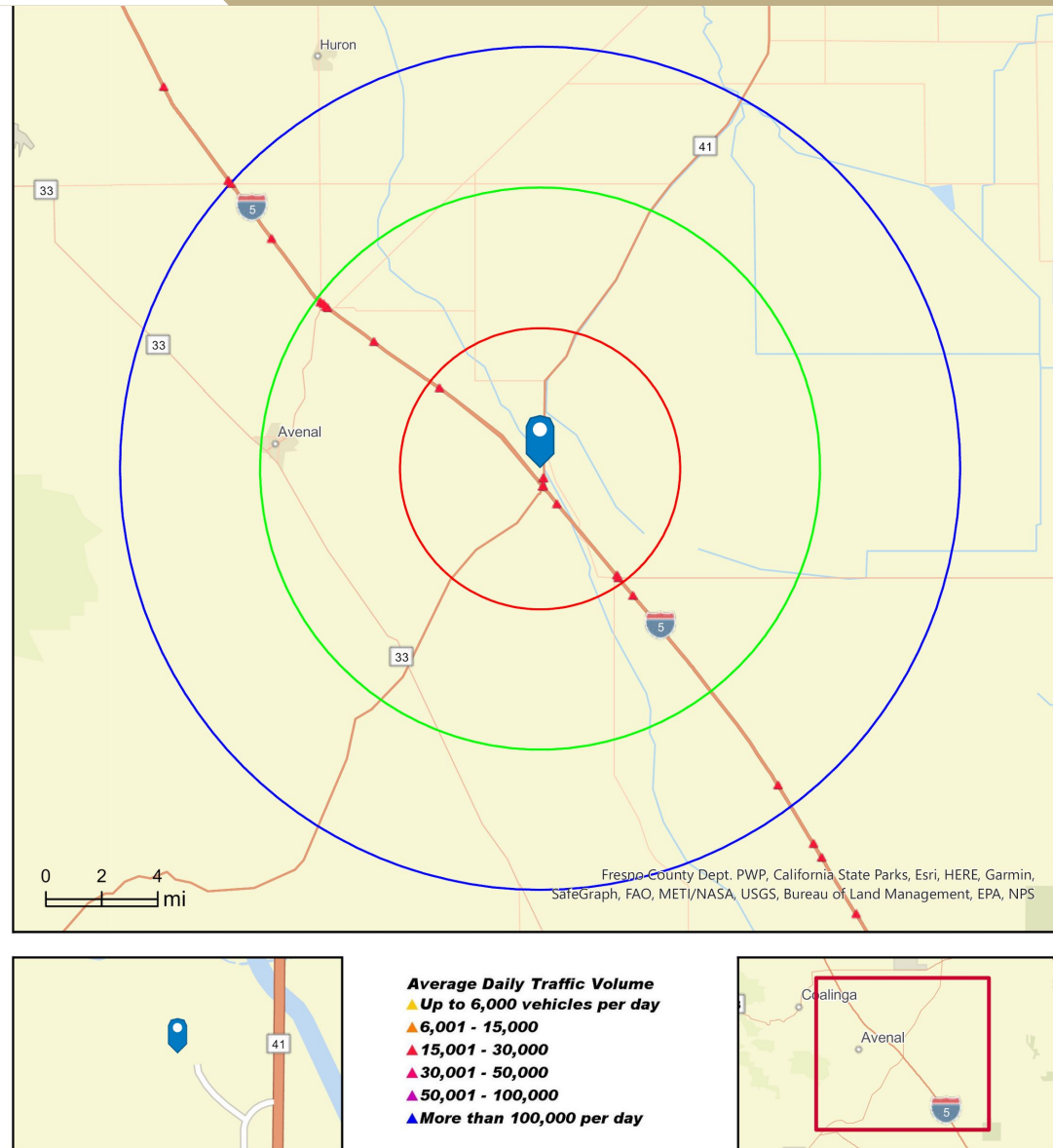


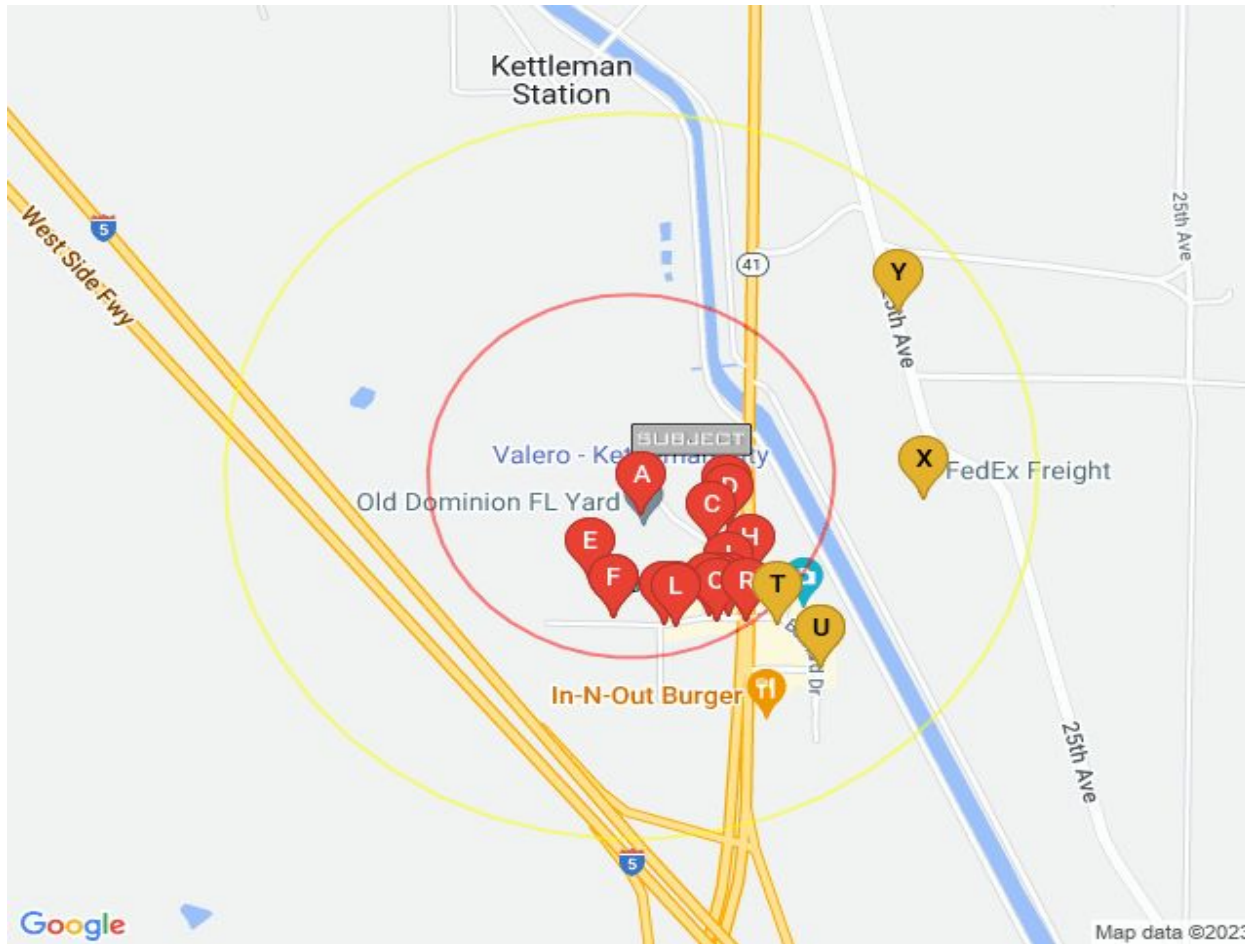
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

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





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 manager	DOUG MIHALUS	
STORM WATER INDUSTRIAL	NPDES	service center manager	DOUG MIHALUS	



BEACON TRUCK STOP

Latest

14-Oct-2015

Update:

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 LOKING COUNTY	
STATE MASTER	CA-ENVIROVIEW		JOHN WHITING CENTRAL VALLEY REGION 5F	
STATE MASTER	CA-ENVIROVIEW		RECEPTIONISTNA REGION 5 REDDING CENTRAL VALLEY R	
STATE MASTER	CA-ENVIROVIEW		JOHN WHITING CENTRAL VALLEY 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
County: KINGS
Country: U.S.A.

Address: 27706 BERNARD DR
Facility Detail Report:110066330722

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER CA-ENVIROVIEW	CA-ENVIROVIEW		MCMAHN DEVELOPMEN	858 350-0220
STATE MASTER CA-ENVIROVIEW	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	RCRAINFO		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 Update: 01-Jun-2017

Update:

Site Type: STATIONARY
County: KINGS
Country: 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 Update: 01-Jun-2017

Update:

Site Type: STATIONARY
County: KINGS
Country: 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

14-Oct-2015

Update:

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 AVILA	5599351687
STATE MASTER	CA-ENVIROVIEW		TONY AVILA	559 935-1687
STATE MASTER	CA-CERS	owner	WEST HILLS OIL, INC.	5599351687
STATE MASTER	CA-CERS	manager	TONY AVILA	5599351687



CONOCOPHILLIPS COMPANY - 256000

Latest Update: 01-Jun-2017

Site Type: STATIONARY Address: 27585 BERNARD DR
County: KINGS Facility Detail Report:110021105212
Country: UNITED STATES

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 RWQCB 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 RWQCB REGION 5F	

LOCATION RISK ANALYSIS



CHASE INC - KETTLEMAN CITY EXXON

Latest Update: 01-Jun-2017

Site Type: STATIONARY Address: 27574 BERNARD DR
County: KINGS Facility Detail Report:110021290020
Country: UNITED STATES

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



ARCO SS #2170

Latest Update:

Site Type: STATIONARY Address: BERNARD & HWY 41
County: KINGS Facility Detail Report:110066642048
Country: U.S.A.

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 Address: BERNARD DR & HWY 41
County: KINGS Facility Detail Report:110065111426
Country: U.S.A.

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 01-Jun-2017

Update:

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 01-Jun-2017

Update:

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 DSOUZA	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 RWQCB 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 RWQCB 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

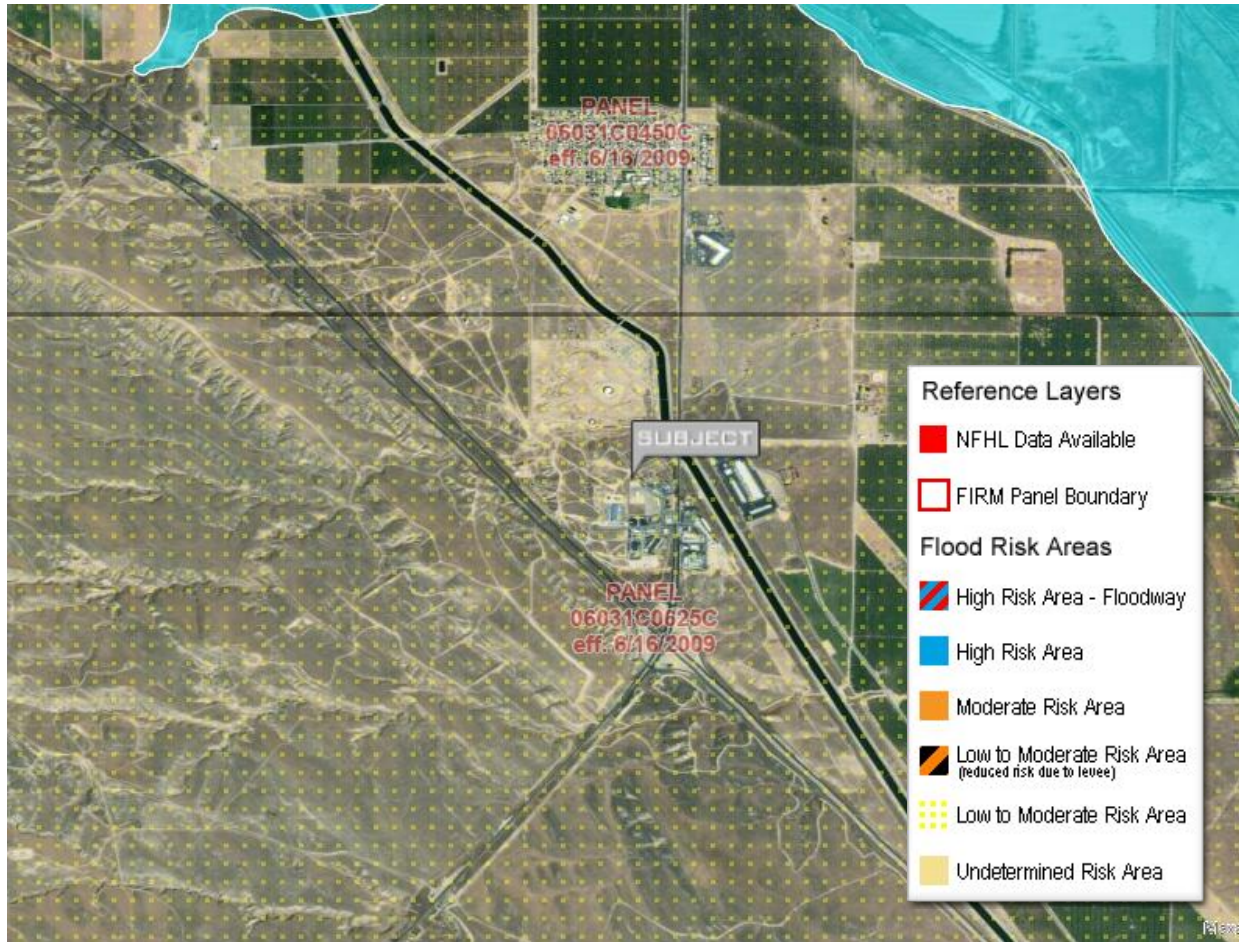
14-Oct-2015

Update:

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



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). SFHA 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.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

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**CENTURY 21
COMMERCIAL.**
Desert Rock



Fidel Carranza
Broker Associate
Century 21 Commercial Desert Rock



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DRE#01332931

**CENTURY 21
COMMERCIAL.**
Desert Rock



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CIN, DAIS, e-PRO
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DRE#02036531

CONTACT