



GEOTECHNICAL ENGINEERING • ENVIRONMENTAL ENGINEERING  
CONSTRUCTION TESTING & INSPECTION

March 29, 2023

KA Project No. 024-20002

Mr. Steven Doctor  
C&SD Construction, Inc.  
4895 Pacific Highway  
San Diego, California 92110  
csdoctor01@gmail.com

Re: Addendum I to Phase I Environmental Site Assessment 2022  
Vacant Property  
5512 and 5656 Knudsen Drive  
APN 365-020-30 and a Portion of 365-020-28  
Bakersfield, California 93308

Dear Mr. Doctor:

In accordance with your request, we are providing this Addendum to our Phase I Environmental Site Assessment for the above-referenced project site. Krazan and Associates, Inc. had previously conducted a Phase I Environmental Site Assessment dated April 13, 2022 (KA Project No. 012-22035). This addendum provides supplemental information regarding the Parcel acreage of planned site.

### **SITE DESCRIPTION**

The subject site is located east of Knudsen Drive and approximately 125 feet to the south of Olive Drive in the City of Bakersfield, Kern County, California. The subject site consists of an irregular-shaped parcel measuring approximately 7.60 acres Net and 10.05 acres Gross which is associated with Kern County Assessor's Parcel Number 365-020-30 ,a portion of 365-020-28, and easement to the Public in General and Easement to the City of Bakersfield. The subject site is currently vacant land which is associated with parcel addresses of 5512 and 5656 Knudsen Drive. The subject site was utilized for agricultural purposes from at least 1937 until at least 1973, with a small outbuilding apparently associated with a northern adjacent rural residence present in the northwestern portion of the subject site during this time interval. The subject site appears to have been uncultivated vacant land from at least 1984 until the present.

<b>Subject Site Information Summary</b>	
Current Owner:	Lundy Family Trust (365-020-28) Carosella Trust (365-020-30)
Assessor's Parcel Numbers:	365-020-30 and a portion of 365-020-28
Address:	5512 and 5656 Knudsen Drive Bakersfield, California 93308
Historical Address:	None Identified
General Location:	East of Knudsen Drive and approximately 125 feet to the south of Olive Drive

<b>Subject Site Information Summary (continued)</b>	
Acreage:	7.60 acres (Net) / 10.05 acres (Gross)
Existing Use:	Vacant land
Number of Buildings:	None
Original Construction Date:	N/A
Proposed Use:	Commercial – Medical Facility
Topographic Map:	U.S. Geological Survey, 7.5-minute Oildale, California topographic quadrangle map, dated 1954
Topographic Map Location:	Northwestern quarter of Section 14 and Northeastern Quarter of Section 15, Township 29 South, Range 27E, San Bernardino Baseline and Meridian
Latitude/Longitude:	35.410605° / -119.057633°
Topography:	Relatively flat, approximately 430 feet above mean sea level
Approximate Depth to Groundwater:	90 to 110 feet below ground surface (bgs), State of California Regional Water Quality Control Board (RWQCB), Geotracker Database, environmental investigation/remediation site located adjacent to the north of the subject site (1990 data)
Regional Groundwater Flow Direction:	North-northwest, RWQCB, Geotracker Database, environmental investigation/remediation site located adjacent to the north of the subject site (1990 data)

The findings and limitations provided in our Phase I Environmental Site Assessment report dated April 13, 2022 apply to this letter.

If you have any questions, or if we may be of further assistance, please do not hesitate to contact our office at (559) 348-2200.

Respectfully submitted,  
KRAZAN & ASSOCIATES, INC.



*Remington Alexander*

Remington Alexander  
Environmental Manager  
P.E. No. 93713

RRA/mlt