

**AGRICULTURAL PRESERVE ESTABLISHMENT (APE) NO. 220002  
CAPTAC REPORT - APRIL 18, 2024**

Applicant's Name: Fondomonte California (Hayday 2) Supervisorial District: 4

Applicant's Address: 250 N. Litchfield Rd., Suite 101, Goodyear, AZ 85338

**1. Planning Department**

A. Type of Application:  X  Establishment   Enlargement

B. Site

1) Acreage: 240.84(4 parcels)

2) Existing Land Use: agricultural uses (alfalfa - 240.84 acres)

3) Zoning: Current Zoning is R-R (Rural Residential). The application is being processed concurrently with a Change of Zone to A-2 (Heavy Agriculture)

4) Gen. Plan Land Use: Agriculture (AG)

5) Cities w/in 1 mile: City of Blythe - approximately 6.4 miles to northeast

6) General Location: northerly and eastly of the Colorado River, westerly of Arrowhead Boulevard, southerly of 28<sup>th</sup> Avenue

7) Site APN/Leg. Desc. 875240008, 878102006, 878102011, 878102012

**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. 220002 (APE220002). 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.**  
The present zoning of the land is R-R (Rural Residential), which is not a zone that is included in the list of eligible "agricultural zones" in Ordinance 348. However, the Agricultural Preserve Establishment application is being processes with a Change of Zone to change the zoning of the subject properties to A-2 (Heavy Agriculture), which is an eligible zone. Surrounding zoning is A-1-10 the east and south, A-1-10 and R-R to the west, and R-R to the north. 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 the growing of alfalfa crops, which is an agricultural use. The surrounding area is agricultural in nature.
- 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 and 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 are 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 (alfalfa crops) 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 six miles to the northeast.

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.

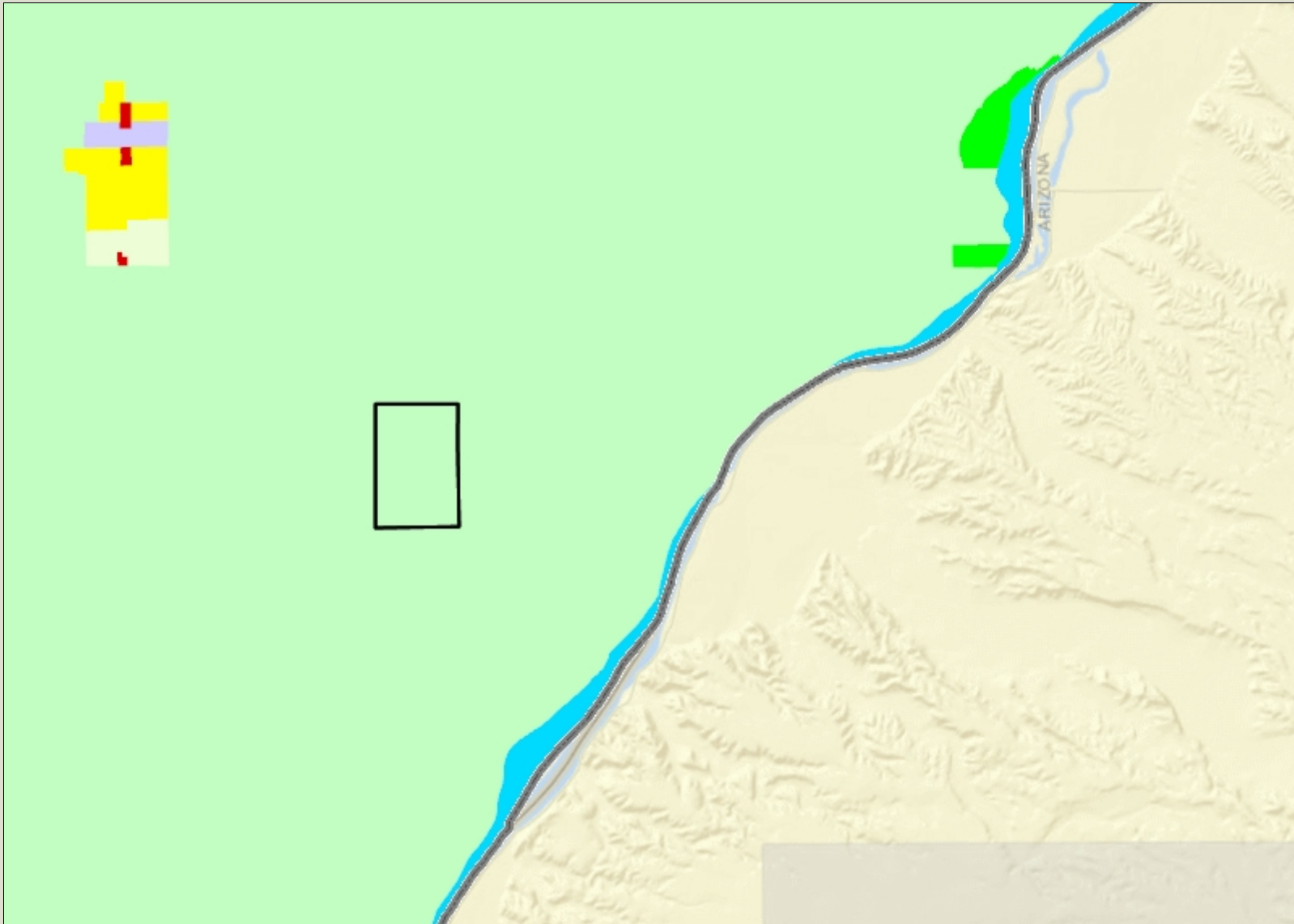
IX. **The acreages of each landowner included in the application and total acreage.**

The landowner of all 4 parcels is Fondomonte California, Inc., and the total acreage is 240.84 acres.

**Attachments:**

- A. Maps of General Plan Land Use, Zoning, and Agricultural Preserves
- B. Application

# APD220002 Fondomonte Hayday 2 - General Plan Land Use



## Legend

- County Boundary
- City Boundaries
- General Plan Land Use**
- Rural Community - Estate Density F
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

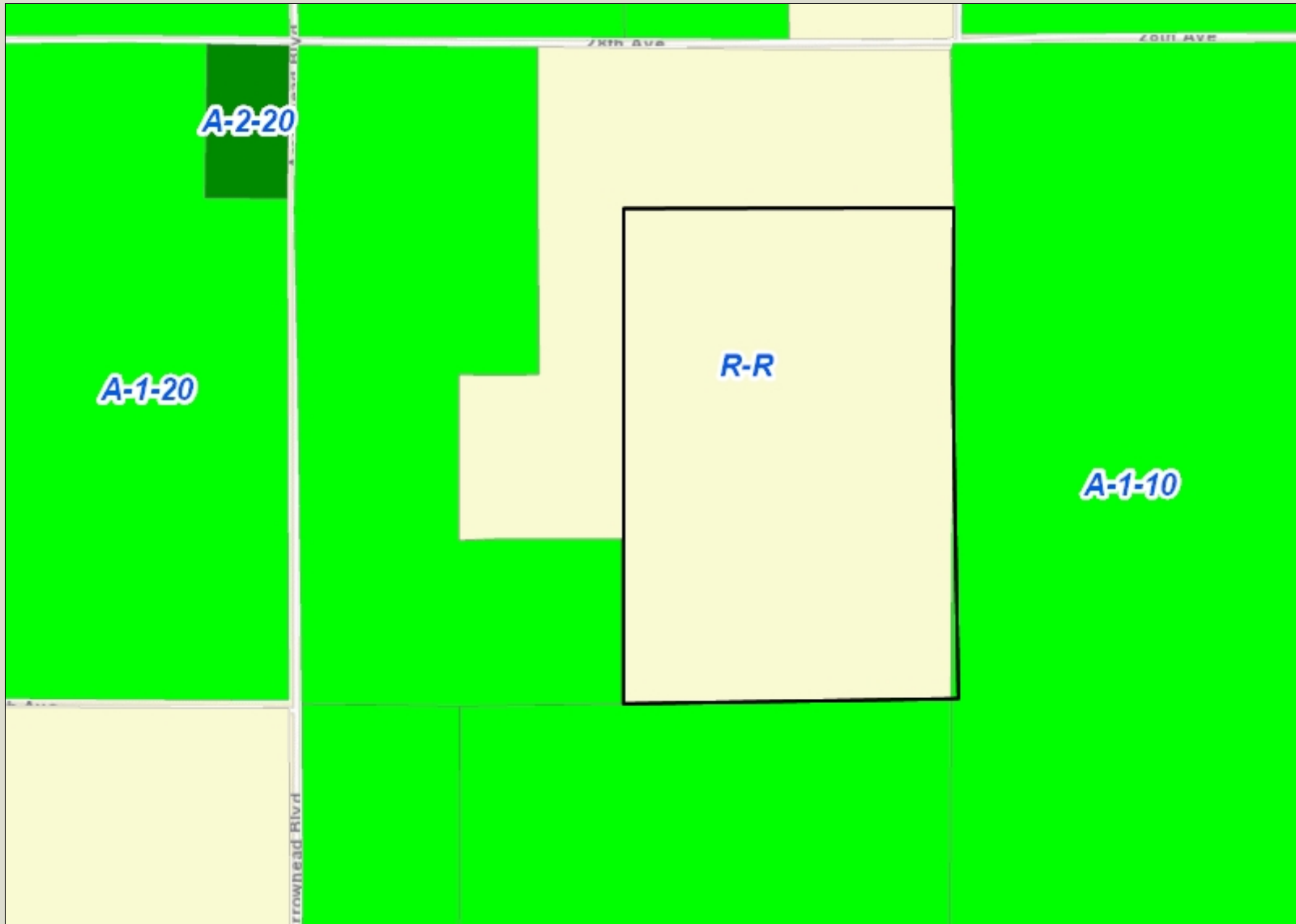
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## Notes

# APD220002 Fondomonte Hayday 2 - Zoning Map



## Legend

- County Boundary
- City Boundaries
- Zoning**
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-30000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10



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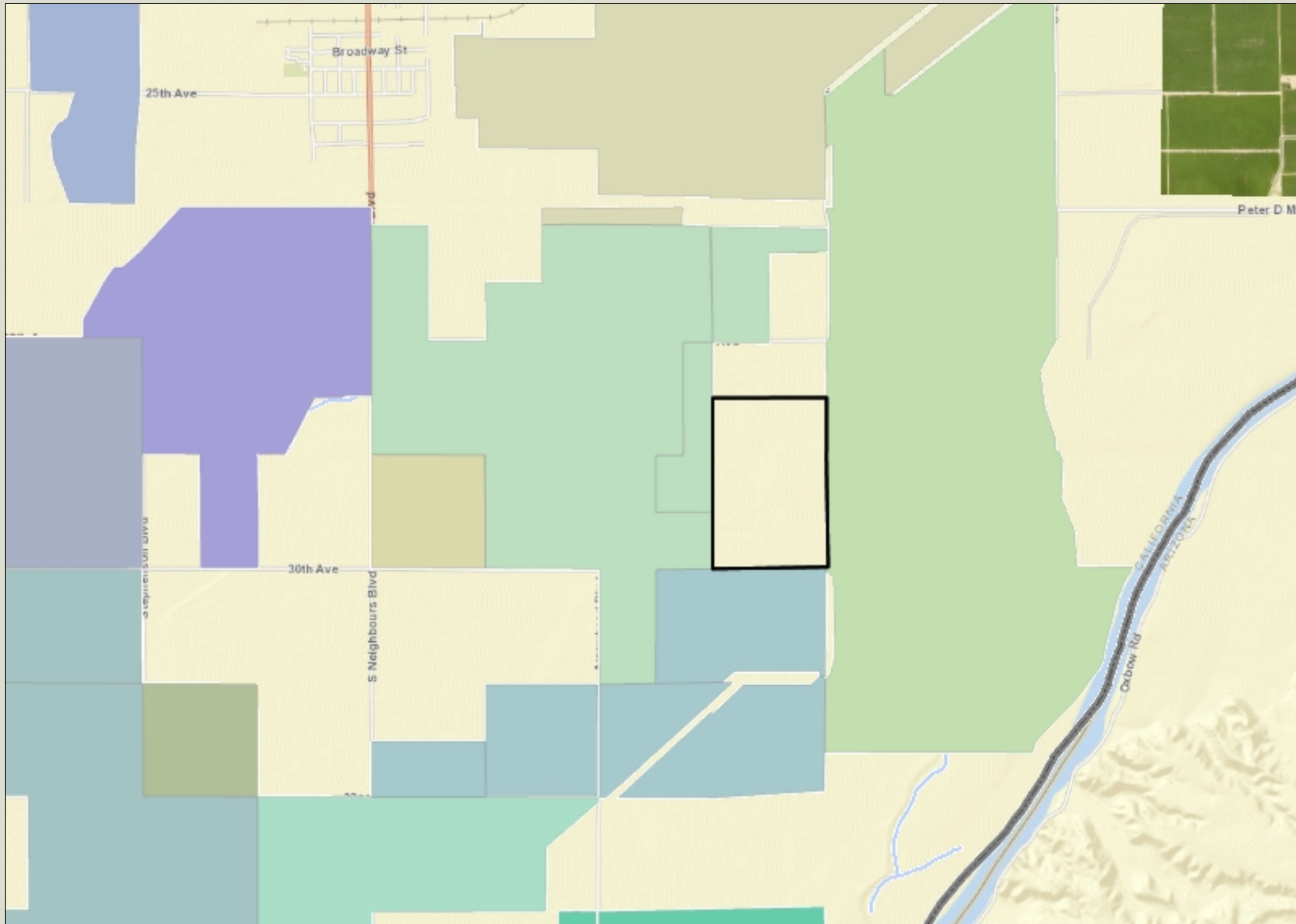


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## Notes

# APD220002 Fondomonte Hayday 2 - Agricultural Preserves



## Legend

- County Boundary
- City Boundaries
- Agricultural Preserves**
- ANZA, 1
- ANZA, 2
- ANZA, 3
- BAUTISTA CANYON, 1
- BAUTISTA CANYON, 2
- BAUTISTA CANYON, 3
- BLYTHE, 10
- BLYTHE, 11
- BLYTHE, 12
- BLYTHE, 13
- BLYTHE, 14
- BLYTHE, 15
- BLYTHE, 16
- BLYTHE, 17
- BLYTHE, 18
- BLYTHE, 19
- BLYTHE, 2
- BLYTHE, 20
- BLYTHE, 21
- BLYTHE, 22
- BLYTHE, 23
- BLYTHE, 24
- BLYTHE, 25
- BLYTHE, 26



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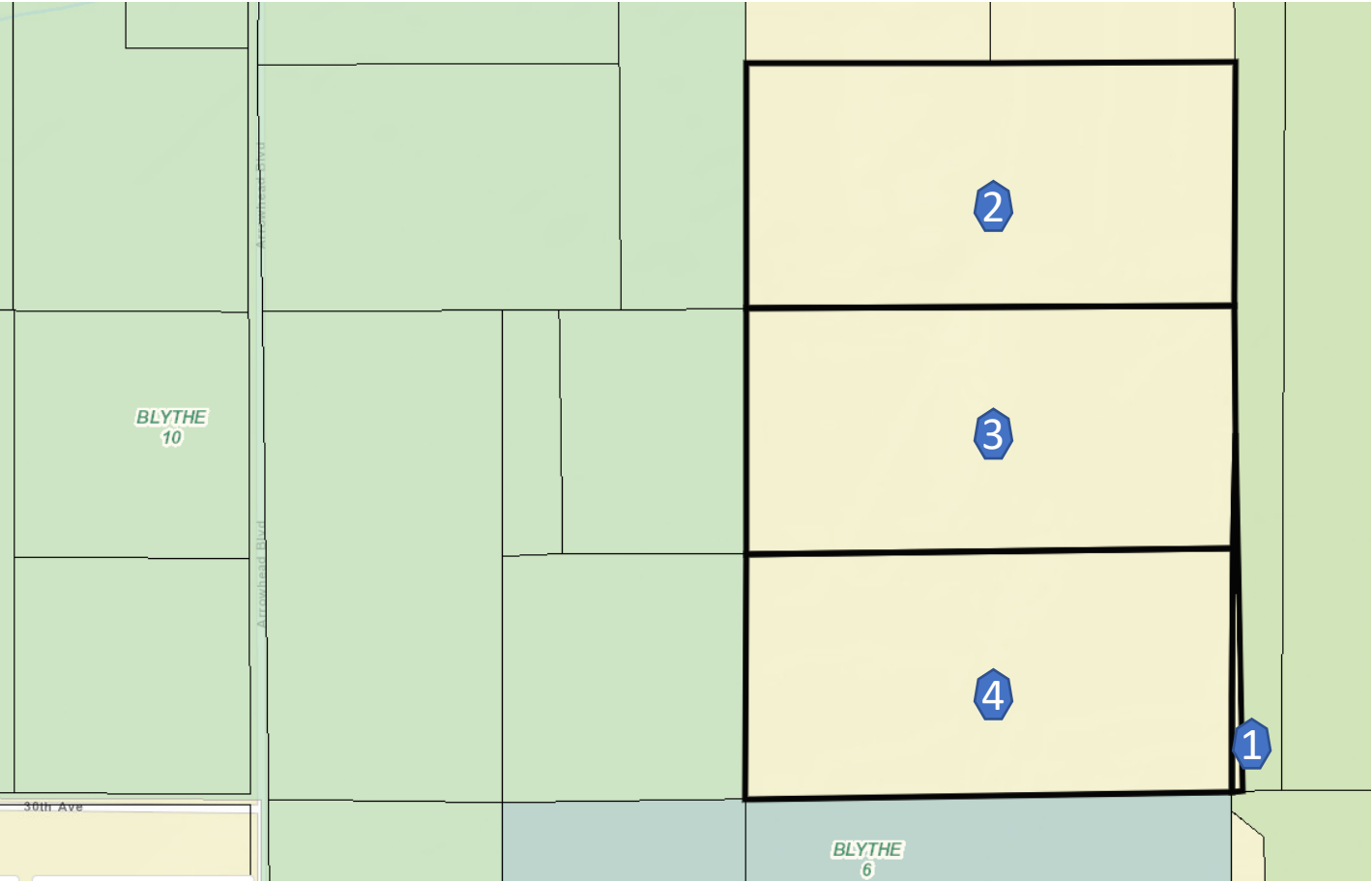
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## Notes

# AGRICULTURAL PRESERVE ESTABLISHMENT

Riverside County

- 1. APN 875240008
- 2. APN 878102006
- 3. APN 878102011
- 4. APN 878102012



PROPERTY MAP





**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.

Applicant Contact (BILLING CONTACT): _____		
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.:	

Engineer/Representative Contact, if any: _____		
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.:	

Property Owner Contact: _____		
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



*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>Acreege</b>
------------------------------------	----------------

*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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<b>COMMERCIAL USES</b>	<b>ACREAGE</b>	<b>COMMERCIAL USES</b>	<b>ACREAGE</b>
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.](#))

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:

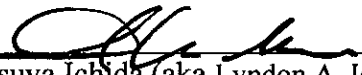
1. General and special real property taxes, special taxes, bonds and assessments for the current fiscal year; and
2. Covenants, conditions, restrictions, easements, reservations, liens, encumbrances, rights and rights-of-way as set forth on Exhibit "B" attached hereto.

**[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

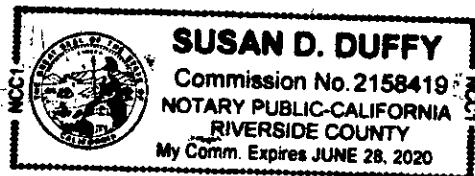


Exhibit A

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:**

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**The Following Matters Affect Parcel I:**

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**The Following Matters Affect Parcel J:**

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**The Following Matters Affect Parcel K:**

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196. This item has been intentionally deleted.

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")



LEGAL DESCRIPTION

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.



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

<p>_____</p> <p>FONDOMONTE CALIFORNIA LLC</p>	<p>_____</p> <p>DATE</p>
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CERTIFICATION OF:

<p>_____</p> <p>CERTIFIED PLANNER</p>	<p>_____</p> <p>DATE</p>
---------------------------------------	--------------------------

PUBLIC BURDEN STATEMENT

According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collections is 0578-0013. The time required to complete this information collection is estimated to average 45/0.75 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection information.

PRIVACY ACT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C 522a). Furnishing this information is voluntary; however failure to furnish correct, complete information will result in the withholding or withdrawal of such technical or financial assistance. The information may be furnished to other USDA agencies, the Internal Revenue Service, the Department of Justice, or other state or federal law enforcement agencies, or in response to orders of a court, magistrate, or administrative tribunal.

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The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers. If you believe you experienced discrimination when obtaining services from USDA, participating in a USDA program, or participating in a program that receives financial assistance from USDA, you may file a complaint with USDA. Information about how to file a discrimination complaint is available from the Office of the Assistant Secretary for Civil Rights. USDA prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex (including gender identity and expression), marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination, complete, sign, and mail a program discrimination complaint form, available at any USDA office location or online at [www.ascr.usda.gov](http://www.ascr.usda.gov), or write to:

USDA Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW.  
Washington, DC 20250-9410

Or call toll free at (866) 632-9992 (voice) to obtain additional information, the appropriate office or to request documents. Individuals who are deaf, hard of hearing, or have speech disabilities may contact USDA through the Federal Relay service at (800) 877-8339 or (800) 845-6136 (in Spanish). USDA is an equal opportunity provider, employer, and lender. Persons with disabilities who require alternative means for communication of program information (e.g., Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD).

# LOCATION MAP

Date: 8/18/2022

Customer(s): FONDOMONTE CALIFORNIA LLC

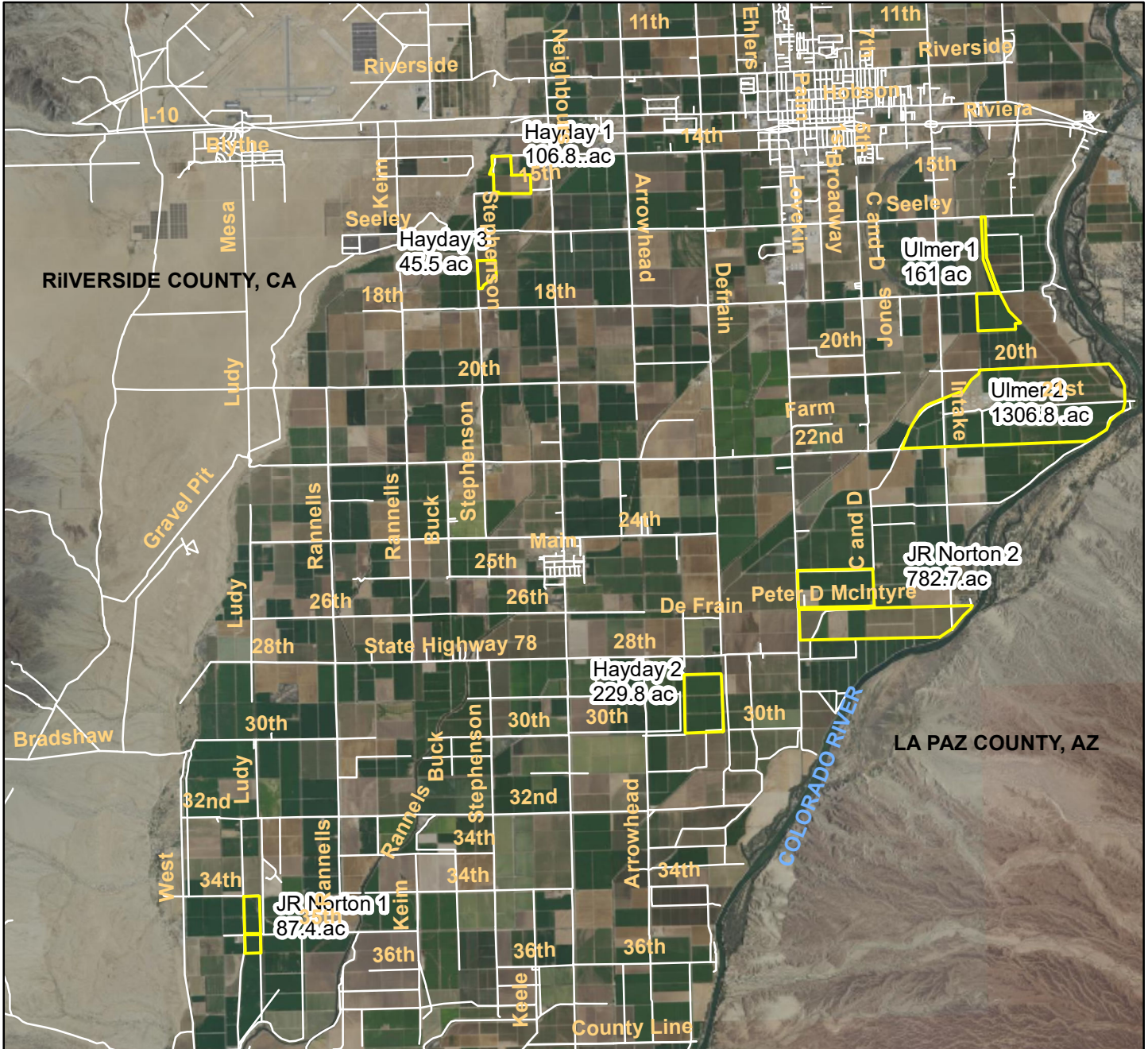
Landuse: CROPLAND, PALO VERDE VALLEY

Approximate Acres: 2,720

Field Office: BLYTHE SERVICE CENTER

Agency: USDA - NRCS

Assisted By: EVAN OLIVAS, DC



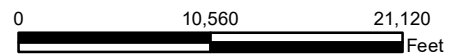
Prepared with assistance from USDA-Natural Resources Conservation Service

## Legend

NAIP\_CONUS\_PRIME

## RGB

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

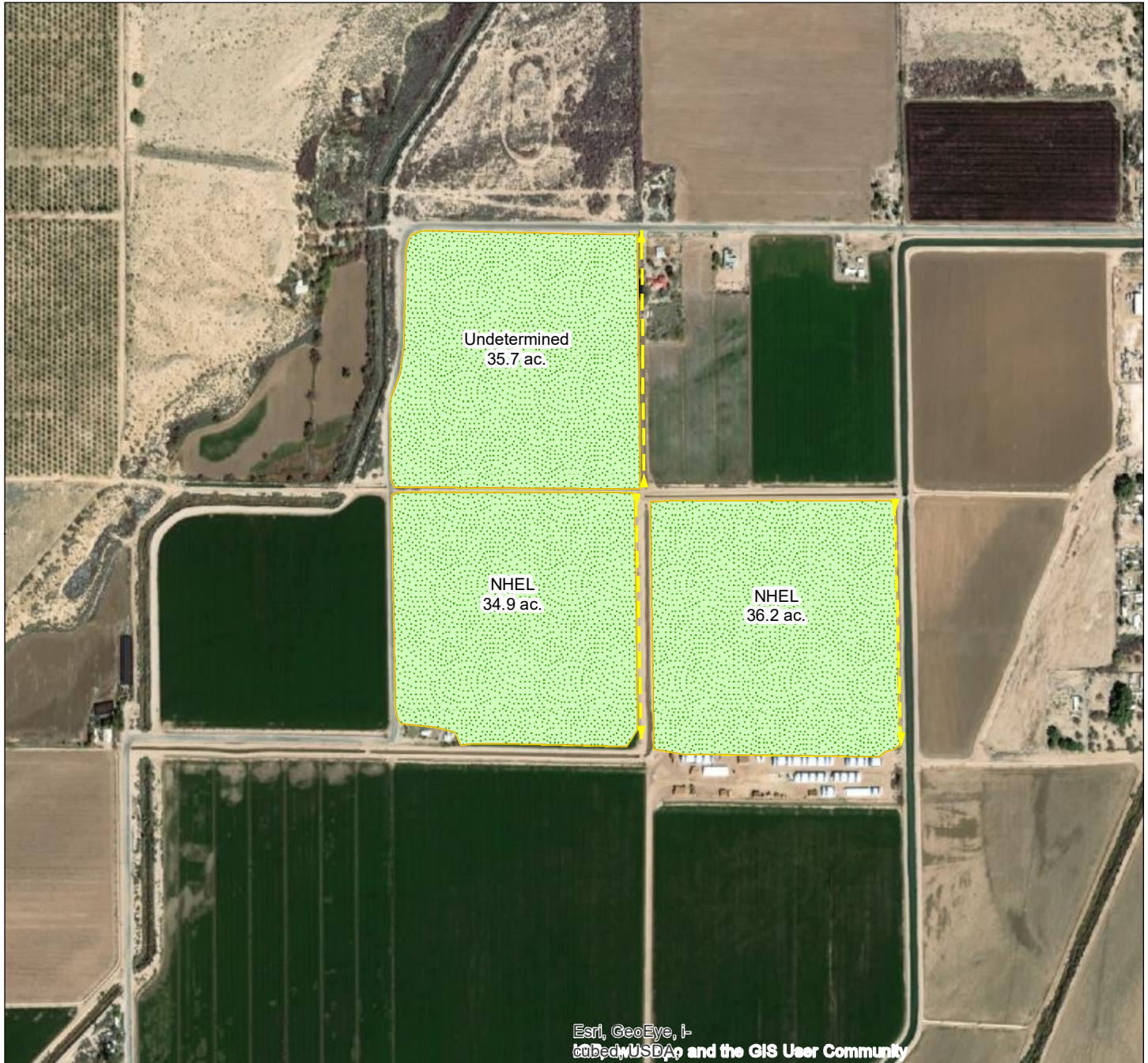


# Conservation Plan Map Hayday 1

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



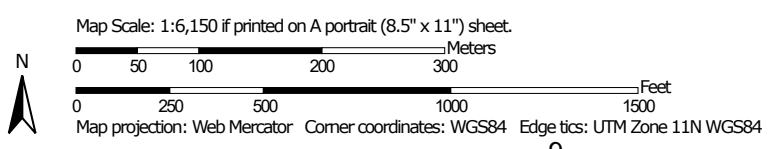
Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient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

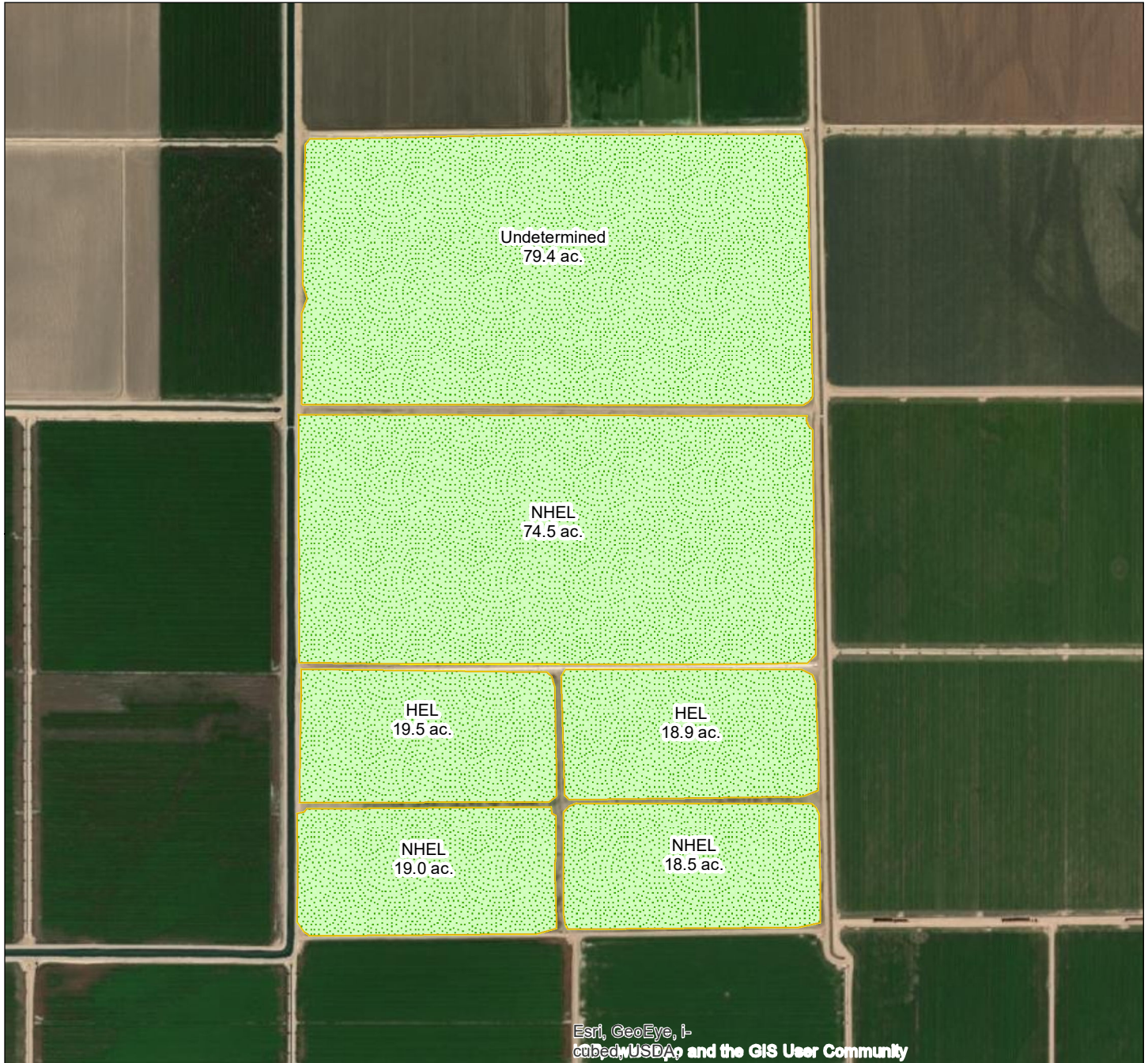
The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

# 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

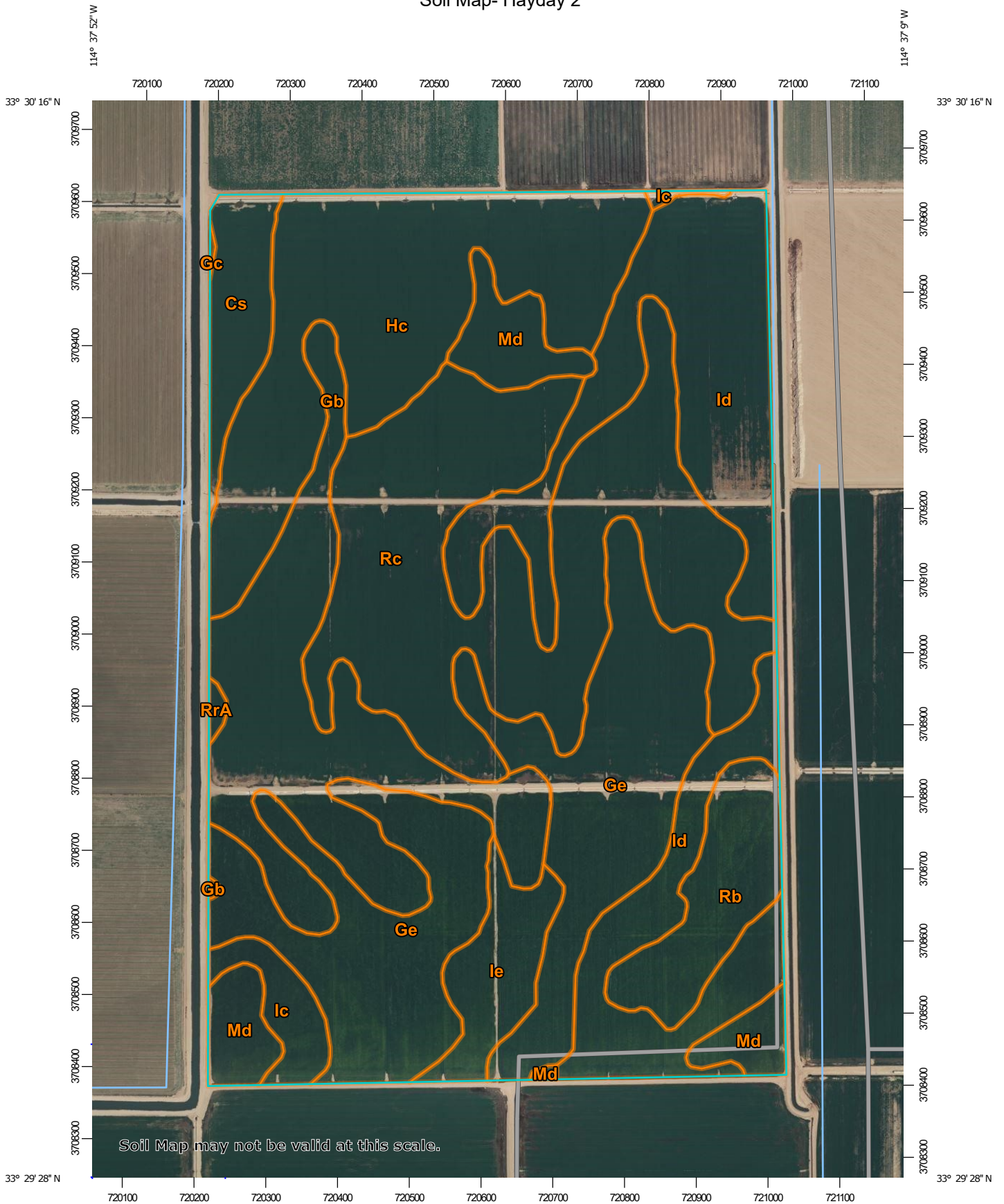
Prepared with assistance from USDA-Natural Resources Conservation Service



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	

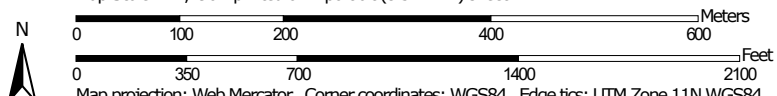


# Soil Map- Hayday 2



Soil Map may not be valid at this scale.

Map Scale: 1:7,290 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	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.

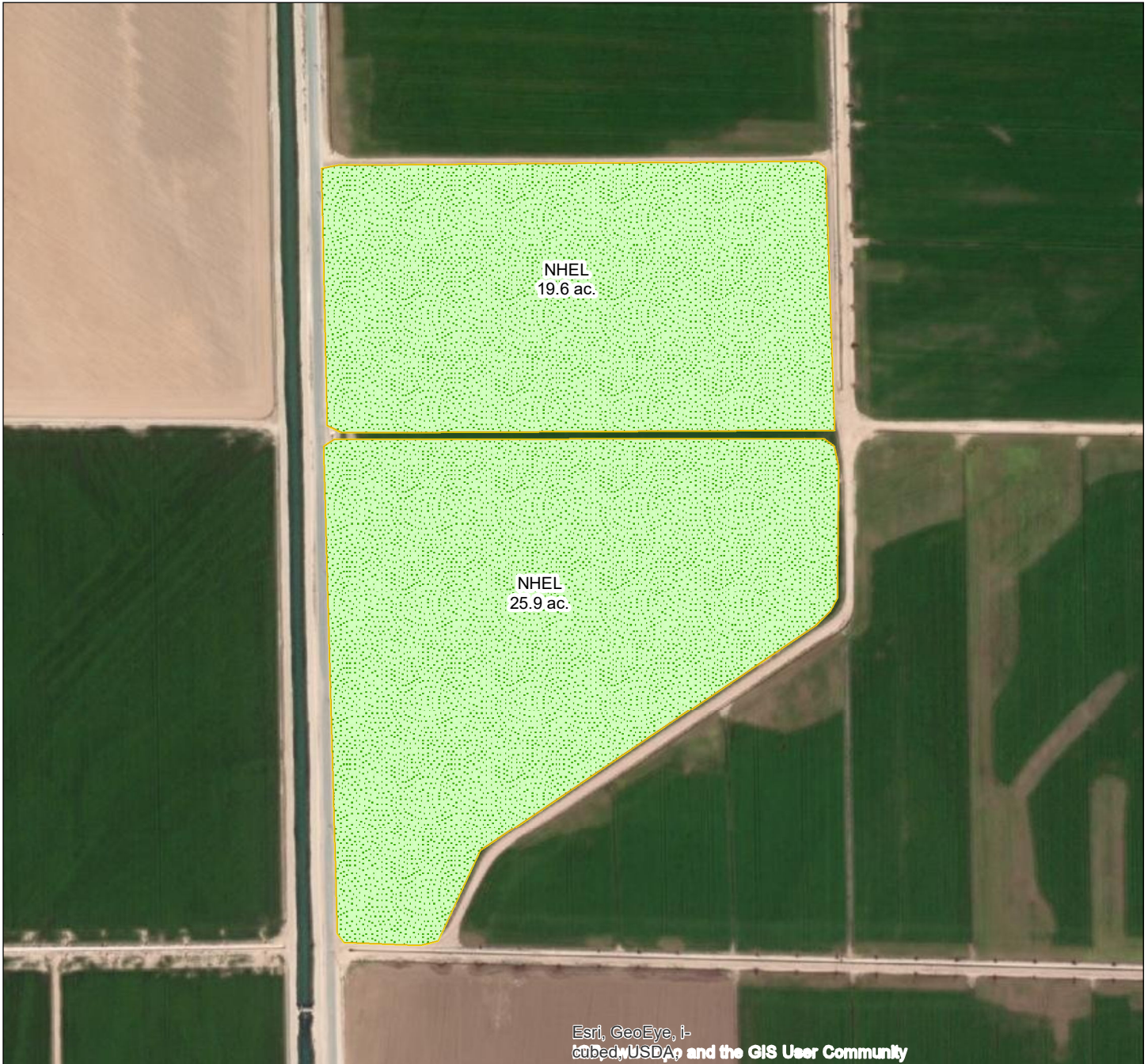
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however,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

# 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.

114° 40' 30" W



Map Scale: 1:3,500 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
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.

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.

# 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

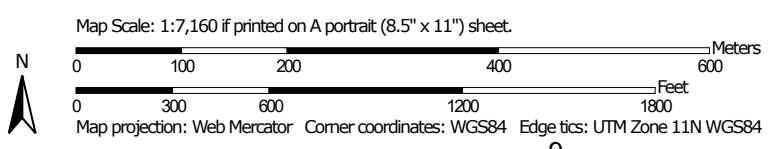
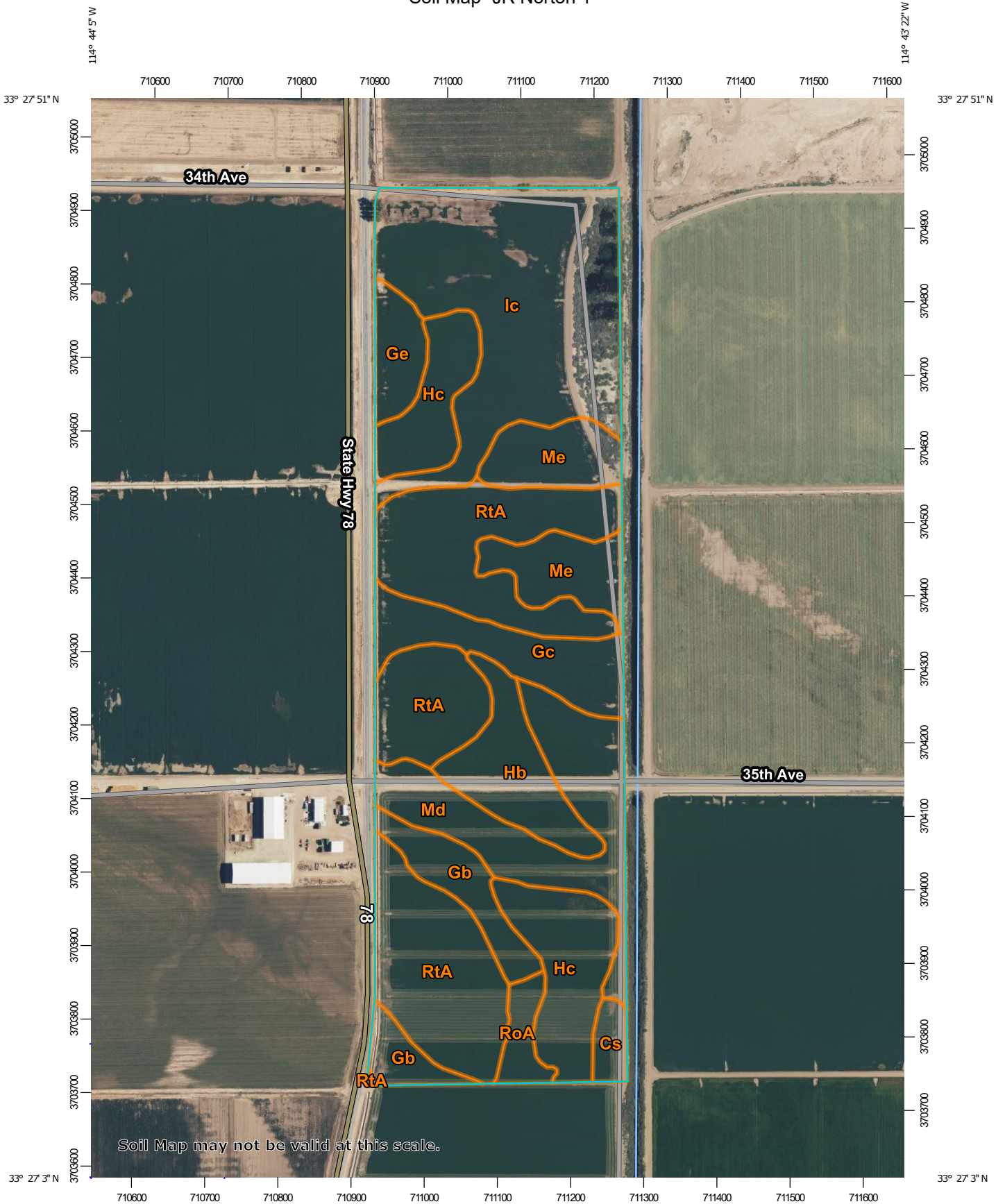


Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient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





# Soil Map- JR Norton 1



## Map 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.

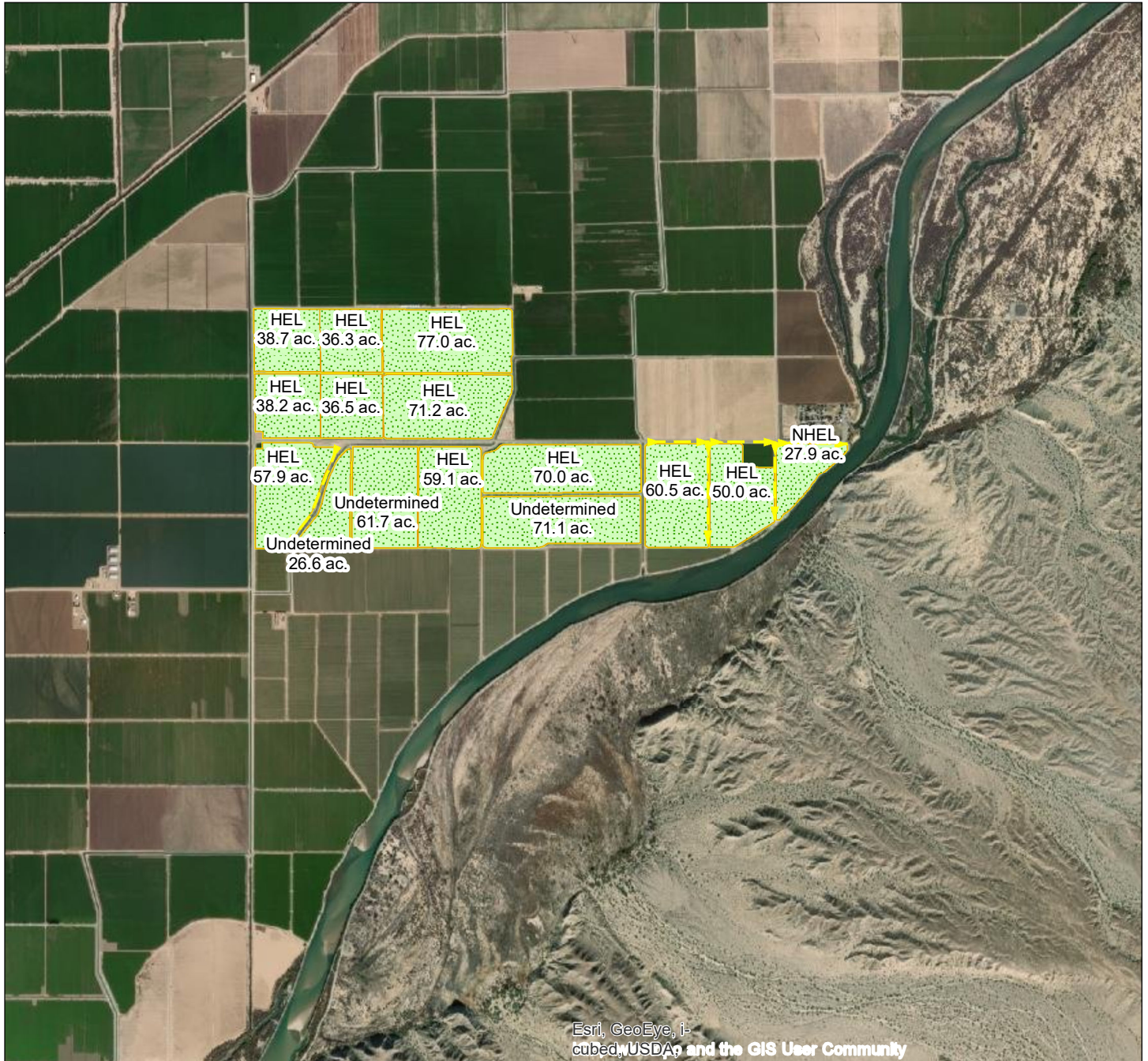
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however,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

# 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



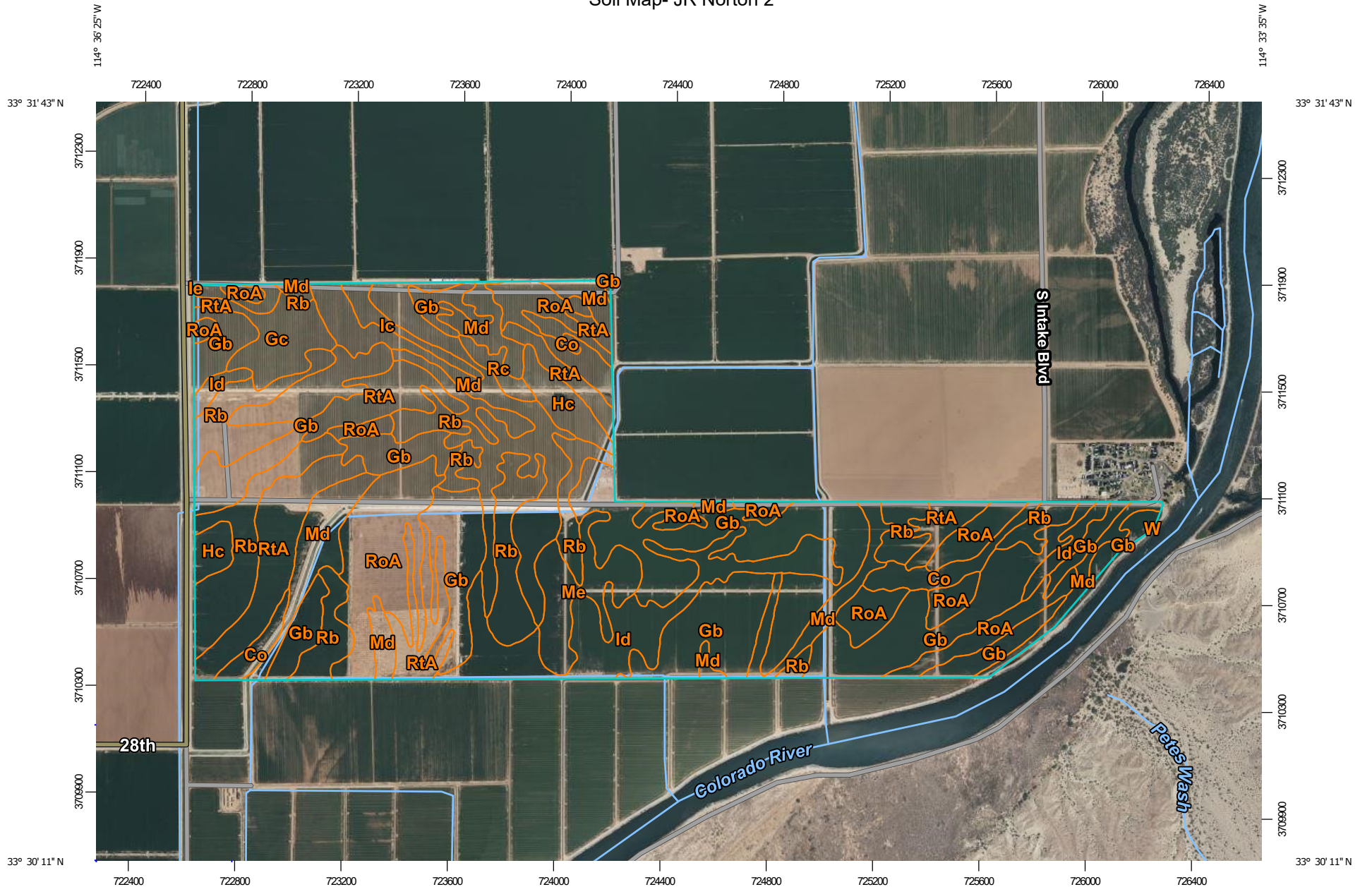
Prepared with assistance from USDA-Natural Resources Conservation Service

0 3009 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- 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.

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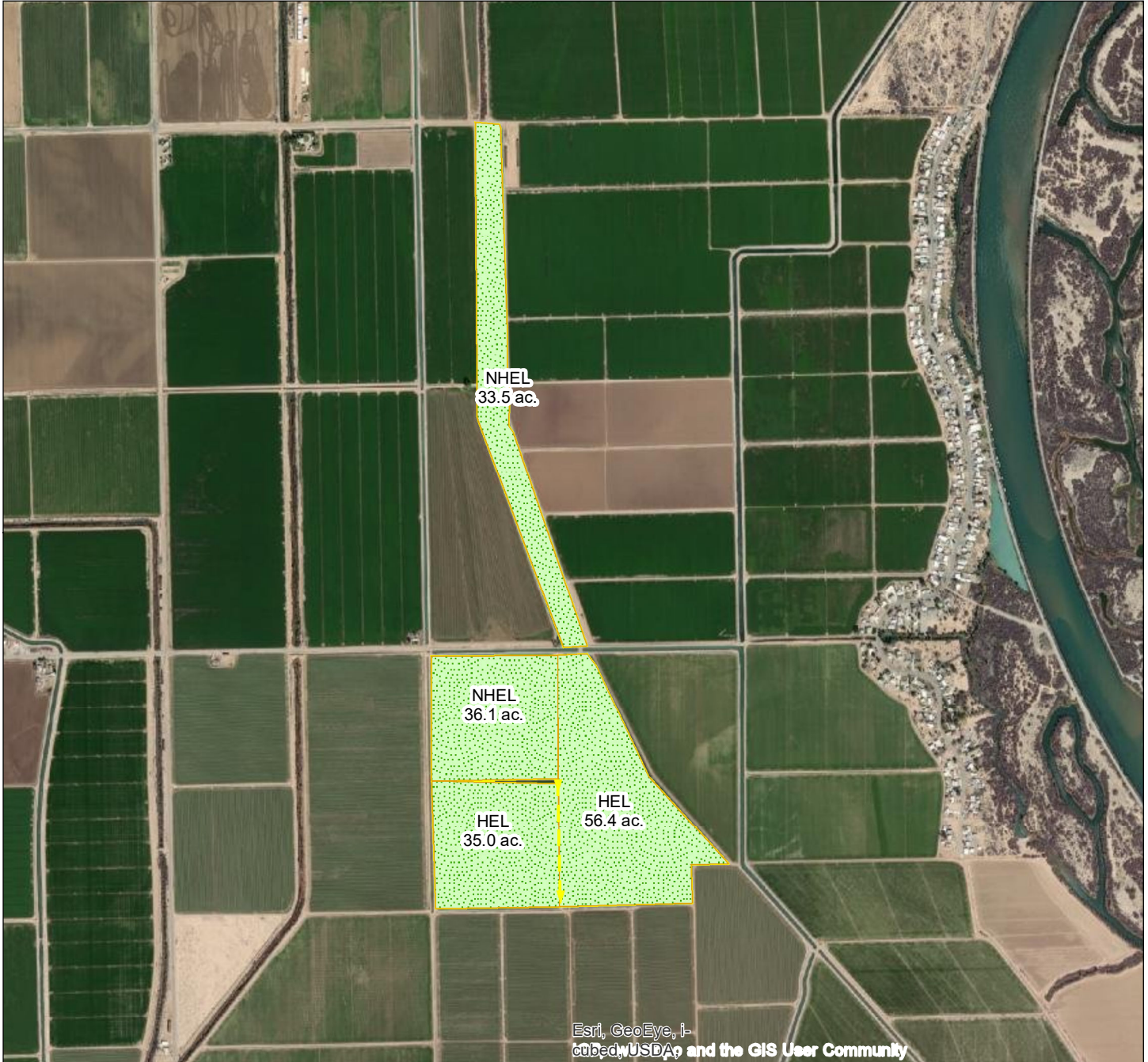
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however,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

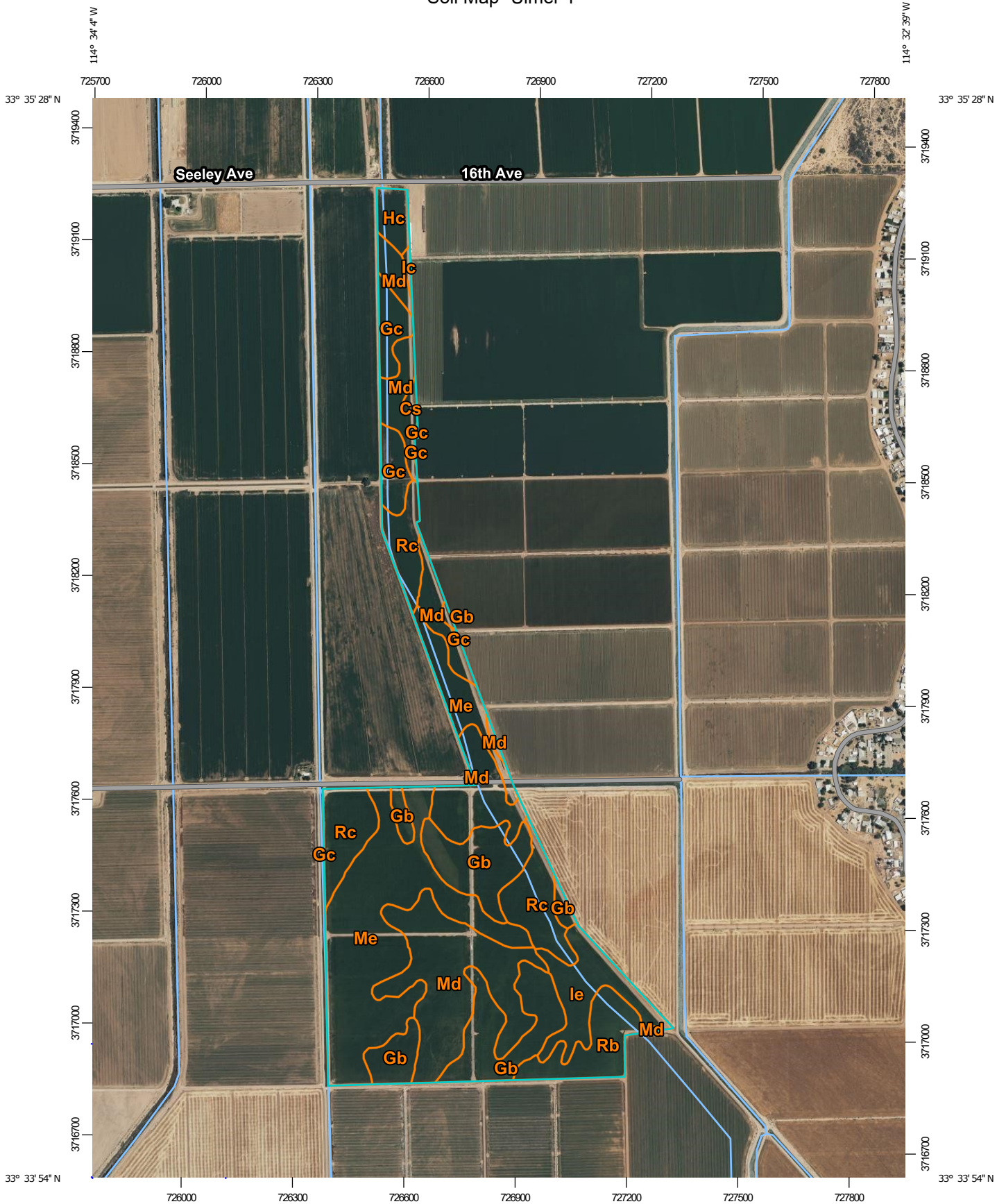
0 1505 Feet

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

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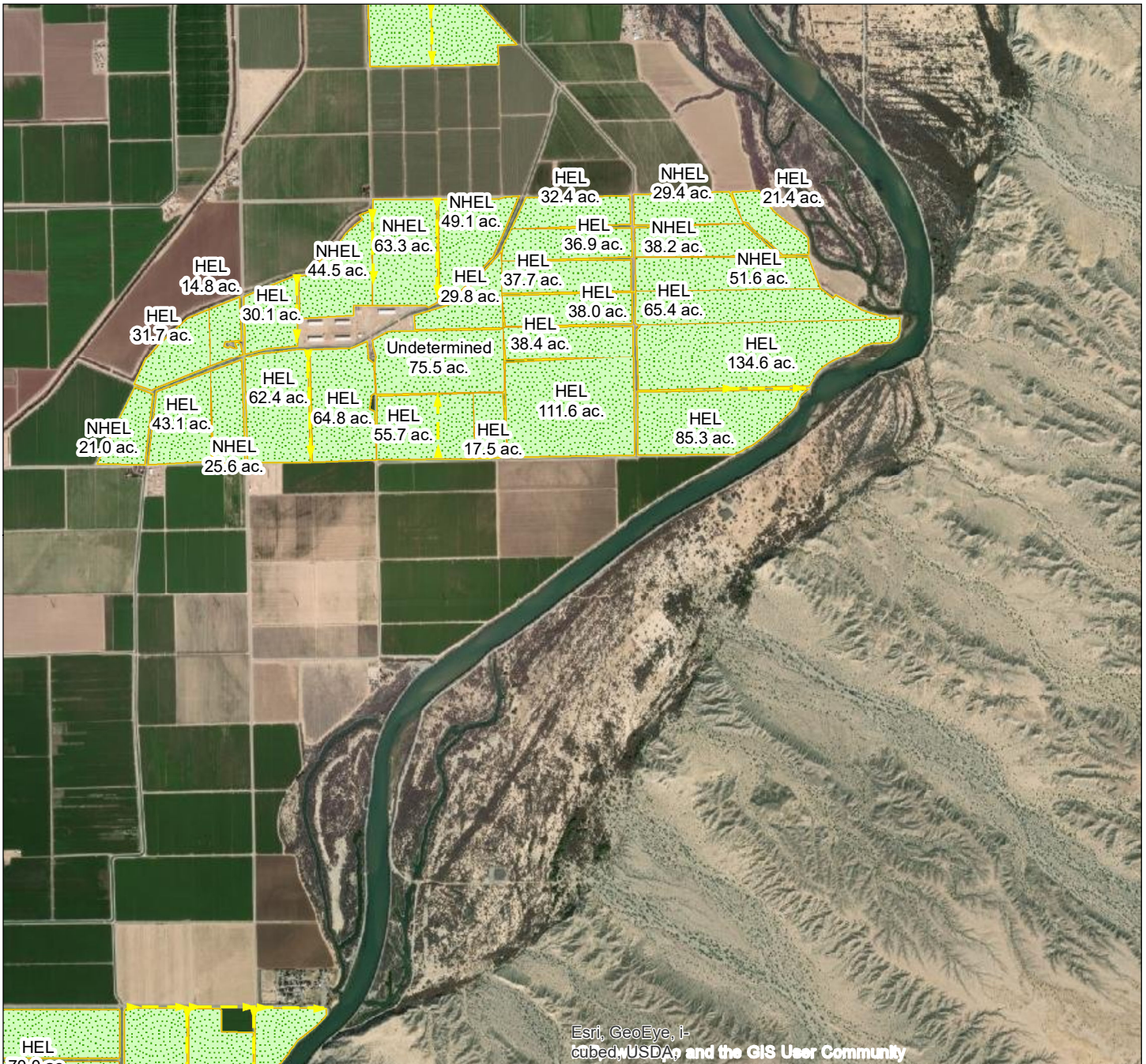


# Conservation Plan Map Ulmer 2

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



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

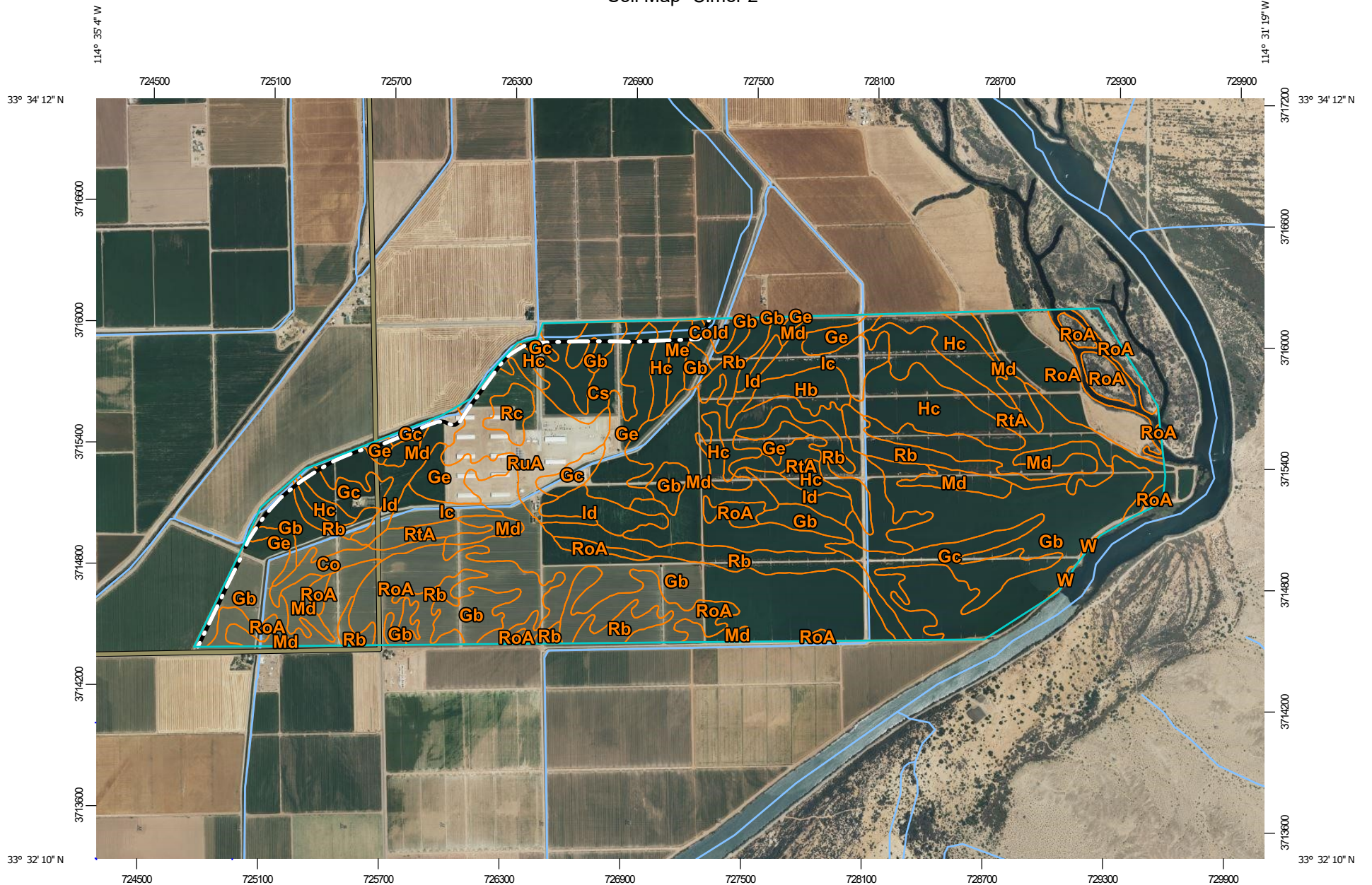
Prepared with assistance from USDA-Natural Resources Conservation Service

0 3009 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 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

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