

**AGRICULTURAL PRESERVE ESTABLISHMENT (APE) NO. 220001  
CAPTAC REPORT - APRIL 18, 2024**

Applicant's Name: Fondomonte California (Hayday 1) Supervisorial District: 4  
Applicant's Address: 250 N. Litchfield Rd., Suite 101, Goodyear, AZ 85338  
CAPTAC Date: 4/18/24

**1. Planning Department**

- A. Type of Application:  X  Establishment  X  Enlargement
- B. Site
  - 1) Acreage: 119.23 (4 parcels)
  - 2) Existing Land Use: agricultural uses (alfalfa)
  - 3) Zoning: 866021004 and 866022001 are zoned A-1-2½ and A-2-10, and 866022003, 866260001 are zoned A-2-10
  - 4) Gen. Plan Land Use: Agriculture (AG)
  - 5) Cities w/in 1 mile: City of Blythe - approximately 1/4 mile
  - 6) General Location: northerly of 16<sup>th</sup> Avenue, south of West 14<sup>th</sup> Avenue, east of Stephenson Boulevard, westerly of South Neighbours Boulevard (CA-78)
  - 7) Site APN/Leg. Desc. 866021004, 866022001, 866022003, 866260001

**2. Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- B. Number and type of livestock: \_\_\_\_\_

**3. Cooperative Extension**

- A. Suitable commercial agricultural uses: \_\_\_\_\_
- B. Availability of irrigation water: \_\_\_\_\_
- C. Nuisance effects: \_\_\_\_\_

**4. Natural Resource Conservation Service**

- A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)

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B. Comparison of soil acreage (estimated):

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C. Has a Soils Conservation Plan been prepared for this property? \_\_\_\_\_

D. Soils problems: \_\_\_\_\_

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5. **Assessor**

A. Last annual assessed valuation: \_\_\_\_\_

B. Estimated annual assessed valuation: \_\_\_\_\_

C. Estimated differential: \_\_\_\_\_

D. Penalty fee (if applicable): \_\_\_\_\_

E. Assessor's parcel numbers, acreage and owner's names:

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6. **County Counsel**

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7. **Committee recommendation on application:**      \_\_\_ Approval      \_\_\_ Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed enlargement an agricultural preserve and request to enter into a land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the **Land Conservation Act of 1965** ("Williamson Act") and **Riverside County Resolution No. 84-526**, "The Rules and Regulations Governing Agricultural Preserves in Riverside County" as amended ("Riverside County AG Preserve Rules and Regs").

Based on a complete evaluation of the Request, CAPTAC was able to make the nine necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approve** the Request under Agricultural Preserve Enlargement No. 230001 (APE230001). CAPTAC affirmed this determination with a \_\_\_\_ vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

- I. **Present zoning of lands proposed to be included in the preserve and surrounding land.**  
A-1-10 (Light Agriculture-10 Acre Minimum). The A-1-10 Zone is including in included in the list of "agricultural zones" in Ordinance 348. Surrounding zoning is A-1-10 the west, A-1-2 1/2 and A-2-10 to the north and east, and A-2-10 to the south. Therefore, the lands are eligible to be in an agricultural preserve based on the zoning.
- II. **Present land use of land proposed to be included in the preserve and surrounding properties.**  
The present land use of the land proposed to be included in the preserve is an agricultural use, predominantly alfalfa crops. The surrounding area is agricultural.
- III. **Whether or not the land proposed to be included in the preserve is presently employed in an agricultural use and, if so, the agricultural commodities grown thereon.**  
The land proposed to be included in the preserve is currently being used for agricultural purposes as it is planted with alfalfa crops.
- IV. **The agricultural commodities that may be grown on the property proposed to be included in the preserve taking into consideration the said type, water availability and other conditions that may affect the growing of crops.**  
The agricultural commodities that may be grown on the property proposed to be included in the preserve include alfalfa.
- V. **Whether or not the existing or proposed agricultural use of the land constitutes or could constitute a nuisance, public or private, to the surrounding lands.**  
The existing and proposed agricultural uses of the land do not constitute a private

nuisance to the surrounding lands. Surrounding uses are also agricultural lands.

- VI. **The current assessed valuation and the estimated reduction in assessed valuation if the real property proposed to be included in the preserve enters into a land conservation contract.**

(This information will be added based on information received at the CAPTAC meeting.)

- VII. **A list of cities that are within one mile of the proposed boundaries of the preserve, and any comments expressed by such a city on the application.**

The nearest city is the City of Blythe, which is approximately a quarter mile to the north.

- VIII. **The existence of any historic or scenic value to the lands proposed to be included in the preserve.**

There is no known historic or scenic value of the lands proposed to be included in the preserve. These lands are currently, and have been in the past, used for agriculture.

- IX. **The acreages of each landowner included in the application and total acreage.**

The landowner of all 4 parcels is Fondomonte California, Inc., and the total acreage is 119.23 acres.



*Charissa Leach, P.E.  
Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM

### AGRICULTURAL PRESERVE PROPOSAL:

CHECK ONE AS APPROPRIATE (*then click on the hyperlink to access the specific Ag. Preserve Plan*):

<a href="#">Establishment or Enlargement of an Agricultural Preserve</a>	<a href="#">Notice of Non-Renewal within an Agricultural Preserve</a>
<a href="#">Entry into a Land Conservation Contract within an Agricultural Preserve</a>	<a href="#">Disestablishment or Diminishment of an Agricultural Preserve</a>

This Supplemental Information form contains information and requires responses, as well as additional materials and documents depending on which of the four types of Agricultural Preserve applications are being applied for. Please only complete and submit the applicable Section, together with the listed materials and documents.

**AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM**  
**Establishment or Enlargement of an Agricultural Preserve**

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**ESTABLISHMENT OR ENLARGEMENT OF AN AGRICULTURAL PRESERVE INFORMATION:**

CHECK ONE AS APPROPRIATE:

Establishment (Minimum 100 contiguous acres)

Enlargement (Minimum 10 contiguous acres adjacent to existing agricultural preserve).

**ESTABLISHMENT OR ENLARGEMENT OF AN AGRICULTURAL PRESERVE DESCRIPTION:**

Please provide a brief, but concise, description of the proposal to Establish or Enlarge an Agricultural Preserve.

1. Provide a completed "Petition for Establishment or Enlargement of an Agricultural Preserve", below, for each separate ownership of land involved in this application. (A husband and wife, partnership, a corporation, a trust, or a joint ownership is considered one owner.)
2. Provide a map of the affected property for this application delineating the properties belonging to the separate ownerships.
3. Number of "Petitions for Establishment or Enlargement of an Agricultural Preserve" attached:

The Riverside County Board of Supervisors has directed that an application for the Establishment or Enlargement an Agricultural Preserve must require the submittal of an application for Entry into a Land Conservation Contract in an Agricultural Preserve with the Planning Department within ninety (90) days of the approval of that application. However, it is encouraged that application(s) for Entry into a Land Conservation Contract be submitted in conjunction with an application for the Establishment or Enlargement an Agricultural Preserve.

**AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM**  
**Establishment or Enlargement of an Agricultural Preserve**  
**Petition for Establishment or Enlargement of an Agricultural Preserve**

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**Petition for Establishment or Enlargement of an Agricultural Preserve**

I/We, the property owner or one of the property owners of the land described herein, petition to enter into an agricultural preserve. I/We declare under penalty of perjury that the information provided by me/us in this petition is true and complete to the best of my knowledge.

1. Name and address of the mortgage holder, if any, for this property:
  
2. Attach a complete legal description of the petitioner's property as shown in a deed or a title insurance policy.
  
3. Provide the following information from your property tax records:

<b>Assessor's Parcel Number(s)</b>	<b>Acreage</b>
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*Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.*

4. Select one or more of the categories that describe the current agricultural use of your property. If any land is fallow this year, please indicate the most recent agricultural use(s).

<b>COMMERCIAL USES</b>	<b>ACREAGE</b>	<b>COMMERCIAL USES</b>	<b>ACREAGE</b>
Alfalfa		Grapes (varietal)	
Avocados		Hay, Oats	
Beets, Sugar		Hogs	
Cabbage		Lemons	
Carrots		Lettuce	
Cattle (open range)		Melons, Cantaloupe	
Cattle (irrigated. pasture)		Nursery stock	
Cattle (feed lot)		Onions	
Cereal grains		Oranges	
Corn (ensilage)		Potatoes	

**AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM**  
**Establishment or Enlargement of an Agricultural Preserve**  
**Petition for Establishment or Enlargement of an Agricultural Preserve**

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COMMERCIAL USES	ACREAGE	COMMERCIAL USES	ACREAGE
Corn (sweet)		Poultry	
Cotton		Squash	
Dairy		Sudan	
Dates		Tangerines	
Eggplant		Tomatoes	
Grapefruit		Watermelons	
Grapes (table)		Other:	

5. Is this property leased or rented to another party? Yes      No  
*(If yes, answer the questions below)*

How many acres are leased or rented?

For what immediate use?

When will the lease expire?

Amount of cash lease or rent?

Percentage crop-share lease or rent?

Please explain if the property owner participates in any operational expenses:

6. Are there any pending or concurrent land use or land division applications (i.e., Change of Zone, Conditional Use Permit, Tentative Parcel Map, Tentative Tract Map, etc.), or is there an intent to initiate any such actions involving all or any portions of this property during the next 12 months? (If yes, please provide details.)

7. Provide a completed Soil Conservation Plan ([click here for more information and instructions](#)) prepared by the Soil Conservation Service or written authorization for the Soil Conservation Service to release this information to the Assessor.



**AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM**  
**Entry into a Land Conservation Contract within an Agricultural Preserve**

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**ENTRY INTO A LAND CONSERVATION CONTRACT WITHIN AN AGRICULTURAL PRESERVE INFORMATION:**

**ENTRY INTO A LAND CONSERVATION CONTRACT WITHIN AN AGRICULTURAL PRESERVE DESCRIPTION:**

Please provide a brief, but concise, description of the proposal to Enter into a Land Conservation Contract within an Agricultural Preserve.

The Riverside County Board of Supervisors has directed that the Land Conservation Contracts from property owners desiring to enter into Agricultural Preserves shall be filed with the Planning Department within ninety (90) days of the approval of entry into an agricultural preserve. However, these contracts may be submitted in conjunction with the application to Establish or Enlarge an Agricultural Preserve.

A separate Application for Entry into a Land Conservation Contract for an Agricultural Preserve, and a separate "Land Conservation Contract" must be completed for each separate ownership of land to be included within an agricultural preserve (a husband and wife, a partnership, a corporation, a trust, or a joint ownership is considered one owner.) The General Application-Applicant & Property Owner Signatures Form must be signed by all owners of the property(ies).

Provide a map of the affected property for this application delineating the properties belonging to the separate ownerships.

Provide a legal description (Exhibit "A") for each property.

Provide three completed and notarized copies of each Land Conservation Contract. A recording fee for the Contract, if any, will be required to be paid later.

The land described in the attached Exhibit "A" (  is ) (  is not ) presently devoted to an agricultural use. If devoted to agricultural use(s), the agricultural use(s) is/are as follows:

(  I, the sole owner ) (  We, the owners ) of the land described in the attached legal description (Exhibit A) hereby apply to enter into a Land Conservation Contract pursuant to the Land Conservation Act of 1965 ([Government Code Section 51200 et. seq.](#))



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## **Applicant-Property Owner Signature Form**

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

Note: The Planning Department will primarily direct communications regarding this application to the person identified as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### **AGREEMENT FOR PAYMENT OF PROCESSING FEES**

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

*Printed Name of Applicant*

\_\_\_\_\_  
*Signature of Applicant*

*Date Signed*

**Applicant-Property Owner Signature Form**

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**Note: Property owner(s)'s signatures are NOT required for the following applications or requests:**

<b>Geological Report Review</b>	<b>Request for Appeal</b>
<b>Request for Application Withdrawal or Rights Transfer</b>	<b>Request for Deposit for Planning Research</b>
<b>Request for Pre-Application Review</b>	<b>Request for Rough Grading Permit Planning Clearance</b>
<b>Request for Planning Condition Clearance</b>	<b>Request for Zoning Affidavit or Rebuild Letter</b>

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

**AGREEMENT FOR PAYMENT OF PROCESSING FEES**

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

**INDEMNIFICATION AGREEMENT**

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

**Applicant-Property Owner Signature Form**

**Fondomonte California, LLC**  
*Printed Name of Property Owner*

  
*Signature of Property Owner*

09/16/2022  
*Date Signed*

\_\_\_\_\_  
*Printed Name of Property Owner*

\_\_\_\_\_  
*Signature of Property Owner*

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

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed **Additional Property Owner Signature Form(s)** for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):  
**866021004, 866022001, 866022003, and 86626001**

Approximate Gross Acreage: **119.23**



## **Applicant-Property Owner Signature Form**

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FOR COUNTY OF RIVERSIDE USE ONLY

Plan No:

Set ID No., if applicable

Application Filing Date:

Print staff name and title:

Y:\Planning Master Forms\Application Forms\\_Applicant\_Property\_Owner\_Signature\_Form.docx  
Revised: 04/08/2020

RECORDING REQUESTED BY:

Wayne A. Smith, Esq.  
Jennings, Strouss & Salmon, PLC  
One East Washington Street, Suite 1900  
Phoenix, AZ 85004

WHEN RECORDED, RETURN TO AND  
MAIL TAX STATEMENTS TO:

Fondomonte California, LLC  
Attn: David Kelly  
250 N. Litchfield Road, Suite 101  
Goodyear, AZ 85338

(Space Above for Recorder's Use)

APN: Multiple – See Exhibit "A" attached hereto

**GRANT DEED**

The Undersigned Grantor Declares: Documentary Transfer Tax \$ \$10,803.65; City Transfer Tax: \$ n/a  
Survey Monument Fee \$ \_\_\_\_\_

- computed on full value of property conveyed.  
 computed on full value less value of liens and encumbrances remaining.  
 Unincorporated area: \_\_\_\_\_  
 County of: \_\_\_\_\_

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **HAYDAY FARMS, INC.**, a California corporation ("Grantor"), hereby GRANTS to: **FONDOMONTE CALIFORNIA, LLC**, a Delaware limited liability company, that certain real property (the "Property") more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, SUBJECT TO:

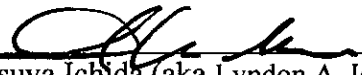
1. General and special real property taxes, special taxes, bonds and assessments for the current fiscal year; and
2. Covenants, conditions, restrictions, easements, reservations, liens, encumbrances, rights and rights-of-way as set forth on Exhibit "B" attached hereto.

**[Signature Page Follows]**

IN WITNESS WHEREOF, Grantor has caused this Grant Deed to be executed as of September ~~20th~~ 2016.

GRANTOR:

**HAYDAY FARMS, INC.,**  
a California corporation

  
By: Atsuya Ichida (aka Lyndon A. Ichida)  
Its: President

GRANTOR ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

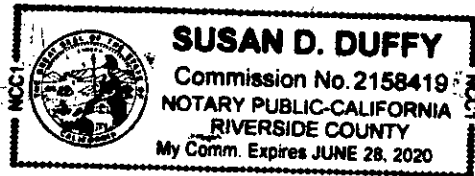
State of California                    )  
  )  
County of RIVERSIDE                )            ss.

On SEPTEMBER 20, 2016 before me, SUSAN D. DUFFY, Notary Public, personally appeared Atsuya Ichida (aka Lyndon A. Ichida), President of HAYDAY FARMS, INC., a California corporation who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan D. Duffy



**Exhibit A**

**LEGAL DESCRIPTION TO GRANT DEED**

The land situated in the City of Blythe, County of Riverside, State of California, and is described as follows:

**PARCEL A: APN 875-240-008**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING TRIANGULAR IN SHAPE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 1,740.00 FEET; THENCE SOUTHEASTERLY BY A STRAIGHT LINE 1,740.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION AT A POINT 42 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 42 FEET TO THE POINT OF BEGINNING.

**PARCEL B: (APN: 878-102-006-6 (AFFECTS PARCEL 1), 878-102-011-0 (AFFECTS PARCEL 2) AND 878-102-012-1 (AFFECTS PARCEL 3))**

**PARCEL 1:**

SOUTH HALF OF NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN.

**PARCEL 2:**

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN.

**PARCEL 3:**

SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, EXC LEVEE RIGHT OF WAY AND EXC SOUTH 30 FEET FOR ROAD PURPOSES.

**PARCEL C: APN 866-022-001 AND 866-021-004**

**PARCEL 1:**

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING ALSO SHOWN AS THE WEST TWO THIRDS OF TRACT 48 IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY ACCEPTED MAY 10, 1919. SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 48 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;



EXCEPTING THEREFROM THE PORTION THEREOF WHICH LIES WEST OF THE MID-LINE OF THE PALO VERDE IRRIGATION DISTRICT'S DRAINAGE CANAL;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 21, 1920 IN BOOK 529, PAGE 360 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 40 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING ALSO SHOWN AS THE WEST TWO-THIRDS OF TRACT 48 IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY ACCEPTED MAY 10, 1919;

EXCEPTING THEREFROM THE PORTION THEREOF WHICH LIES WEST OF THE MID-LINE OF THE PALO VERDE IRRIGATION DISTRICT'S DRAINAGE CANAL, AS NOW LOCATED, THAT CROSSES SAID PROPERTY;

ALSO EXCEPTING THEREFROM THE EAST 30 FEET THEREOF.

**PARCEL D: APN 866-022-003**

THE WEST 40 ACRES OF TRACT 49, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES INDEPENDENT RESURVEY OF SAID TOWNSHIP ACCEPTED DECEMBER 16, 1919; ALSO DESIGNATED AS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY PLAT OF UNITED STATES GOVERNMENT SURVEY APPROVED OCTOBER 06, 1856;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHWEST CORNER OF THE WEST 40 ACRES OF TRACT 49; THENCE NORTHERLY, ON THE WESTERLY LINE OF SAID 40 ACRE TRACT, 150 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID 40 ACRE TRACT, 360 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID 40 ACRE TRACT, 150 FEET, TO THE SOUTHERLY LINE THEREOF; THENCE WESTERLY, ON THE SAID SOUTHERLY LINE, 360 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM A STRIP OF LAND 60 FEET WIDE ALONG THE WESTERLY LINE, CONVEYED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES BY DEED RECORDED MAY 01, 1920 IN BOOK 525, PAGE 408 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL E: (APN: 866-080-004-0 (PARCEL 1) AND 866-090-012-8 (PARCEL 2))**

**PARCEL 1:**

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF TRACT 74 OF TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES INDEPENDENT RESURVEY OF SAID TOWNSHIP APPROVED DECEMBER 19, 1919.

**PARCEL 2:**

THAT PORTION OF TRACT 75 OF TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES INDEPENDENT RESURVEY OF SAID TOWNSHIP APPROVED DECEMBER 19, 1919, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF THE BLYTHE SLOUGH, SAID NORTHWESTERLY LINE BEING THE SOUTHEASTERLY LINE OF THE PROPERTY DESCRIBED IN DEED TO W.D. LYMAN, ET AL, RECORDED DECEMBER 03, 1920 IN BOOK 537, PAGE 462, OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO ELWIN A. PALMER, JR., ET UX, BY DEED RECORDED OCTOBER 30, 1984 AS INSTRUMENT NO. 233968 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL F: APN 866-260-001**

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING THEREFROM THE WEST 30 FEET THEREOF INCLUDED IN THE PUBLIC HIGHWAYS AS SHOWN BY U.S. GOVERNMENT SURVEY OF 1856, SAID PROPERTY BEING ALSO DESIGNATED AS A PORTION OF TRACT 49 UPON THE INDEPENDENT RESURVEY OF SAID TOWNSHIP ACCEPTED BY THE GENERAL LAND OFFICE IN 1919.

**PARCEL G: APN 869-291-008 AND 869-281-030**

THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 18969, AS SHOWN BY MAP ON FILE IN BOOK 118, PAGES 76 AND 77 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO MERIDIAN IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SAID SECTION IS SHOWN ON UNITED STATES GOVERNMENT

SURVEY APPROVED BY THE SURVEYOR GENERAL ON DECEMBER 28, 1874 AND FURTHER SHOWN BY MAP ENTITLED "MAP SHOWING 40 ACRE SUBDIVISIONS OF THE WESTERN PART OF THE PALO VERDE LAND AND WATER COMPANY'S TRACT" ON FILE IN BOOK 6, PAGE 27 OF MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE EASTERLY LINE OF SOUTH LOVEKIN BOULEVARD (30 FEET WIDE) AS SAID EASTERLY LINE IS SHOWN BY MAP OF PARCEL MAP NO. 18969, RECORDED IN BOOK 118, PAGES 76 AND 77 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF PARCEL 2 OF SAID PARCEL MAP, SAID POINT BEING ON A LINE THAT IS PARALLEL WITH AND DISTANT NORTHERLY 620 FEET (MEASURED AT RIGHT ANGLES) FROM THE SOUTHERLY LINE OF SAID PARCEL 2, SAID SOUTHERLY LINE ALSO BEING THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND THE SOUTHERLY LINE OF

PARCEL "B" OF LOT LINE ADJUSTMENT NO. 3715, RECORDED APRIL 28, 1994 AS INSTRUMENT NO. 175641 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE LEAVING THE EASTERLY LINE OF SAID SOUTH LOVEKIN BOULEVARD ALONG SAID PARALLEL LINE NORTH  $88^{\circ} 52' 25''$  EAST, 1277.04 FEET TO A POINT ON THE EASTERLY OF SAID PARCEL 2 OF SAID PARCEL MAP AND PARCEL "B" OF SAID LOT LINE ADJUSTMENT;

THENCE LEAVING SAID PARALLEL LINE ALONG THE EASTERLY BOUNDARY OF SAID PARCEL 2 AND PARCEL "B" SOUTH  $1^{\circ} 21' 50''$  EAST 620.01 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION AND ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE CALIFORNIA SOUTHERN RAILROAD COMPANY BY DEED RECORDED OCTOBER 11, 1921, IN BOOK 551, PAGE 480 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID LAND CONVEYED TO THE SOUTHERN CALIFORNIA RAILROAD COMPANY, SOUTH  $1^{\circ} 21' 50''$  EAST 384.17 FEET;

THENCE LEAVING SAID WESTERLY LINE, ALONG A LINE THAT IS PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION (SOUTHERLY LINE OF PARCEL 2 OF SAID PARCEL MAP NO. 18969) SOUTH  $88^{\circ} 52' 25''$  WEST, 1276.41 FEET TO A POINT ON THE EASTERLY LINE OF SOUTH LOVEKIN BOULEVARD (30 FEET WIDE) AS CONVEYED TO THE COUNTY OF RIVERSIDE, BY DEED RECORDED JUNE 16, 1909 IN BOOK 286,

PAGE 333 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE LEAVING SAID PARALLEL LINE ALONG THE EASTERLY LINE OF SAID SOUTH LOVEKIN BOULEVARD NORTH 1° 24' 00" WEST, 384.17 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 OF SAID PARCEL MAP NO. 18969;

THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID SOUTH LOVEKIN BOULEVARD (WESTERLY LINE OF SAID PARCEL 2) NORTH 1° 24' 00" WEST, 620.01 FEET TO THE POINT OF BEGINNING.

NOTE: SAID LAND IS DESCRIBED AND DELINEATED AS PARCEL B IN THAT CERTAIN NOTICE OF LOT LINE ADJUSTMENT NO. 3868 RECORDED AUGUST 09, 1996 AS INSTRUMENT NO. 301668 OF OFFICIAL RECORDS.

**Exhibit B**

*i*

## SCHEDULE B

File No.: **NCS-803464-LA2**

Policy No.: **803464**

### EXCEPTIONS FROM COVERAGE

This Policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General and special taxes and assessments for the fiscal year 2016-2017, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code, as a result of change in ownership or new construction occurring on or after Date of Policy.

### The Following Matters Affect Parcel A:

3. Taxes and assessments, if any, of the Palo Verde Irrigation District, a lien not yet due or payable.
4. An easement for right to build, construct, maintain and operate a telephone line and an irrigation ditch or ditches, canal or canals, laterals, water weirs, flumes, pipelines, main laterals, and all things necessary to maintain and operate an irrigation system and incidental purposes, recorded February 20, 1920 in Book 523 of Deeds, Page 219.  
In Favor of: Palo Verde Mutual Water Company, a corporation  
Affects: As described therein
5. This item has been intentionally deleted.
6. This item has been intentionally deleted.
7. Rights of the public in and to that portion of the land lying within any road, street and/or highway.
8. The lack of a right of access to and from the land.
9. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
10. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
11. This item has been intentionally deleted.

### The Following Matters Affect Parcel B:

12. Taxes and assessments, if any, of the Palo Verde Irrigation District, a lien not yet due or payable.

(Affects All Parcels)

13. Reservations recited in the Patent from the United States, which include the following:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and a right of way for ditches or canals constructed by authority of the United States, recorded March 06, 1916 in Book 7, Page 111 of Patents.

(Affects Parcels 2 and 3)

14. An easement and right to build, construct, maintain and operate a telephone line and an irrigation ditch or ditches, canal or canals, laterals, water weirs, flumes, pipelines, main laterals, and all things necessary to maintain and operate an irrigation system and incidental purposes, recorded February 20, 1920 in Book 523 of Deeds, Page 219.

In Favor of: Palo Verde Mutual Water Company, a corporation  
Affects: As described therein

(Affects All Parcels)

15. Easements, reservations, rights of way, water rights, covenants and provisions, as particularly set out in deed from Palo Verde Irrigation District, recorded September 14, 1944 in Book 643, Page 87 of Official Records.

(Affects Parcels 1 and 2)

16. An easement for electric and telephone lines and incidental purposes, recorded October 19, 1950 in Book 1212, Page 415 of Official Records.

In Favor of: California Electric Power Company, a corporation  
Affects: As described therein

(Affects Parcel 1)

17. Easements, reservations, rights of way, water rights, covenants and provisions, as particularly set out in deed from Palo Verde Irrigation District recorded August 29, 1952 in Book 1396, Page 392 of Official Records.

(Affects Parcel 3)

18. An easement for fallowing and incidental purposes, recorded August 14, 2006 as Instrument No. 06-596982 of Official Records.

In Favor of: Metropolitan Water District of Southern California and Palo Verde Irrigation District  
Affects: As described therein

(Affects Parcel 3)

19. This item has been intentionally deleted.

20. This item has been intentionally deleted.

21. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.

(Affects All Parcels)

22. This item has been intentionally deleted.

23. Rights of the public in and to that portion of the land lying within any road, street and/or highway.

(Affects All Parcels)

24. Water rights, claims or title to water, whether or not shown by the public records.

(Affects All Parcels)

25. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.

26. This item has been intentionally deleted.

**The Following Matters Affect Parcel C:**

27. Taxes and assessments, if any, of the Palo Verde Irrigation District, a lien not yet due or payable.

28. Reservation to palo verde irrigation district of all riparian and other rights in the waters of the colorado river, pertaining or appurtenant to the herein described property, and reservation of all water developed on said land in excess of requirements for irrigation and domestic use, with right to enter and remove said excess water from said land, and to convey same therefrom to other lands. Also, the perpetual right to use, operate, maintain, construct, reconstruct, repair and replace any and all such works and structures, including irrigation and drainage canals, laterals, ditches, pipes, flumes, roads, power lines, etc., built on said land, and the right to build such structures as may be necessary or convenient for the purposes authorized by the palo verde irrigation district act.

29. An easement for public utilities and incidental purposes, recorded May 08, 1913 in Book 374 of Deeds, Page 300.

In Favor of: Palo Verde Mutual Water Co.

Affects: As described therein

The location of the easement cannot be determined from record information.

30. An easement for right to build, construct, maintain and operate a telephone line and an irrigation ditch or ditches, canals, laterals, water weirs, flumes, pipelines, main laterals, and all things necessary to maintain and operate an irrigation system on, over and across and incidental purposes, recorded December 09, 1916 in Book 265 of Deeds, Page 265.

In Favor of: Palo Verde Mutual Water Company

Affects: As described therein

31. The effect of a map purporting to show the land and other property, filed in Book 17, Page 48 of Record of Surveys.



32. An easement for road and incidental purposes, recorded October 23, 1956 in Book 1989, Page 222 of Official Records.  
In Favor of: R.A. Brockmeier, a married man, as his separate property, and  
J.E. Mason and Mildred S. Mason, husband and wife  
Affects: As described therein

33. An easement for irrigation canal and incidental purposes, recorded September 22, 1969 as Instrument No. 97034 of Official Records.  
In Favor of: J.E. Mason and Mildred S. Mason, husband and wife as joint  
tenants  
Affects: As described therein

The location of the easement cannot be determined from record information.

34. The terms, provisions and easement(s) contained in the document entitled "36" Gas Line Agreement for Crossing PVID Easements and Rights of Way" recorded January 09, 1990 as Instrument No. 009052 of Official Records.
35. This item has been intentionally deleted.
36. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
37. Rights of the public in and to that portion of the land lying within any road, street and/or highway.
38. Water rights, claims or title to water, whether or not shown by the public records.
39. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water.
40. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
41. This item has been intentionally deleted.

**The Following Matters Affect Parcel D:**

42. This item has been intentionally deleted.
43. Taxes and assessments, if any, of the Palo Verde Irrigation District.
44. An easement for right to build, construct, maintain and operate a telephone line and irrigation ditches, canals, flumes, pipelines, main laterals, and all things necessary to maintain and operate an irrigation system and incidental purposes, recorded August 18, 1908 in Book 265 of Deeds, Page 265.  
In Favor of: Palo Verde Mutual Water Company, a corporation  
Affects: As described therein

The location of the easement cannot be determined from record information.

45. The right of the Palo Verde Irrigation District to use, operate, construct and maintain such works as are necessary as authorized under the Palo Verde District, Rehabilitation Acts of 1934 and 1935. Said easement is blanket in nature.
46. Reservation by Palo Verde Land and Water Company, of the right to build, construct, maintain and operate a telephone line and an irrigation ditch or ditches, canal or canals, laterals, water weirs and all things necessary to maintain and operate an irrigation system over any portion of the herein described real estate with provisions that no matter shall be developed by artesian, surface wells or otherwise, in the herein described real property, in excess of requirements for irrigation and domestic purposes or used on other lands, with further provisions that in case of violation thereof, the property will revert to Palo Verde Land and Water Company. Said easement is blanket in nature.
47. An easement for public utilities and incidental purposes, recorded June 23, 1916 in Book 444 of Deeds, Page 161.  
In Favor of: Palo Verde Mutual Water Company  
Affects: As described therein
48. The effect of a map purporting to show the land and other property, filed Book 17, Page 48 of Record of Surveys.
49. An easement for public utilities and incidental purposes, recorded November 14, 1958 in Book 2364, Page 429 of Official Records.  
In Favor of: California Electric Power Company, a corporation  
Affects: As described therein
50. An easement for fallowing and incidental purposes, recorded February 24, 2006 as Instrument No. 2006-0135075 of Official Records.  
In Favor of: Metropolitan Water District of Southern California, a public entity and Palo Verde Irrigation District, a public entity  
Affects: As described therein
51. This item has been intentionally deleted.
52. Rights of the public in and to that portion of the land lying within any road, street and/or highway.
53. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
54. Water rights, claims or title to water, whether or not shown by the public records.
55. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
56. This item has been intentionally deleted.

**The Following Matters Affect Parcel E:**

57. Taxes and assessments, if any, of the Palo Verde Irrigation District, a lien not yet due or payable.  
  
(Affects Both Parcels)

58. An easement for right to build, construct, maintain and operate a telephone line and irrigation ditches, canals, flumes, pipelines, main laterals, and all things necessary to maintain and operate an irrigation system and incidental purposes, recorded August 18, 1908 in Book 265 of Deeds, Page 265.

In Favor of: Palo Verde Mutual Water Company, a corporation  
Affects: As described therein

The location of the easement cannot be determined from record information.

59. The right of the Palo Verde Irrigation District to use, operate, construct and maintain such works as are necessary as authorized under the Palo Verde District, Rehabilitation Acts of 1934 and 1935. Said easement is blanket in nature.
60. Reservation by Palo Verde Land and Water Company, of the right to build, construct, maintain and operate a telephone line and an irrigation ditch or ditches, canal or canals, laterals, water weirs and all things necessary to maintain and operate an irrigation system over any portion of the herein described real estate with provisions that no matter shall be developed by artesian, surface wells or otherwise, in the herein described real property, in excess of requirements for irrigation and domestic purposes or used on other lands, with further provisions that in case of violation thereof, the property will revert to palo verde land and water company. Said easement is blanket in nature.
61. The effect of a map purporting to show the land and other property, filed in Book 17, Page 48 of Record of Surveys.

(Affects Both Parcels)

62. An easement for public utilities and incidental purposes, recorded November 14, 1958 in Book 2364, Page 429 of Official Records.

In Favor of: California Electric Power Company, a corporation  
Affects: As described therein

(Affects Both Parcels)

63. An easement for public utilities and incidental purposes, recorded September 28, 1962 as Instrument No. 91029 of Official Records.

In Favor of: California Electric Power Company, a corporation  
Affects: As described therein

(Affects Both Parcels)

64. The terms and provisions contained in the document entitled "Agreement Relating to Real Property and Water Delivery Points" recorded January 23, 1998 as Instrument No. 024452 of Official Records.

(Affects Both Parcels)

65. The terms, provisions and easement(s) contained in the document entitled "Following Easement Deed" recorded February 24, 2006 as Instrument No. 2006-0135075 of Official Records.

(Affects Parcel 1)

66. The terms, provisions and easement(s) contained in the document entitled "Following Easement Deed" recorded July 22, 2013 as Instrument No. 2013-0351378 of Official Records.

(Affects Parcel 2)

67. This item has been intentionally deleted.
68. Rights of the public in and to that portion of the land lying within any road, street and/or highway.

(Affects Both Parcels)

69. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
70. Water rights, claims or title to water, whether or not shown by the public records.
71. Any rights, interests, or easements in favor of the public, which exist or are claimed to exist over any portion of said land covered by water.
72. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
73. This item has been intentionally deleted.

**The Following Matters Affect Parcel F:**

74. Taxes and assessments, if any, of the Palo Verde Irrigation District, a lien not yet due or payable.
75. An easement for the right to build, construct, maintain and operate a telephone line and irrigation ditches, canals, flumes, pipelines, main laterals, and all things necessary to maintain and operate an irrigation system on, over and across said land and incidental purposes, recorded August 18, 1908 in Book 265 of Deeds, Page 265.  
In Favor of: Palo Verde Mutual Water Company, a corporation  
Affects: As described therein

The location of the easement cannot be determined from record information.

76. The right of the Palo Verde irrigation district to use, operate, construct and maintain such works as are necessary as authorized under the Palo Verde District, Rehabilitation Acts of 1934 and 1935. Said easement is blanket in nature.
77. Reservation by Palo Verde Land and Water Company, of the right to build, construct, maintain and operate a telephone line and an irrigation ditch or ditches, canal or canals, laterals, water weirs and all things necessary to maintain and operate an irrigation system over any portion of the herein described real estate with provisions that no matter shall be developed by artesian, surface wells or otherwise, in the herein described real property, in excess of requirements for irrigation and domestic purposes or used on other lands, with further provisions that in case of violation thereof, the property will revert to Palo Verde Land and Water Company. Said easement is blanket in nature.
78. An easement for public utilities and incidental purposes, recorded June 24, 1916 in Book 446 of Deeds, Page 97.  
In Favor of: Palo Verde Mutual Water Company  
Affects: As described therein

79. The effect of a map purporting to show the land and other property, filed Book 17, Page 48 of Record of Surveys.
80. An easement for public utilities and incidental purposes, recorded November 14, 1958 in Book 2364, Page 429 of Official Records.  
In Favor of: California Electric Power Company, a corporation  
Affects: As described therein
81. This item has been intentionally deleted.
82. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
83. Rights of the public in and to that portion of the land lying within "Any Road, Street and/or Highway".
84. The lack of a right of access to and from the land.
85. Water rights, claims or title to water, whether or not shown by the public records.
86. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
87. This item has been intentionally deleted.

**The Following Matters Affect Parcel G:**

88. Taxes and assessments, if any, of the Palo Verde Irrigation District, a lien not yet due or payable.
89. An easement for the right to build, construct, maintain, and operate a telephone line and an irrigation ditch or ditches, canals, laterals, water weirs, flumes, pipelines, main laterals, and all things necessary to maintain and operate an irrigation system on, over and across any portion and incidental purposes, recorded in Book 265 of Deeds, Page 265.  
In Favor of: Palo Verde Mutual Water Company  
Affects: As described therein

The location of the easement cannot be determined from record information.

90. An easement for water development rights and incidental purposes, recorded March 23, 1912 in Book 320 of Deeds, Page 180.  
In Favor of: Palo Verde Land And Water Company  
Affects: As described therein

The location of the easement cannot be determined from record information.

91. The terms and provisions contained in the document entitled "Condition Providing that Water Shall Not Be Developed on the herein described Land in Excess of the Requirements of Said Land for Irrigation and Domestic Purposes" recorded January 09, 1909 in Book 276, Page 248 of Deeds.

92. The right to extend any pipes, culverts, bulkheads, passes or wing walls that may be necessary in the proper construction and drainage of the road referred to in deed recorded May 02, 1918 in Book 480, Page 332 of Deeds, Records of Riverside County, California, affecting Parcels 3B and 3C and to extend the slopes of cut or fill of said road beyond the limits of said road whenever it may be necessary to do so, as granted to the County of Riverside, by deed recorded May 02, 1918 in Book 480, Page 332 of Deeds, Records of Riverside County, California.
93. Rights of way, reservations, conditions and restrictions, as contained in the deed from Palo Verde Irrigation District to Mattie W. Weipp, a woman, recorded January 03, 1945 in Book 658, Page 225 of Official Records of Riverside County, California.
94. The effect of a map purporting to show the land and other property, filed Book 11, Pages 78 and 79 of Record of Surveys.
95. An easement for either or both pole lines, conduits or underground facilities and incidental purposes, recorded October 07, 1942 in Book 556, Page 393; and December 14, 1942 in Book 563, Page 270 of Official Records.  
In Favor of: Palo Verde Irrigation District  
Affects: As described therein
96. Covenants, conditions, restrictions and easements in the document recorded January 13, 1976 as Instrument No. 004153 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, marital status, ancestry, source of income or disability, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes or Section 12955 of the California Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.
97. An easement for irrigation purposes and incidental purposes, recorded April 26, 1976 as Instrument No. 055596 of Official Records.  
In Favor of: Gary A. Bryce and Barbara L. Bryce  
Affects: As described therein
98. The terms and provisions contained in the document entitled "Agreement Relating to Water Delivery Points" recorded April 28, 1976 as Instrument No. 057077 of Official Records. By and between Palo Verde Irrigation District and Koppel, Inc.
99. An easement for either or both pole lines, conduits or underground facilities and incidental purposes, recorded September 28, 1976 as Instrument No. 145210 of Official Records.  
In Favor of: Southern California Edison Company  
Affects: As described therein
100. Abutter's rights of ingress and egress to or from Lovekin Boulevard, have been dedicated or relinquished on the map of Parcel Map No. 18969 on file in Book 118, Pages 76 and 77, of Parcel Maps.
101. The fact that the land lies within the boundaries of the Blythe Redevelopment Project Area No. 1 Redevelopment Project Area, as disclosed by the document recorded November 29, 1984 as Instrument No. 84-256176 of Official Records.
102. The terms, provisions and easement(s) contained in the document entitled "Grant of Easement" recorded April 28, 1994 as Instrument No. 94-175646 of Official Records.

103. An easement for ingress and egress over and across the easement premises and incidental purposes, recorded April 28, 1994 as Instrument No. 94-175647 of Official Records.  
In Favor of: Dan, Betty and Marie Robinson d/b/a Robinson Farms  
Affects: As described therein
104. This item has been intentionally deleted.
105. Rights of the public in and to that portion of the land lying within any, road, street and/or highway.
106. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws.
107. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/NSPS survey.
108. This item has been intentionally deleted.

**The Following Matters Affect Parcel H:**

109. This item has been intentionally deleted.
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113. This item has been intentionally deleted.
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**The Following Matters Affect Parcel I:**

116. This item has been intentionally deleted.
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**The Following Matters Affect Parcel J:**

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209. A Deed of Trust to secure an original indebtedness of \$750,000.00 recorded APRIL 16, 2008 as INSTRUMENT NO. 2008-0189204 of Official Records.
- Dated: APRIL 4, 2008
- Trustor: CAL/VAN FARMS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, TITLE VESTED AS CAL-VAN FARMS, AN ARIZONA LIMITED LIABILITY COMPANY
- Trustee: STEWART TITLE OF CALIFORNIA, INC., A CALIFORNIA CORPORATION
- Beneficiary: RABOBANK, N.A. ("RNA"), RABO AGRIFINANCE, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF DELAWARE ("RAF") AND COOPERATIVE CENTRALE RAIFFEISEN-BOERENLEENBANK B.A., "RABOBANK NEDERLAND" ("RN")

**LIMITED LIABILITY COMPANY AGREEMENT  
OF  
FONDOMONTE CALIFORNIA, LLC**

This **LIMITED LIABILITY COMPANY AGREEMENT** (this "**Agreement**") is made and entered into effective as of August 13, 2014, by Fondomonte Holdings North America, LLC (the "**Member**").

The Member desires to form a limited liability company pursuant to the laws of the State of Delaware. Accordingly, the Member agrees as follows.

1. **Formation.** FONDOMONTE CALIFORNIA, LLC, a Delaware limited liability company (the "**Company**"), was formed on August 13, 2014, pursuant to the Delaware Limited Liability Company Act, set forth as Chapter 18 of Title 6 of the Delaware Code, as the same may be amended from time to time (the "**Act**") and subject to the terms, provisions and conditions set forth in this Agreement.
2. **Filing.** In connection with the formation of the Company, Georges Schorderet, an authorized person (the "**Organizer**"), caused a Certificate of Formation that complies with the requirements of the Act to be properly filed with the Secretary of State of the State of Delaware. The Member hereby ratifies and confirms the filing of the Company's Certificate of Formation and agrees to hold the Organizer harmless from any liability incurred in connection with such filing.
3. **Name.** The name of the Company shall be "FONDOMONTE CALIFORNIA, LLC."
4. **Term.** The term of the Company shall continue until the occurrence of an event specified in Section 15 and the subsequent winding up and dissolution of the Company in accordance with this Agreement and the Act.
5. **Purpose.** The purpose of the Company is to engage in any lawful activity for which a limited liability company may be organized under the Act.
6. **Members and Ownership Interests.** The Member is hereby admitted as a member of the Company and shall own a one hundred percent (100%) interest in the Company, until and unless additional members are admitted to the Company. One or more additional members of the Company may be admitted to the Company with the consent of the Member. Such persons will be admitted to the Company upon their execution of this Agreement or an amendment hereto.
7. **Certificates of Membership Interest.** The membership interest of the Member may be represented by a certificate of membership in customary form, if so determined by the Member.
8. **Capital Contributions.** The Member may make capital contributions to the Company in amounts and at times determined by the Member.



9. **Tax Classification.** The Company is intended to be treated as an entity disregarded as separate from its owner, the Member, for federal income tax purposes and state tax purposes where such treatment is available. The Member will cause the Company to elect to be so treated, such election to be made effective on the date of formation of the Company.
10. **Distributions.** Distributions will be made to the Member at the times and in the aggregate amounts determined by the Member in its sole discretion.
11. **Management.** The Company will be member-managed, and the business and affairs of the Company will be managed by or under the direction of, and the right and power to act for or to bind the Company will be vested exclusively in, the Member, provided that the Member may appoint, employ or otherwise contract with any persons (including but not limited to officers of the Company) for the transaction of the business of the Company or the performance of services for or on behalf of the Company, and the Member may delegate to any such persons such authority to act on behalf of the Company as the Member may from time to time deem appropriate.
12. **Bank Accounts.** Without limiting the generality of Section 11, the Member (or any officer or authorized signatory so authorized by the Member) shall be authorized to endorse checks, drafts or other evidences of indebtedness made payable to the order of the Company, but only for the purpose of depositing the same into a Company account. The Member (or any officer or authorized signatory so authorized by the Member) shall be authorized to sign on behalf of the Company all checks drawn on the Company account.
13. **Limited Liability.** Except as otherwise provided by the Act, no Member nor any officer, employee or other agent of the Company will be personally liable for any debt, obligation, or liability of the Company, whether that liability or obligation arises in contract, tort, or otherwise, solely by reason of being a Member, or an officer, employee or other agent of the Company.
14. **Exculpation and Indemnification.** To the fullest extent permitted by law, the Company will indemnify, defend, protect and hold harmless the Member, and each officer, employee or other agent of the Company who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative, by reason of any act or omission or alleged act or omission arising out of such person's activities as a Member, officer, employee or other agent or otherwise on behalf of the Company if such activities were performed in good faith either on behalf of the Company or in furtherance of the interests of the Company, and were performed or omitted in a manner reasonably believed by such person to be within the scope of the authority conferred by this Agreement, against losses, damages, or expenses for which such person has not otherwise been reimbursed (including, without limitation, attorneys' and accountants' fees and expenses, judgment fines and amounts paid in settlement), actually and reasonably incurred by such person in connection with such action, suit or proceeding, so long as such person was not guilty of gross negligence or willful misconduct with respect to such act or omission.

15. **Dissolution.** The Company shall be wound up and dissolved upon the first to occur of the following:

- A) the written election by the Member to dissolve the Company; or
- B) the entry of a decree of judicial dissolution pursuant to the Act or dissolution otherwise being required under the Act.

Upon the occurrence of one of the foregoing, the Member shall proceed to wind up the affairs of the Company and liquidate its property and assets.

16. **Registered Agent.** The registered agent for service of process on the Company in the State of Delaware shall be Corporation Service Company, with its address at 2711 Centerville Road, Suite 400, Wilmington, Delaware 19808, or any successor as appointed by the Member by filing an amendment to the Company's Certificate of Formation.

17. **Amendments.** This Agreement may be amended only by written instrument executed by the Member.

18. **Governing Law; Jurisdiction.** This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Delaware.

19. **Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the Member and its successors and assigns.

*[Remainder of page intentionally left blank]*



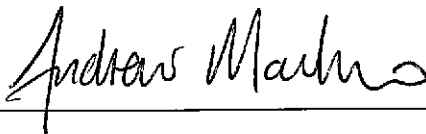
IN WITNESS WHEREOF, the undersigned has executed this Agreement on the 2<sup>nd</sup> day of March 2015.

**MEMBER**

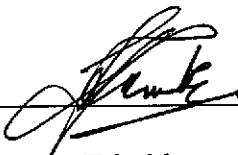
**FONDOMONTE HOLDINGS NORTH  
AMERICA, LLC**

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

Name: Georges Schorderet  
Title: Manager

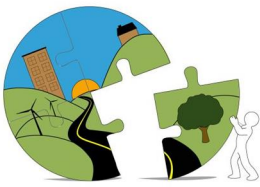
By:  \_\_\_\_\_

Name: Andrew Mackie  
Title: Manager

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

Name: Thomas Trimble  
Title: Manager





**John Hildebrand**  
*Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Noise Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	



**GENERAL APPLICATION FORM**

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Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

<b>Applicant Contact (BILLING CONTACT):</b> _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

<b>Engineer/Representative Contact, if any:</b> _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

<b>Property Owner Contact:</b> _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

**GENERAL APPLICATION FORM**

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**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):

Approximate Gross Acreage:

I/We, the applicant, certify that the following responses are true and correct. Yes  No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

**HAZARDOUS SITE REVIEW STATEMENT**

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.  
Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.  
Yes  No

## GENERAL APPLICATION FORM

### AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes  No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layers – Airport Layers)*  
*([https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

### MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes  No

### WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed)*  
*([https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC\\_Public](https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public))*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists) to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

**STEP 2:** This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

## GENERAL APPLICATION FORM

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Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\\_General\_Application\_Form.docx  
Revised: 02/22/2022

LEGAL DESCRIPTION

The land situated in the City of Blythe, County of Riverside, State of California, and is described as follows:

**PARCEL C: APN 866-022-001 AND 866-021-004**

**PARCEL 1:**

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING ALSO SHOWN AS THE WEST TWO THIRDS OF TRACT 48 IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY ACCEPTED MAY 10, 1919. SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 17, PAGE 48 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM THE PORTION THEREOF WHICH LIES WEST OF THE MID-LINE OF THE PALO VERDE IRRIGATION DISTRICT'S DRAINAGE CANAL;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 21, 1920 IN BOOK 529, PAGE 360 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 40 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, BEING ALSO SHOWN AS THE WEST TWO-THIRDS OF TRACT 48 IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY ACCEPTED MAY 10, 1919;

EXCEPTING THEREFROM THE PORTION THEREOF WHICH LIES WEST OF THE MID-LINE OF THE PALO VERDE IRRIGATION DISTRICT'S DRAINAGE CANAL, AS NOW LOCATED, THAT CROSSES SAID PROPERTY;

ALSO EXCEPTING THEREFROM THE EAST 30 FEET THEREOF.

**PARCEL D: APN 866-022-003**

THE WEST 40 ACRES OF TRACT 49, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES INDEPENDENT RESURVEY OF SAID TOWNSHIP ACCEPTED DECEMBER 16, 1919; ALSO DESIGNATED AS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY PLAT OF UNITED STATES GOVERNMENT SURVEY APPROVED OCTOBER 06, 1856;

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING THE SOUTHWEST CORNER OF THE WEST 40 ACRES OF TRACT 49; THENCE NORTHERLY, ON THE WESTERLY LINE OF SAID 40 ACRE TRACT, 150 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID 40 ACRE TRACT, 360 FEET; THENCE SOUTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID 40 ACRE TRACT, 150 FEET, TO THE SOUTHERLY LINE THEREOF; THENCE WESTERLY, ON THE SAID SOUTHERLY LINE, 360 FEET, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM A STRIP OF LAND 60 FEET WIDE ALONG THE WESTERLY LINE, CONVEYED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES BY DEED RECORDED MAY 01, 1920 IN BOOK 525, PAGE 408 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**PARCEL F: APN 866-260-001**

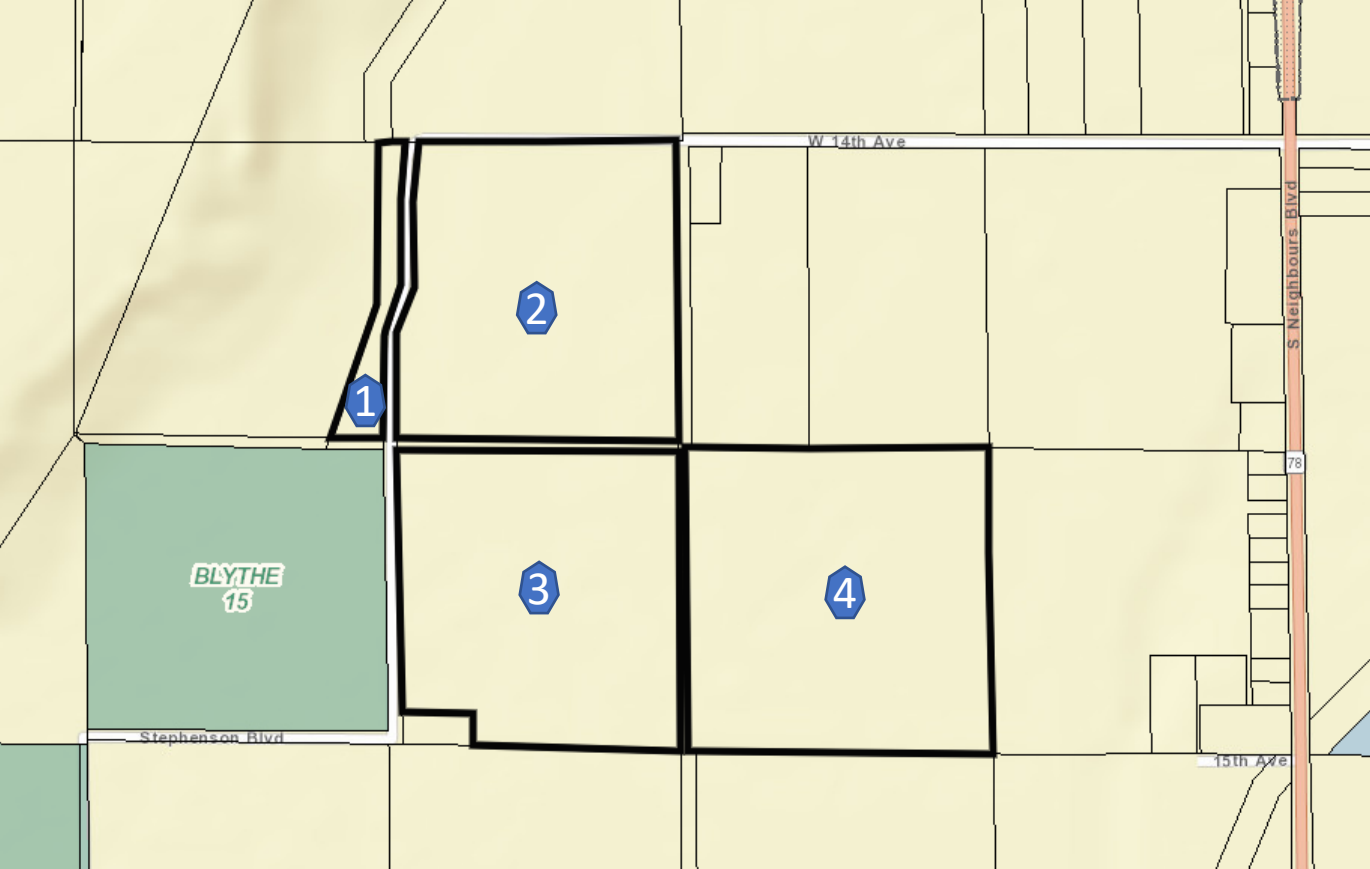
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 7 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING THEREFROM THE WEST 30 FEET THEREOF INCLUDED IN THE PUBLIC  
HIGHWAYS AS SHOWN BY U.S. GOVERNMENT SURVEY OF 1856, SAID PROPERTY  
BEING ALSO DESIGNATED AS A PORTION OF TRACT 49 UPON THE INDEPENDENT  
RESURVEY OF SAID TOWNSHIP ACCEPTED BY THE GENERAL LAND OFFICE IN 1  
919.

# AGRICULTURAL PRESERVE ESTABLISHMENT

Riverside County

- 1. APN 866021004
- 2. APN 866022001
- 3. APN 866022003
- 4. APN 866260001



PROPERTY MAP





United States  
Department of  
Agriculture

Natural Resources Conservation Service

# CONSERVATION PLAN

FONDOMONTE CALIFORNIA LLC



EVAN OLIVAS  
DISTRICT CONSERVATIONIST  
BLYTHE FIELD OFFICE  
BLYTHE, CALIFORNIA  
(760) 922-3446  
evan.olivas@usda.gov  
9/22/2022



BLYTHE SERVICE CENTER  
 PO BOX 610  
 BLYTHE, CA 92226-0610  
 (760) 640-3174

## Conservation Plan

FONDOMONTE CALIFORNIA LLC  
 250 N LITCHFIELD RD STE 101  
 GOODYEAR, AZ 85338

### CLIENT OBJECTIVE(S)

Our short term and long-term goals are aligned in that we continuously and consciously farm our land in a way that maximizes our production while maintaining soil structure and soil health for the long-term stability of our farmland. We practice regenerative farming practices and techniques that among other benefits; help rebuild the soil organic matter and restore degraded soil biodiversity resulting in both carbon draw down and improving the water cycle. Minimum till practices are followed as much as possible to maintain soil structure and maximize carbon capture.

This Conservation Plan includes the Conservation Plan Maps and Soil Maps for the contiguous agricultural fields identified as: Hayday 1 (106.8 acres), Hayday 2 (229.8 acres), Hayday 3 (45.5 acres), Ulmer 1 (161 acres), Ulmer 2 (1,306.8 acres), Jr Norton 1 (87.4 acres), and Jr Norton 2 (782.7 acres).

#### Conservation Crop Rotation (328)

Crop Rotation - Plan a sequence of crops grown on the same ground over a period of time to maintain or increase soil health, organic matter content, reduce erosion losses and reduce water quality degradation.

Planned Amount	Month	Year	Applied Amount	Date
2720.0 Ac	01	2027	--	--

#### Cover Crop (340)

Cover crop - Plant grasses, legumes and forbs for seasonal vegetative cover where seasonal cover will protect or improve natural resources.

Planned Amount	Month	Year	Applied Amount	Date
2720.0 Ac	01	2027	--	--

#### Irrigation Water Management (449)

Irrigation Water Management - Manage irrigation water by determining and controlling the volume, frequency, and application rate of irrigation water to improve irrigation water use efficiency, minimize irrigation induced soil erosion, decrease degradation of surface and groundwater resources, manage salts in the crop root zone, manage air, soil, or plant micro-climate, or reduce energy use.

Planned Amount	Month	Year	Applied Amount	Date
2720.0 Ac	01	2027	--	--

**Mulching (484)**

Basic Mulching - Apply plant residues or other suitable materials evenly over the land surface to achieve a minimum of 70% ground cover.

Planned Amount	Month	Year	Applied Amount	Date
2720.0 Ac	01	2027	--	--

**Nutrient Management (590)**

NM Level 1 - Implement a Nutrient Management Plan with 4Rs (right source, rate, time, place) to benefit plant productivity based on soil testing and LGU recommendations "within book values".

Planned Amount	Month	Year	Applied Amount	Date
2720.0 Ac	01	2027	--	--

**Residue and Tillage Management, Reduced Till (345)**

Reduced tillage - Minimize soil disturbance by reducing the number and type of yearly tillage operations to manage the amount, orientation and distribution of crop and plant residues.

Planned Amount	Month	Year	Applied Amount	Date
2720.0 Ac	01	2027	--	--

**Salinity and Sodic Soil Management (610)**

Salinity and sodic soil management - Manage the land, water and plants to reduce accumulations of salts and/or sodium on the soil surface and in the crop rooting zone.

Planned Amount	Month	Year	Applied Amount	Date
2720.0 Ac	01	2027	--	--

**Irrigation Ditch Lining (428)**

Irrigation ditch lining - Install a lining of impervious material or chemical treatment in an irrigation ditch, canal, or lateral.

Planned Amount	Month	Year	Applied Amount	Date
28887.00 Ft	01	2027	--	--

CERTIFICATION OF PARTICIPANTS

_____ FONDOMONTE CALIFORNIA LLC	_____ DATE
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CERTIFICATION OF:

_____ CERTIFIED PLANNER	_____ DATE
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Washington, DC 20250-9410

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# LOCATION MAP

Date: 8/18/2022

Customer(s): FONDOMONTE CALIFORNIA LLC

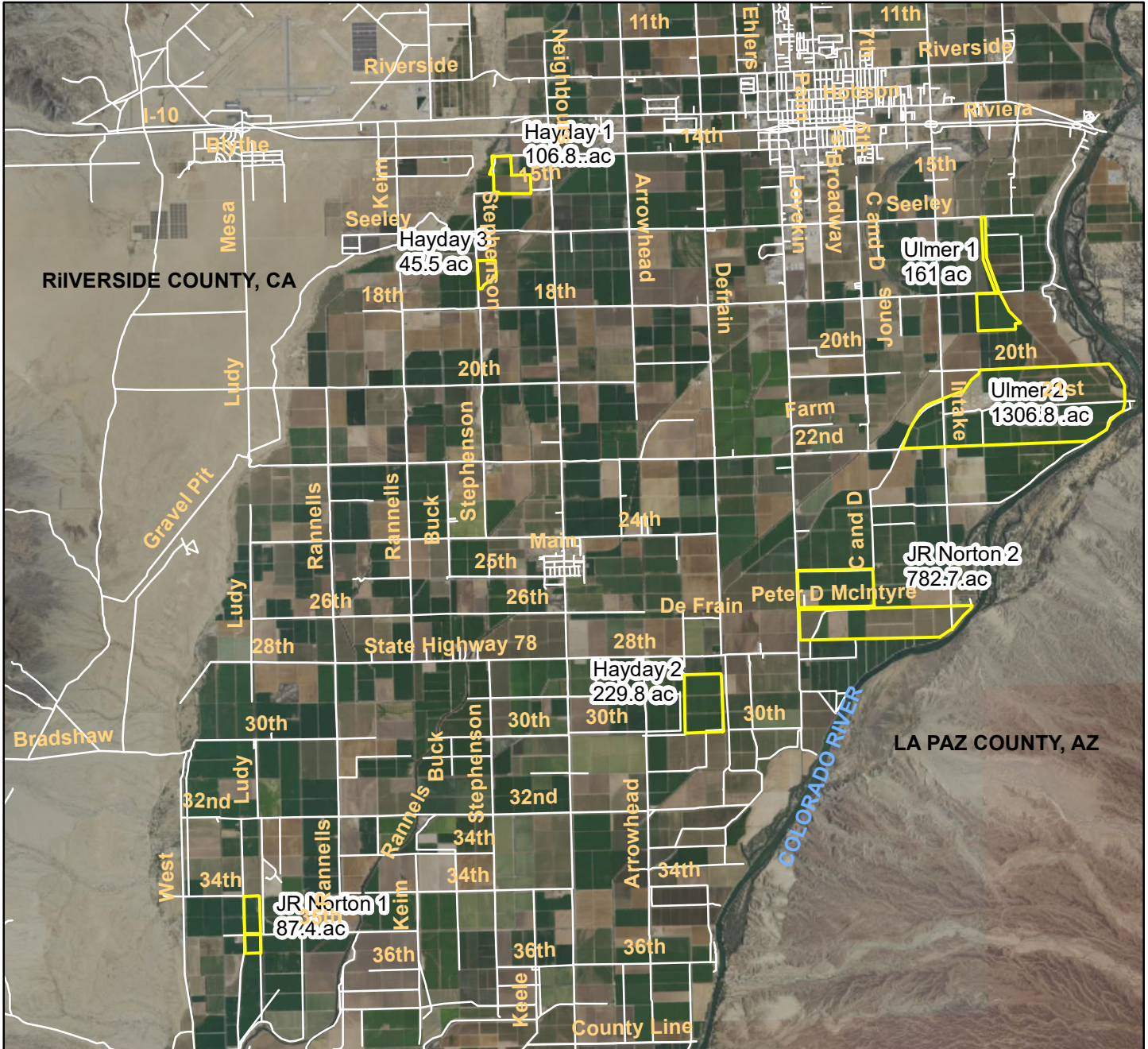
Landuse: CROPLAND, PALO VERDE VALLEY

Approximate Acres: 2,720

Field Office: BLYTHE SERVICE CENTER

Agency: USDA - NRCS

Assisted By: EVAN OLIVAS, DC



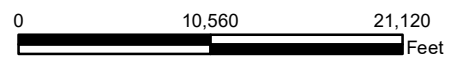
Prepared with assistance from USDA-Natural Resources Conservation Service

## Legend

NAIP\_CONUS\_PRIME

## RGB

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

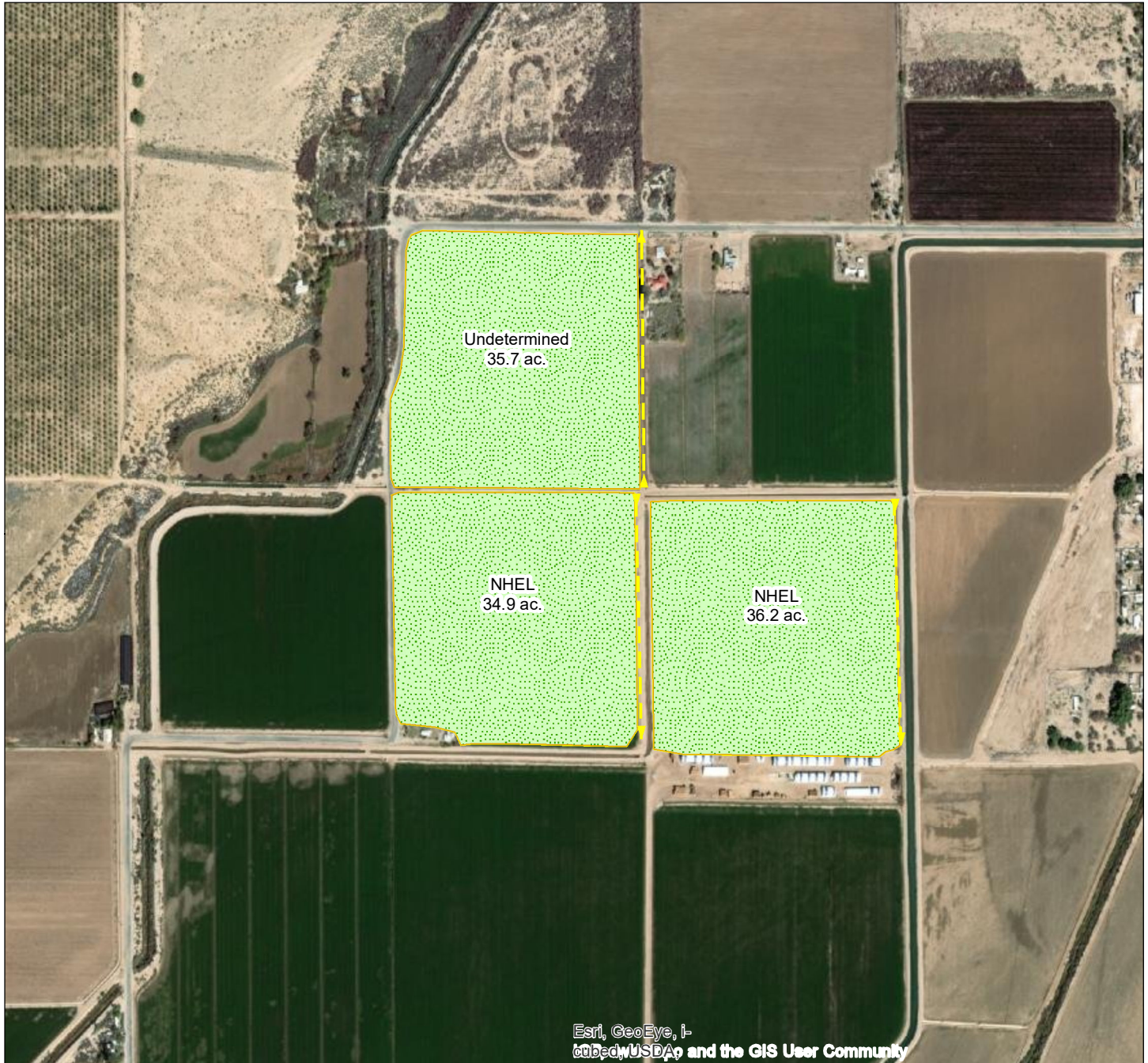


# Conservation Plan Map Hayday 1

Date: 9/22/2022

Client(s): FONDOMONTE CALIFORNIA LLC  
Riverside County, California  
Approximate Acres: 106.8

Assisted By: EVAN OLIVAS  
USDA-NRCS  
BLYTHE SERVICE CENTER



Esri, GeoEye, Imagery, and the GIS User Community

Prepared with assistance from USDA-Natural Resources Conservation Service



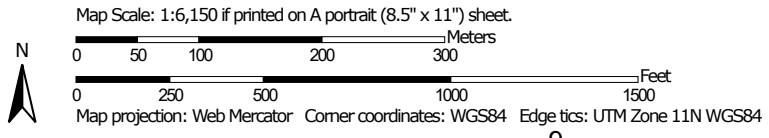
Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient Management (590)		HEL- Highly Erodible Soil
							NEHL- Non-Highly Erodible Soil



# Soil Map- Hayday 1



Soil Map may not be valid at this scale.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Gc	Gilman silty clay loam	6.3	5.7%
Hc	Holtville silty clay	55.7	49.9%
Ic	Imperial silty clay	49.3	44.2%
RtA	Rositas silty clay loam, 0 to 2 percent slopes	0.2	0.2%
<b>Totals for Area of Interest</b>		<b>111.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

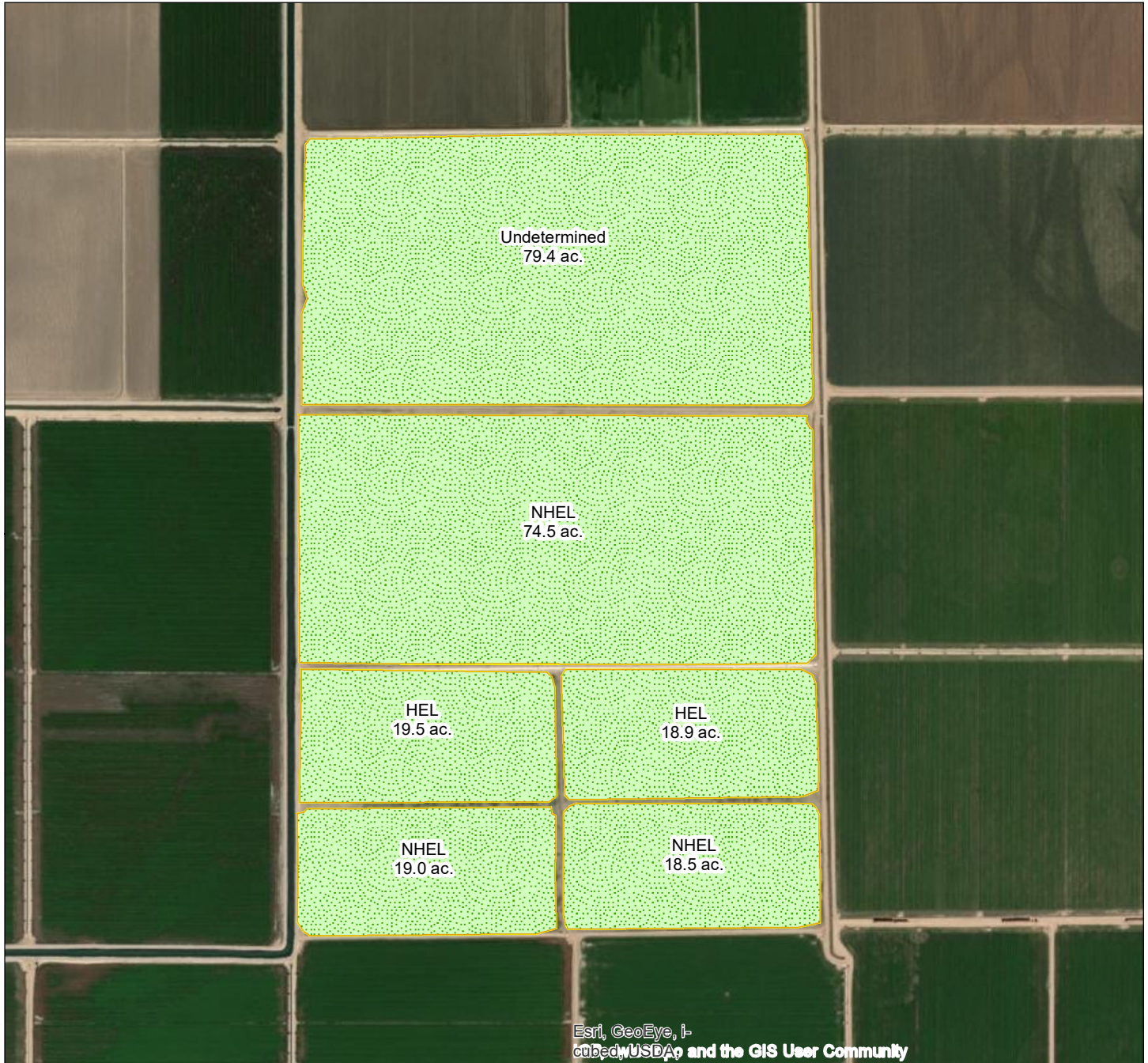


# Conservation Plan Map Hayday 2

Date: 9/22/2022

Client(s): FONDOMONTE CALIFORNIA LLC  
Riverside County, California  
Approximate Acres: 229.8

Assisted By: EVAN OLIVAS  
USDA-NRCS  
BLYTHE SERVICE CENTER



Esri, GeoEye, Imagery, and the GIS User Community

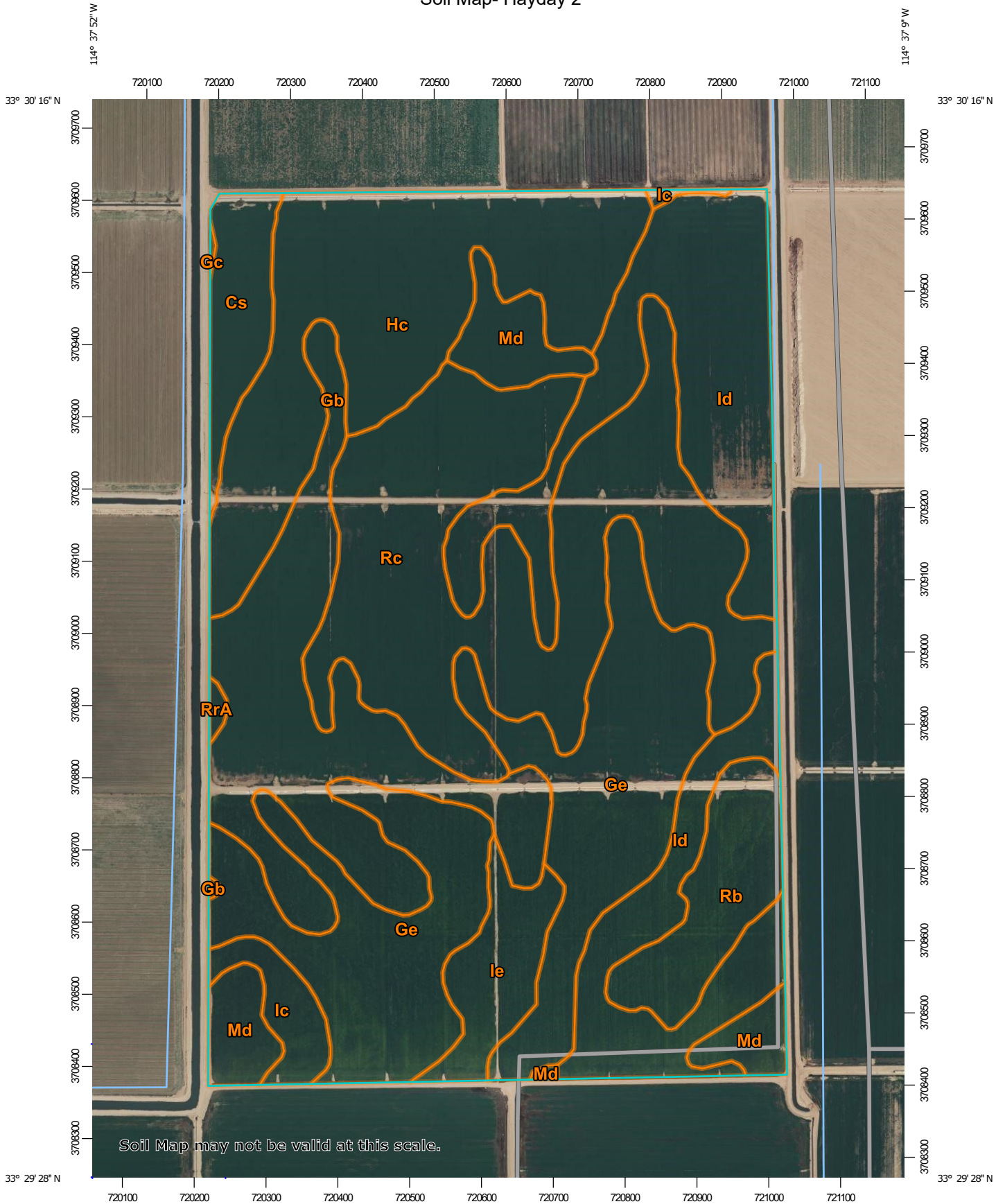
Prepared with assistance from USDA-Natural Resources Conservation Service



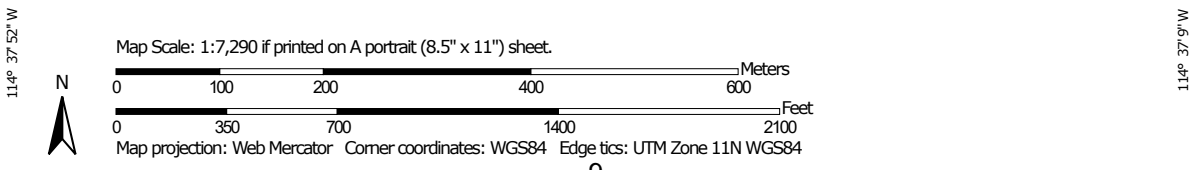
Conservation Practice Polygons	
Conservation Crop Rotation (328)	Irrigation Water Management (449)
Cover Crop (340)	Mulching (484)
Nutrient Management (590)	Salinity and Sodic Soil Management (610)
Residue and Tillage Management, Reduced Till (345)	HEL- Highly Erodible Soil
NEHL- Non-Highly Erodible Soil	



# Soil Map- Hayday 2



Soil Map may not be valid at this scale.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cs	Cibola silty clay loam	6.6	2.7%
Gb	Gilman fine sandy loam	29.6	12.3%
Gc	Gilman silty clay loam	0.1	0.0%
Ge	Glenbar silty clay loam	45.8	19.0%
Hc	Holtville silty clay	35.5	14.7%
Ic	Imperial silty clay	4.1	1.7%
Id	Indio very fine sandy loam	40.1	16.6%
Ie	Indio silty clay loam	7.2	3.0%
Md	Meloland fine sandy loam	10.5	4.3%
Rb	Ripley very fine sandy loam	10.0	4.2%
Rc	Ripley silty clay loam	51.6	21.4%
RrA	Rositas fine sand, wet, 0 to 2 percent slopes	0.4	0.2%
<b>Totals for Area of Interest</b>		<b>241.4</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

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# Conservation Plan Map Hayday 3

Date: 9/22/2022

Client(s): FONDOMONTE CALIFORNIA LLC  
Riverside County, California  
Approximate Acres: 45.5

Assisted By: EVAN OLIVAS  
USDA-NRCS  
BLYTHE SERVICE CENTER



Esri, GeoEye, i-cubed, USDA, and the GIS User Community

Prepared with assistance from USDA-Natural Resources Conservation Service



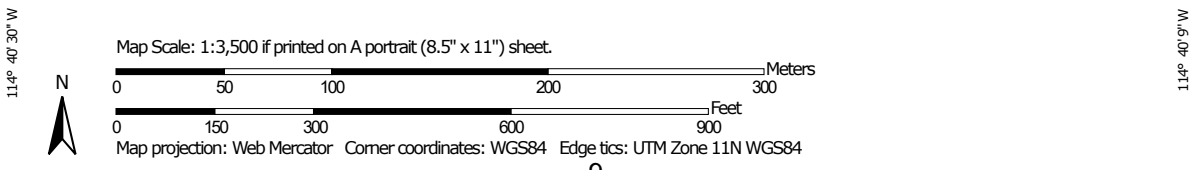
Conservation Practice Polygons	
Conservation Crop Rotation (328)	Irrigation Water Management (449)
Cover Crop (340)	Salinity and Sodic Soil Management (610)
Nutrient Management (590)	Residue and Tillage Management, Reduced Till (345)
	HEL- Highly Erodible Soil
	NEHL- Non-Highly Erodible Soil



# Soil Map- Hayday 3



Soil Map may not be valid at this scale.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ce	Carrizo gravelly sand	0.5	1.1%
Gc	Gilman silty clay loam	4.6	10.2%
Hc	Holtville silty clay	13.6	30.2%
Ic	Imperial silty clay	9.1	20.3%
Me	Meloland silty clay laom	15.1	33.5%
Rc	Ripley silty clay loam	1.2	2.8%
RtA	Rositas silty clay loam, 0 to 2 percent slopes	0.9	1.9%
<b>Totals for Area of Interest</b>		<b>45.0</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

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# Conservation Plan Map JR Norton 1

Date: 9/22/2022

Client(s): FONDOMONTE CALIFORNIA LLC  
Riverside County, California  
Approximate Acres: 87.4

Assisted By: EVAN OLIVAS  
USDA-NRCS  
BLYTHE SERVICE CENTER



Prepared with assistance from USDA-Natural Resources Conservation Service



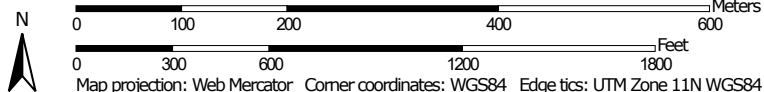
Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient Management (590)		HEL- Highly Erodible Soil
							NEHL- Non-Highly Erodible Soil



# Soil Map- JR Norton 1



Map Scale: 1:7,160 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cs	Cibola silty clay loam	1.2	1.2%
Gb	Gilman fine sandy loam	5.6	5.4%
Gc	Gilman silty clay loam	6.3	6.1%
Ge	Glenbar silty clay loam	2.7	2.6%
Hb	Holtville fine sandy loam	5.9	5.8%
Hc	Holtville silty clay	11.0	10.7%
Ic	Imperial silty clay	23.0	22.4%
Md	Meloland fine sandy loam	11.1	10.8%
Me	Meloland silty clay loam	7.9	7.7%
RoA	Rositas fine sand, 0 to 2 percent slopes	1.8	1.7%
RtA	Rositas silty clay loam, 0 to 2 percent slopes	26.2	25.5%
<b>Totals for Area of Interest</b>		<b>102.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

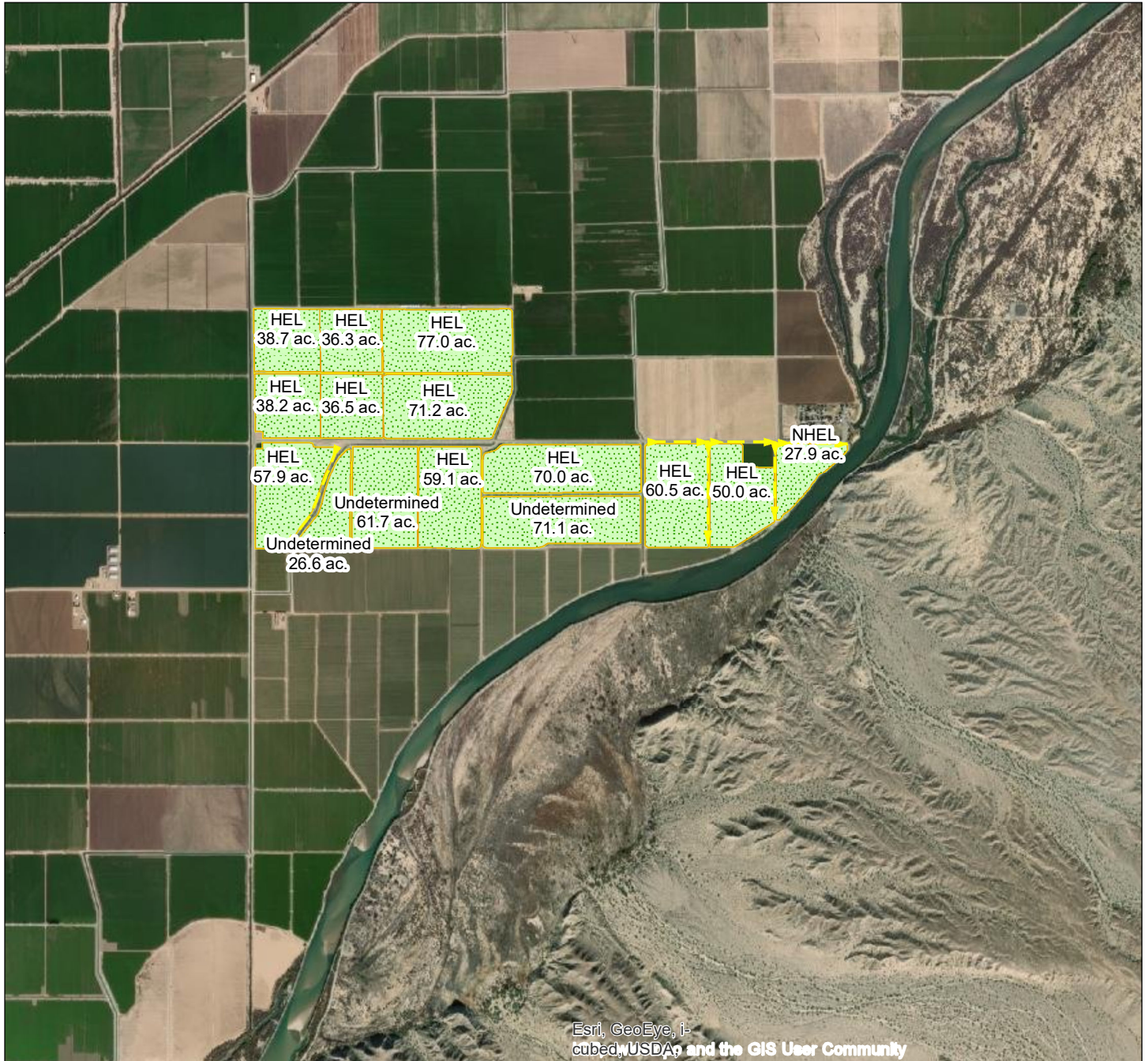
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# Conservation Plan Map JR Norton 2

Date: 9/22/2022

Client(s): FONDOMONTE CALIFORNIA LLC  
Riverside County, California  
Approximate Acres: 782.7

Assisted By: EVAN OLIVAS  
USDA-NRCS  
BLYTHE SERVICE CENTER



Esri, GeoEye, i-cubed, USDA, and the GIS User Community

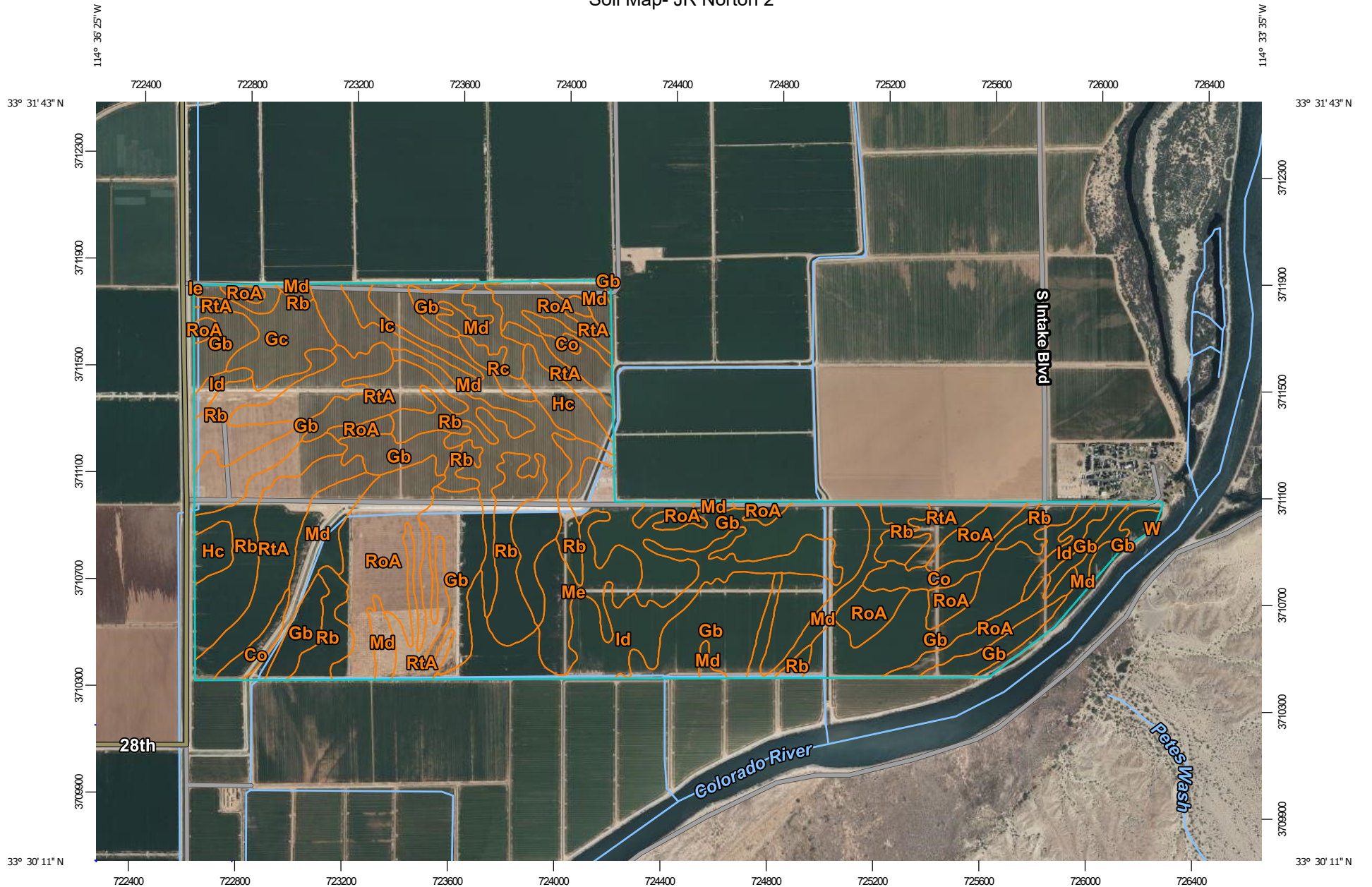
Prepared with assistance from USDA-Natural Resources Conservation Service



Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient Management (590)		HEL- Highly Erodible Soil
							NEHL- Non-Highly Erodible Soil



# Soil Map- JR Norton 2



Map Scale: 1:20,000 if printed on A landscape (11" x 8.5") sheet.

0 250 500 1000 1500 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Co	Cibola fine sandy loam	21.3	2.4%
Gb	Gilman fine sandy loam	252.1	28.9%
Gc	Gilman silty clay loam	21.1	2.4%
Hc	Holtville silty clay	18.2	2.1%
Ic	Imperial silty clay	7.0	0.8%
Id	Indio very fine sandy loam	63.3	7.3%
Ie	Indio silty clay loam	0.1	0.0%
Md	Meloland fine sandy loam	130.0	14.9%
Me	Meloland silty clay laom	25.9	3.0%
Rb	Ripley very fine sandy loam	124.5	14.3%
Rc	Ripley silty clay loam	5.4	0.6%
RoA	Rositas fine sand, 0 to 2 percent slopes	113.6	13.0%
RtA	Rositas silty clay loam, 0 to 2 percent slopes	88.5	10.2%
W	Water	0.1	0.0%
<b>Totals for Area of Interest</b>		<b>871.1</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

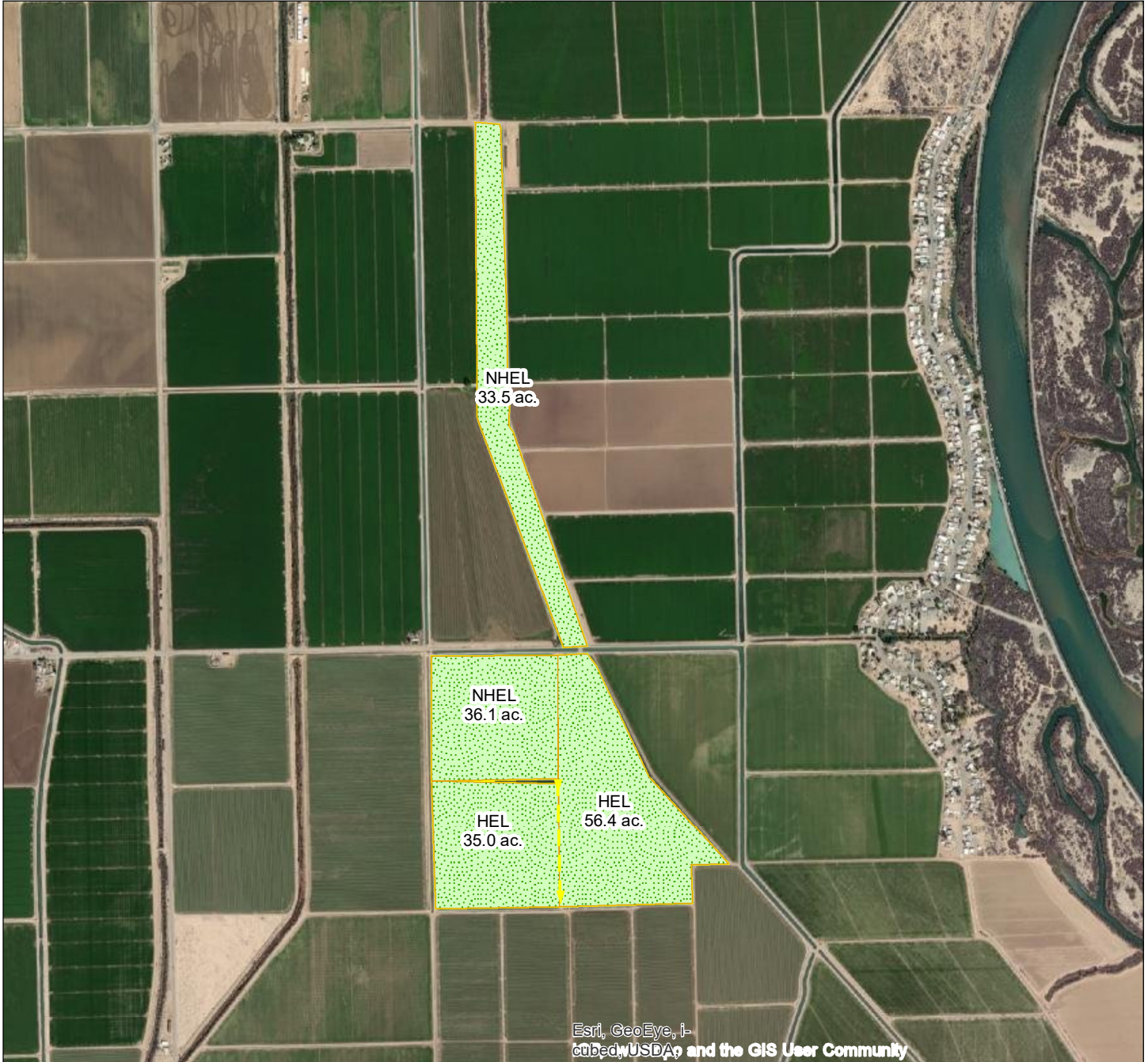
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different

# Conservation Plan Map Ulmer 1

Date: 9/22/2022

Client(s): FONDOMONTE CALIFORNIA LLC  
Riverside County, California  
Approximate Acres: 161

Assisted By: EVAN OLIVAS  
USDA-NRCS  
BLYTHE SERVICE CENTER



Esri, GeoEye, i-cubed, USDA, and the GIS User Community

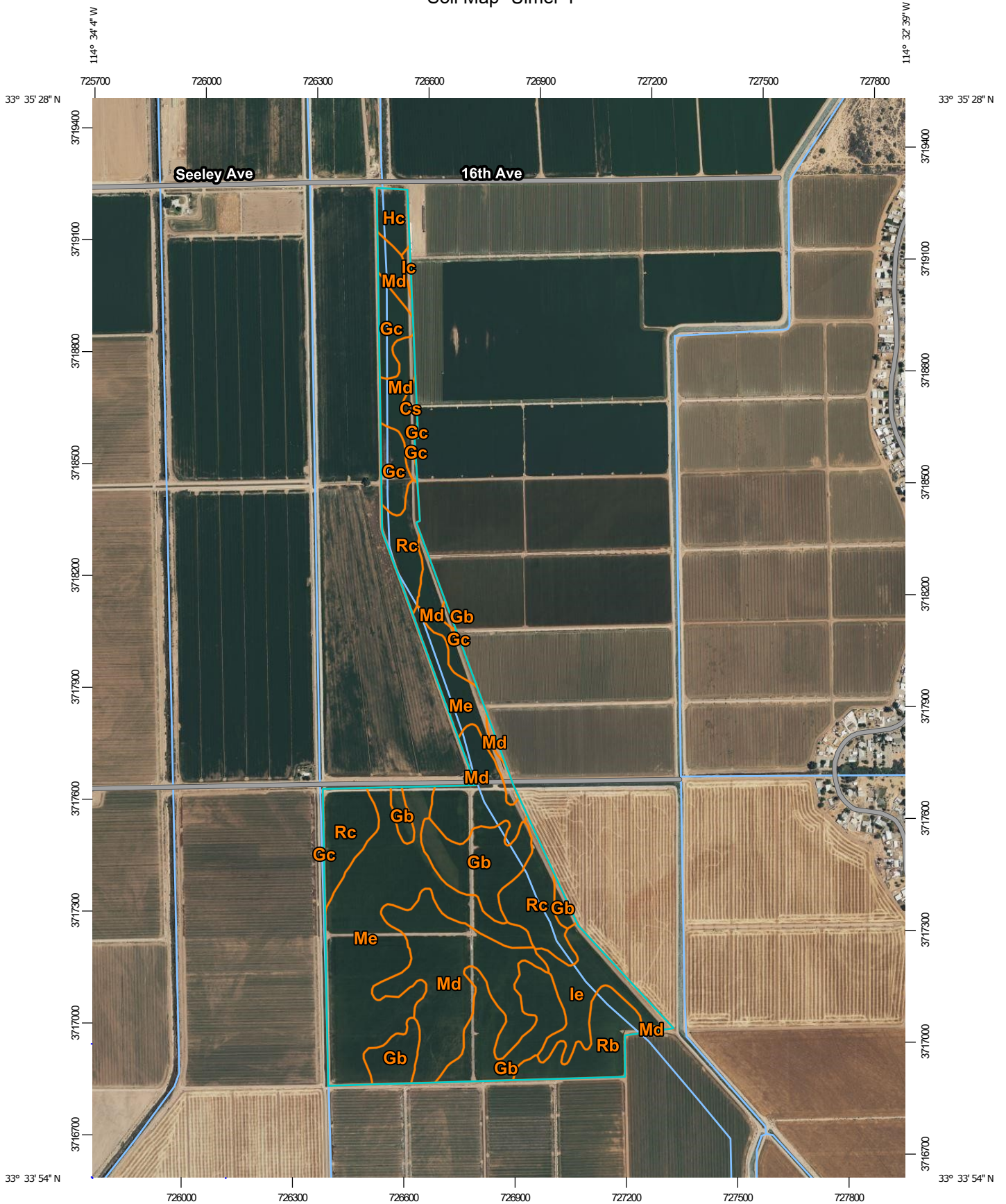
Prepared with assistance from USDA-Natural Resources Conservation Service

0 1505 Feet

Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
	Cover Crop (340)		Nutrient Management (590)				HEL- Highly Erodible Soil
							NEHL- Non-Highly Erodible Soil



# Soil Map- Ulmer 1



Map Scale: 1:14,100 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cs	Cibola silty clay loam	0.5	0.3%
Gb	Gilman fine sandy loam	30.7	17.3%
Gc	Gilman silty clay loam	7.7	4.4%
Hc	Holtville silty clay	3.2	1.8%
Ic	Imperial silty clay	0.4	0.2%
Ie	Indio silty clay loam	10.9	6.1%
Md	Meloland fine sandy loam	47.8	26.9%
Me	Meloland silty clay laom	45.9	25.9%
Rb	Ripley very fine sandy loam	9.4	5.3%
Rc	Ripley silty clay loam	20.7	11.7%
<b>Totals for Area of Interest</b>		<b>177.2</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

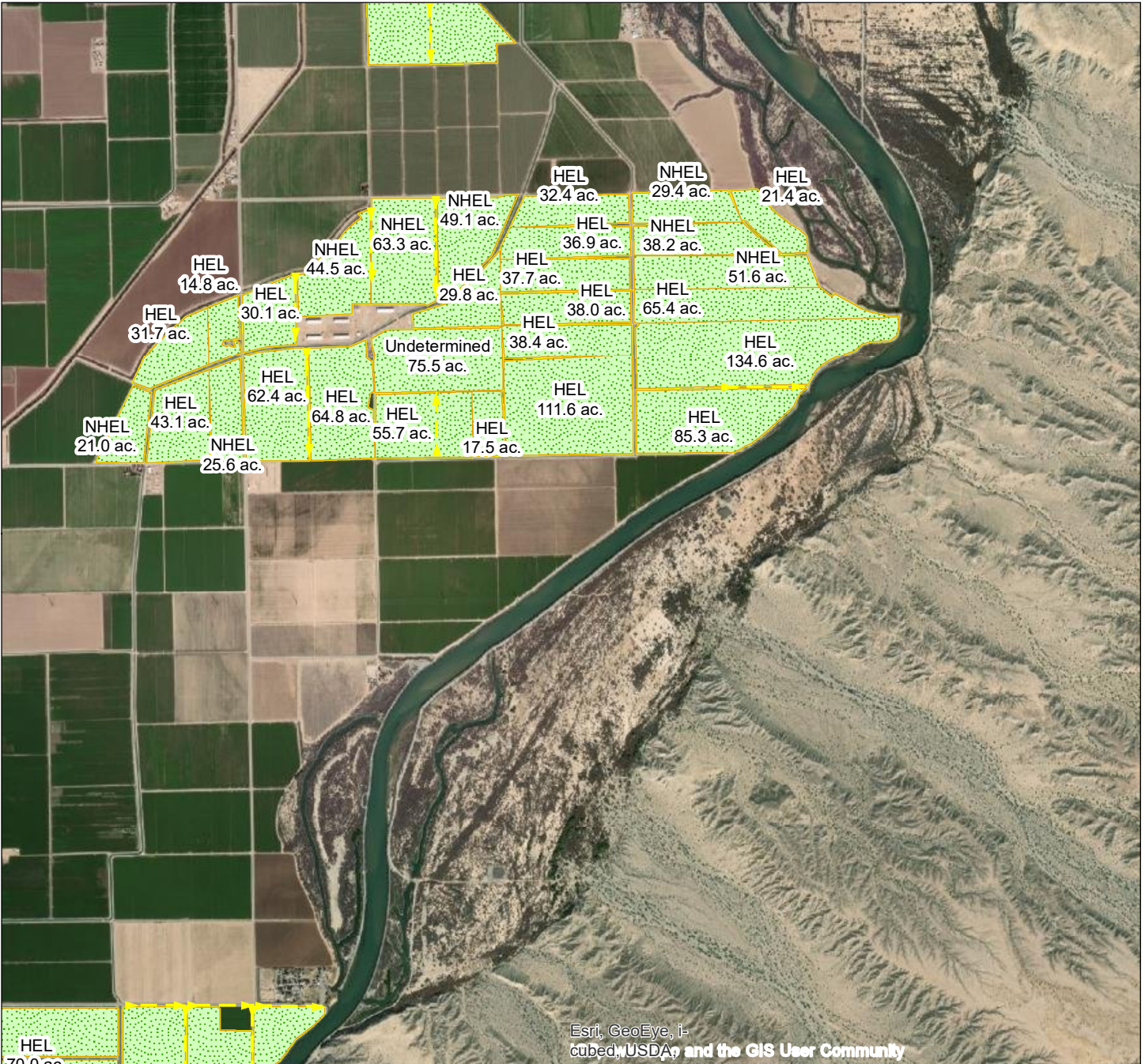
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# Conservation Plan Map Ulmer 2

Date: 9/22/2022

Client(s): FONDOMONTE CALIFORNIA LLC  
Riverside County, California  
Approximate Acres: 1306.8

Assisted By: EVAN OLIVAS  
USDA-NRCS  
BLYTHE SERVICE CENTER



Prepared with assistance from USDA-Natural Resources Conservation Service

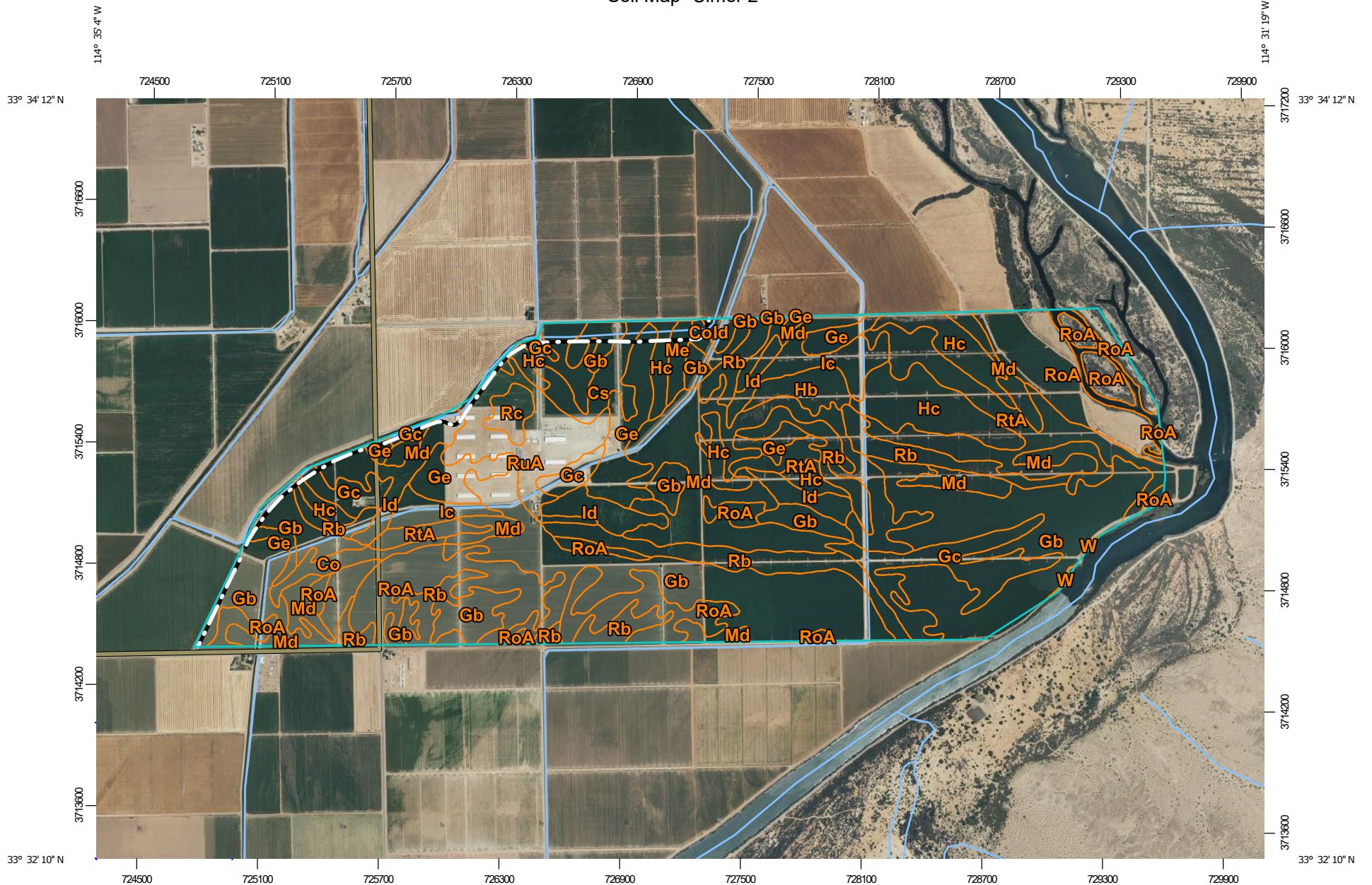


Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient Management (590)		HEL- Highly Erodible Soil
							NEHL- Non-Highly Erodible Soil





# Soil Map- Ulmer 2



Map Scale: 1:26,500 if printed on A landscape (11" x 8.5") sheet.

0 350 700 1400 2100 Meters

0 1000 2000 4000 6000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Co	Cibola fine sandy loam	20.8	1.3%
Cs	Cibola silty clay loam	23.3	1.5%
Gb	Gilman fine sandy loam	401.6	26.0%
Gc	Gilman silty clay loam	75.6	4.9%
Ge	Glenbar silty clay loam	78.8	5.1%
Hb	Holtville fine sandy loam	18.0	1.2%
Hc	Holtville silty clay	117.5	7.6%
Ic	Imperial silty clay	35.6	2.3%
Id	Indio very fine sandy loam	68.5	4.4%
Md	Meloland fine sandy loam	183.5	11.9%
Me	Meloland silty clay loam	8.3	0.5%
Rb	Ripley very fine sandy loam	132.8	8.6%
Rc	Ripley silty clay loam	11.1	0.7%
RoA	Rositas fine sand, 0 to 2 percent slopes	197.7	12.8%
RtA	Rositas silty clay loam, 0 to 2 percent slopes	94.4	6.1%
RuA	Rositas silty clay loam, wet, 0 to 2 percent slopes	59.8	3.9%
W	Water	14.3	0.9%
<b>Totals for Area of Interest</b>		<b>1,541.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.