

Agricultural Preserve
Enlargement No.
220009

**AGRICULTURAL PRESERVE ESTABLISHMENT (APE) NO. 220009
CAPTAC REPORT - APRIL 18, 2024**

Applicant's Name: Fondomonte California (JR Norton 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: 849.26 acres (12 parcels)

2) Existing Land Use: agricultural uses (alfalfa - 849.26 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 11 miles to northwest and 12 miles to the northeast

6) General Location: east of Lovekin Boulevard, southernly of 22nd Avenue, westerly of South Intake Boulevard and Colorado River, northernly of Colorado River

7) Site APN/Leg. Desc. 875172004, 875172005, 875220002, 875220005, 875220006, 875220007, 875220008, 875230001, 875230005, 875230006, 875230007, 875230008

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)

B. Comparison of soil acreage (estimated):

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

D. Soils problems: _____

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:

6. **County Counsel**

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. 220009 (APE220009). 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 processed 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 R-R (Rural Residential) to the north, east, and south, and A-1-10 to the west. Therefore, the lands are eligible to be in an agricultural preserve based on the proposed zone change being processed concurrently with the agricultural preserve establishment application.

- 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.**

Alfalfa is the agricultural commodity that is being grown on the property proposed to be included in the preserve.

- 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 or public 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 11 miles to the northwest and 12 miles to the northeast.

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

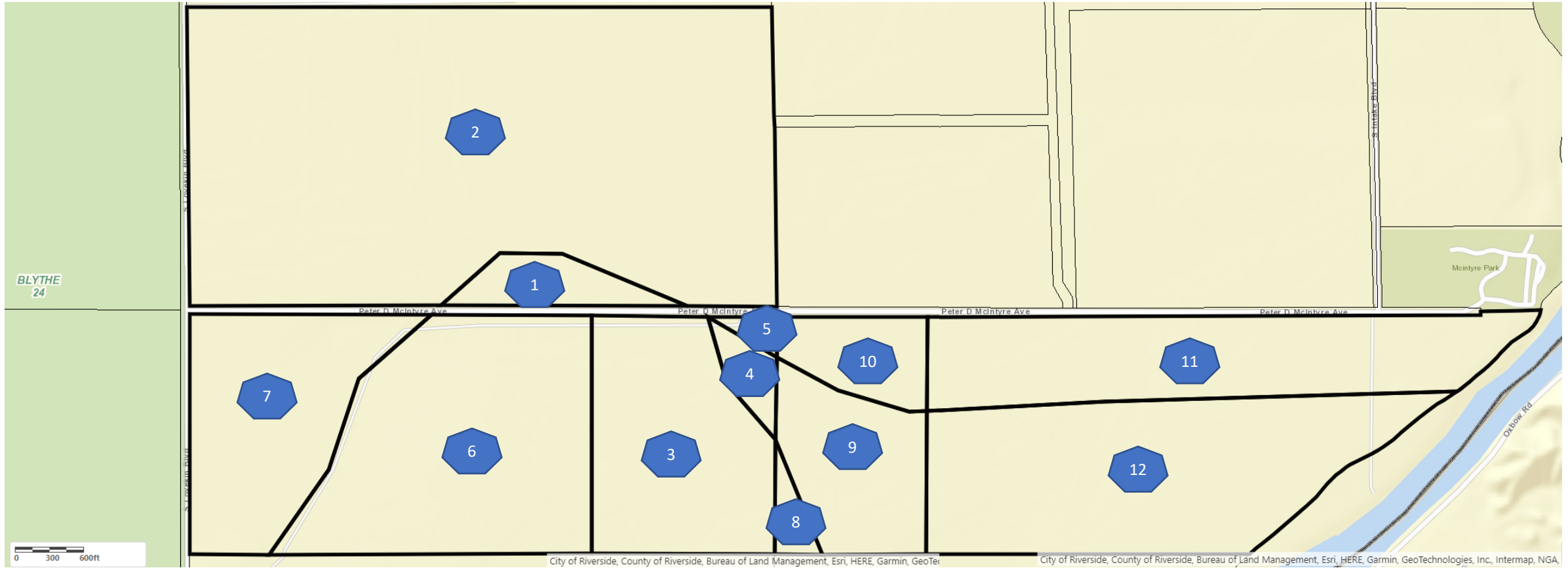
There is no known historic or scenic value of the lands proposed to be included in the preserve. These lands are currently, and have been in the past, used for agriculture.

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

The landowner of all 12 parcels is Fondomonte California, Inc., and the total acreage is 849.26 acres.

Attachments:

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



AGRICULTURAL PRESERVE ESTABLISHMENT

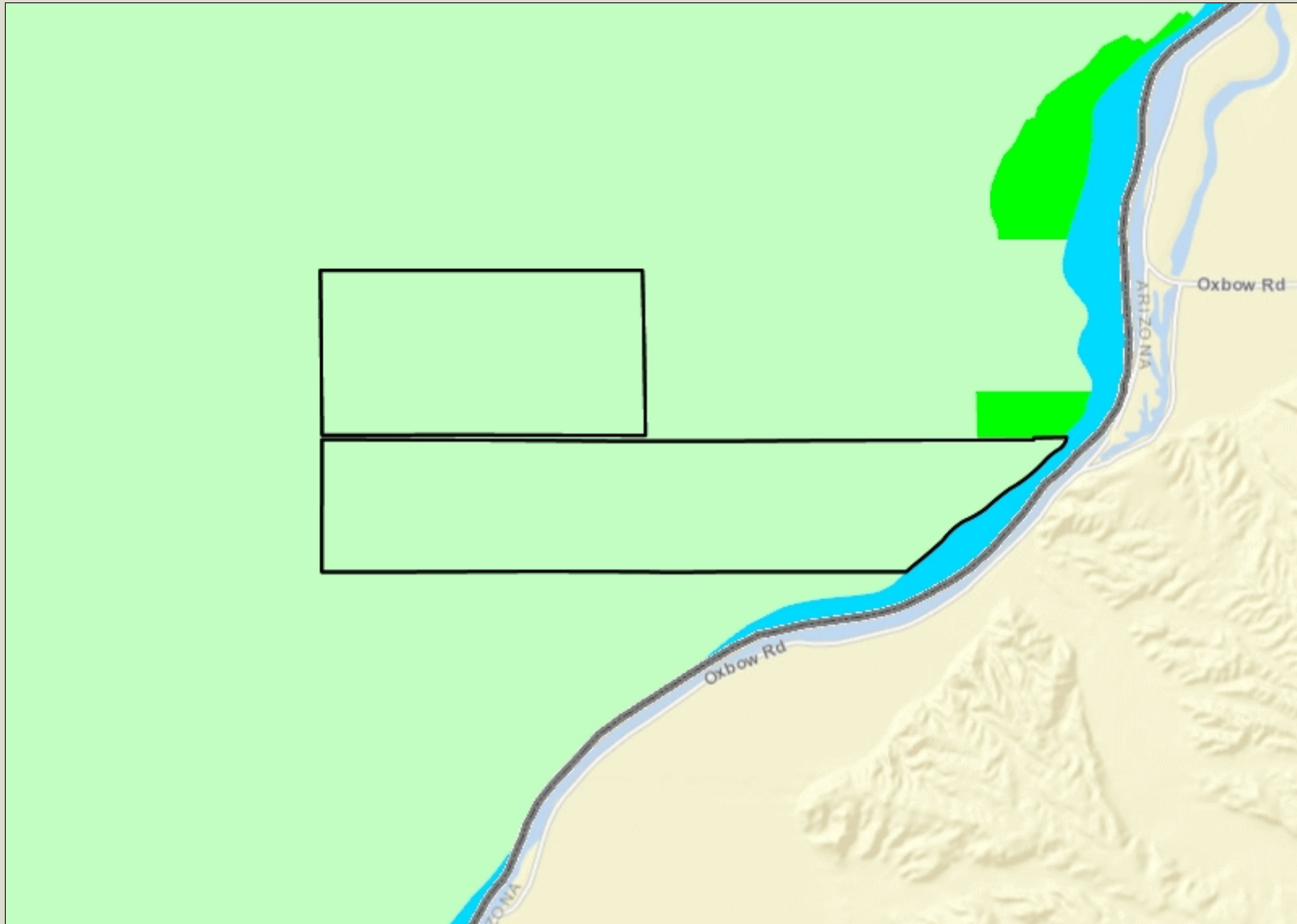
Riverside County

PROPERTY MAP

- 1. APN 875172004
- 2. APN 875172005
- 3. APN 875220002
- 4. APN 875220005
- 5. APN 875220006
- 6. APN 875220007

- 7. APN 875220008
- 8. APN 875230001
- 9. APN 875230005
- 10. APN 875230006
- 11. APN 875230007
- 12. APN 875230008

APE220009 - 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.

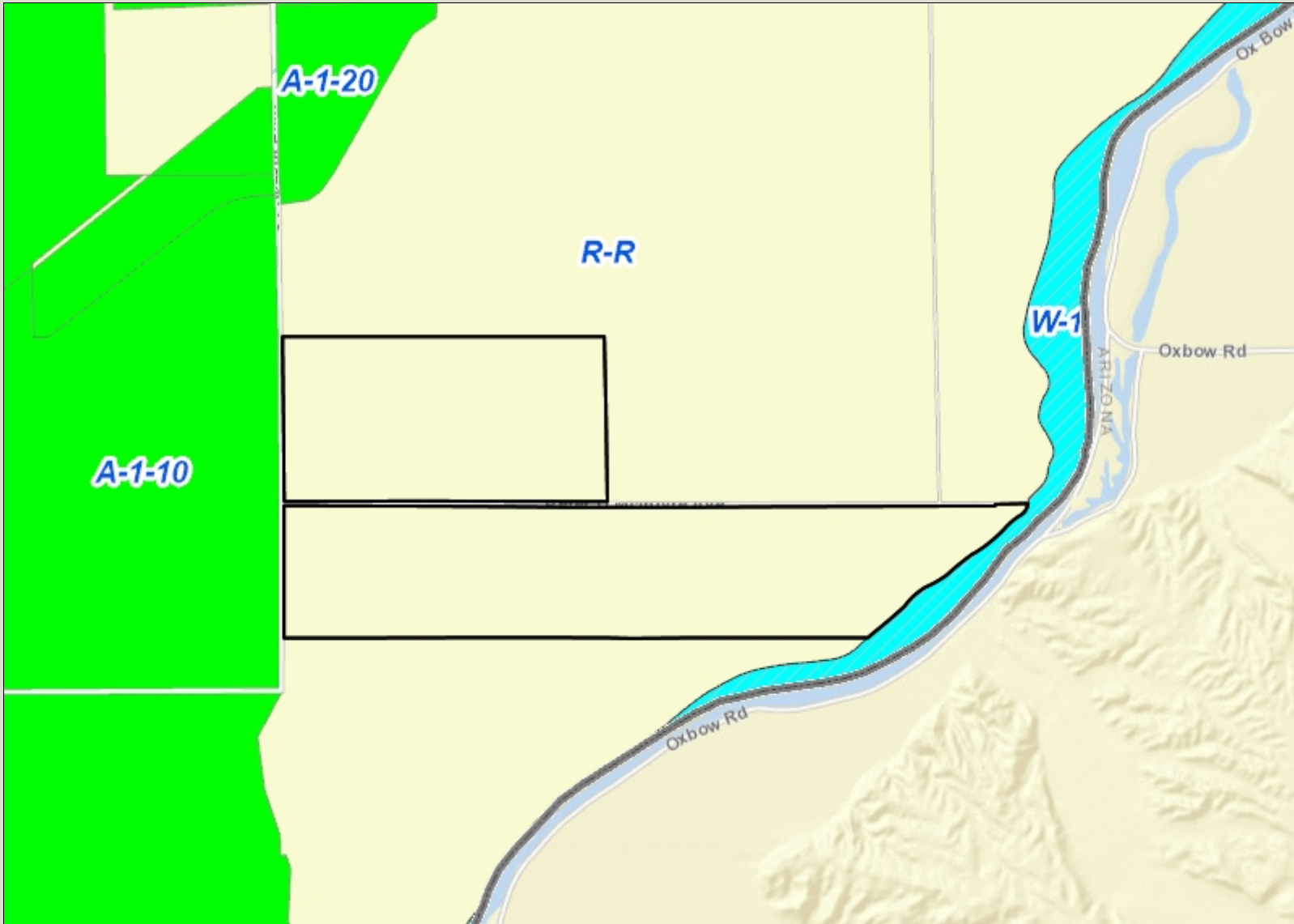


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Notes

APE220009 - Zoning



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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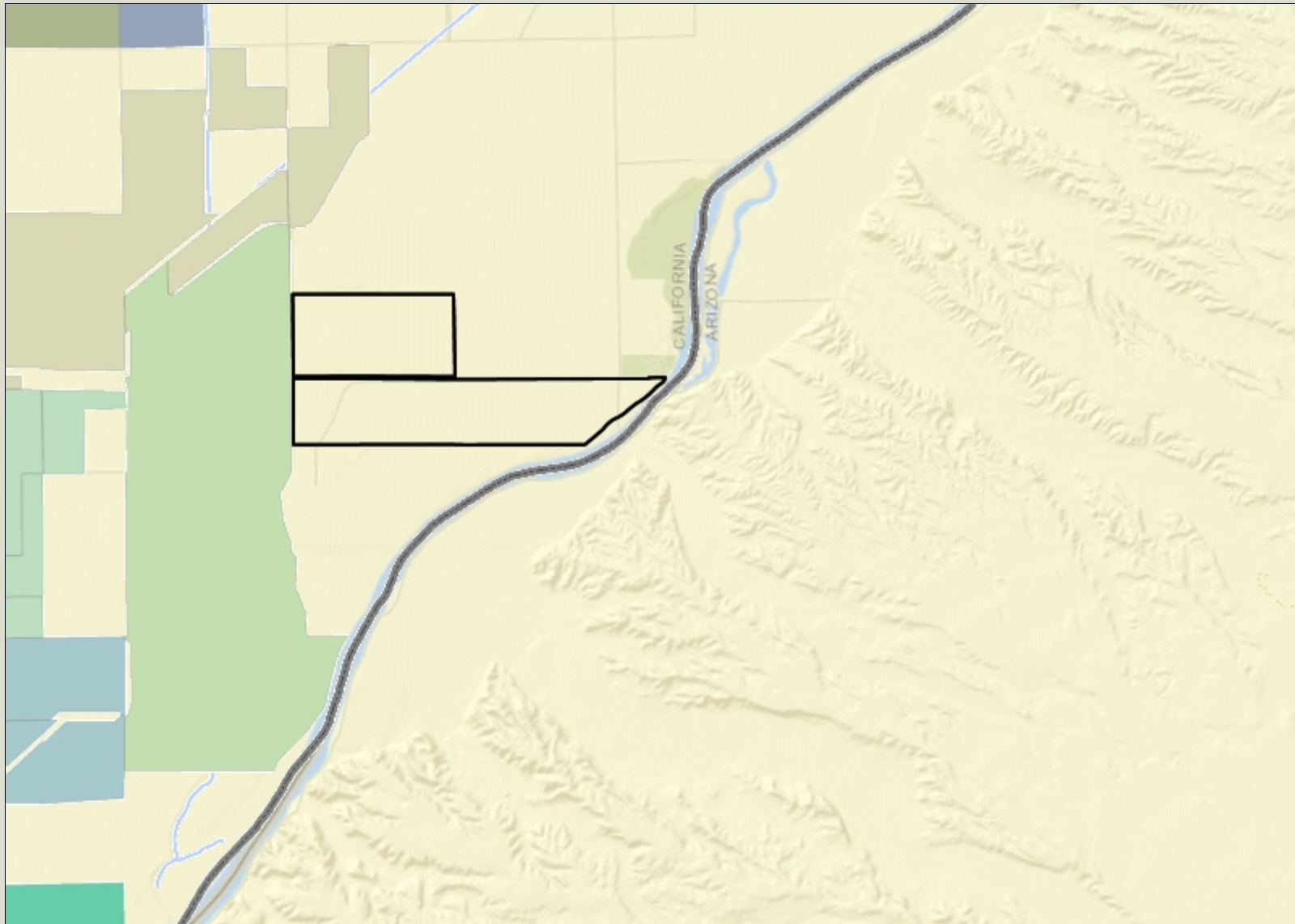


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Notes

APE220009 - 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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Notes

APE220009 - Land Use (Aerial Imagery)



Legend

- County Boundary
- City Boundaries
- Blueline Streams
- City Areas
- World Street Map



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Notes



*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*):

Establishment or Enlargement of an Agricultural Preserve	Notice of Non-Renewal within an Agricultural Preserve
Entry into a Land Conservation Contract within an Agricultural Preserve	Disestablishment or Diminishment of an Agricultural Preserve

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

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

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:

Assessor's Parcel Number(s)	Acreage
------------------------------------	----------------

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).

COMMERCIAL USES	ACREAGE	COMMERCIAL USES	ACREAGE
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

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

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

How many acres are leased or rented?

For what immediate use?

When will the lease expire?

Amount of cash lease or rent?

Percentage crop-share lease or rent?

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

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

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

ASSESSOR'S PARCEL NUMBERS

ACREAGE

875220007	109.61
875220008	66.70
875230001	5.13
875230005	23.00
875230006	37.40
875230007	93.00
875230008	116.00

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

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.](#))



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

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

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)

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)

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

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

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

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 02/22/2022

LEGAL DESCRIPTION

PARCEL 1:

ALL OF THE SOUTHWEST QUARTER AND GOVERNMENT LOTS 3 AND 4, FRACTIONAL SECTION 32, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, TOGETHER WITH ACCRETION LANDS LYING EAST OF GOVERNMENT LOTS 3 AND 4, FRACTIONAL SECTION 32, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AND SOUTH OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF GOVERNMENT LOT 3 OF SAID FRACTIONAL SECTION 32, AND NORTH OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF GOVERNMENT LOT 4 OF SAID FRACTIONAL SECTION 32 AND WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF FRACTIONAL SECTION 20, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THE SOUTHERLY 30 FEET CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 08, 1951 IN BOOK 1269, PAGE 217 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION IN THE SOUTHWEST QUARTER OF SECTION 32 CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED FILED FOR RECORD AUGUST 08, 1958 AS INSTRUMENT NO. 57113 IN BOOK 2315, PAGE 63 OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL RIPARIAN RIGHTS IN AND TO THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID REAL PROPERTY.

APNS: 875-172-004 AND 875-172-005

PARCEL 2:

THE WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN.

TOGETHER WITH ALL OF GOVERNMENT LOTS 1, 2, 3 AND 4, FRACTIONAL SECTION 5, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN.

TOGETHER WITH ACCRETION LAND LYING SOUTH OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AND WEST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF GOVERNMENT LOT 1, FRACTIONAL SECTION 4, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AND EAST OF THE EASTERLY LINE OF GOVERNMENT LOT 1 OF SAID SECTION 5.

EXCEPTING THE NORTH 30 FEET CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 08, 1951 IN BOOK 1269, PAGE 218 OF OFFICIAL RECORDS, RIVERSIDE COUNTY RECORDS.

ALSO EXCEPTING THE WEST 40 FEET OF FRACTIONAL SECTION 5 CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED FILED FOR RECORD APRIL 08, 1958 AS INSTRUMENT NO. 57113, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ALL RIPARIAN RIGHTS IN AND TO THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID REAL PROPERTY.

ALSO EXCEPTING FROM SAID FRACTIONAL SECTION 5, THE SOUTH 850 FEET.

APNS: 875-220-002, 875-220-005 THROUGH 008

PARCEL 3:

ALL OF GOVERNMENT LOT 1, FRACTIONAL SECTION 4, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF A LINE PARALLEL WITH AND 850 FEET NORTH OF THE SOUTH LINE OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM ALL RIPARIAN RIGHTS IN AND TO THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID REAL PROPERTY.

APN: 875-230-001

PARCEL 4:

ACCRETION LAND LYING EAST OF GOVERNMENT LOT 1, FRACTIONAL SECTION 4, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AND EAST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID GOVERNMENT LOT 1 AND SOUTH OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AND NORTH OF A LINE WHICH IS 850 FEET NORTH OF AND PARALLEL TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 5, AND WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF FRACTIONAL SECTION 21, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN. TOGETHER WITH THE ACCRETION LAND LYING EAST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF FRACTIONAL SECTION 21, TOWNSHIP 7 SOUTH, RANGE 23 EAST, AND SOUTH OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AND NORTH OF A LINE 850 FEET NORTH OF AND PARALLEL TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID FRACTIONAL SECTION 5 AND WEST OF THE EASTERLY BOUNDARY OF RIVERSIDE COUNTY.

APNS: 875-230-005, 875-230-006, 875-230-007 & 875-230-008

PARCEL 6:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 25, TOWNSHIP 8 SOUTH, RANGE 21 EAST, SAN BERNARDINO BASE AND MERIDIAN.

APNS: 879-262-007 AND 879-262-013



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>
---	--------------------------

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.

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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

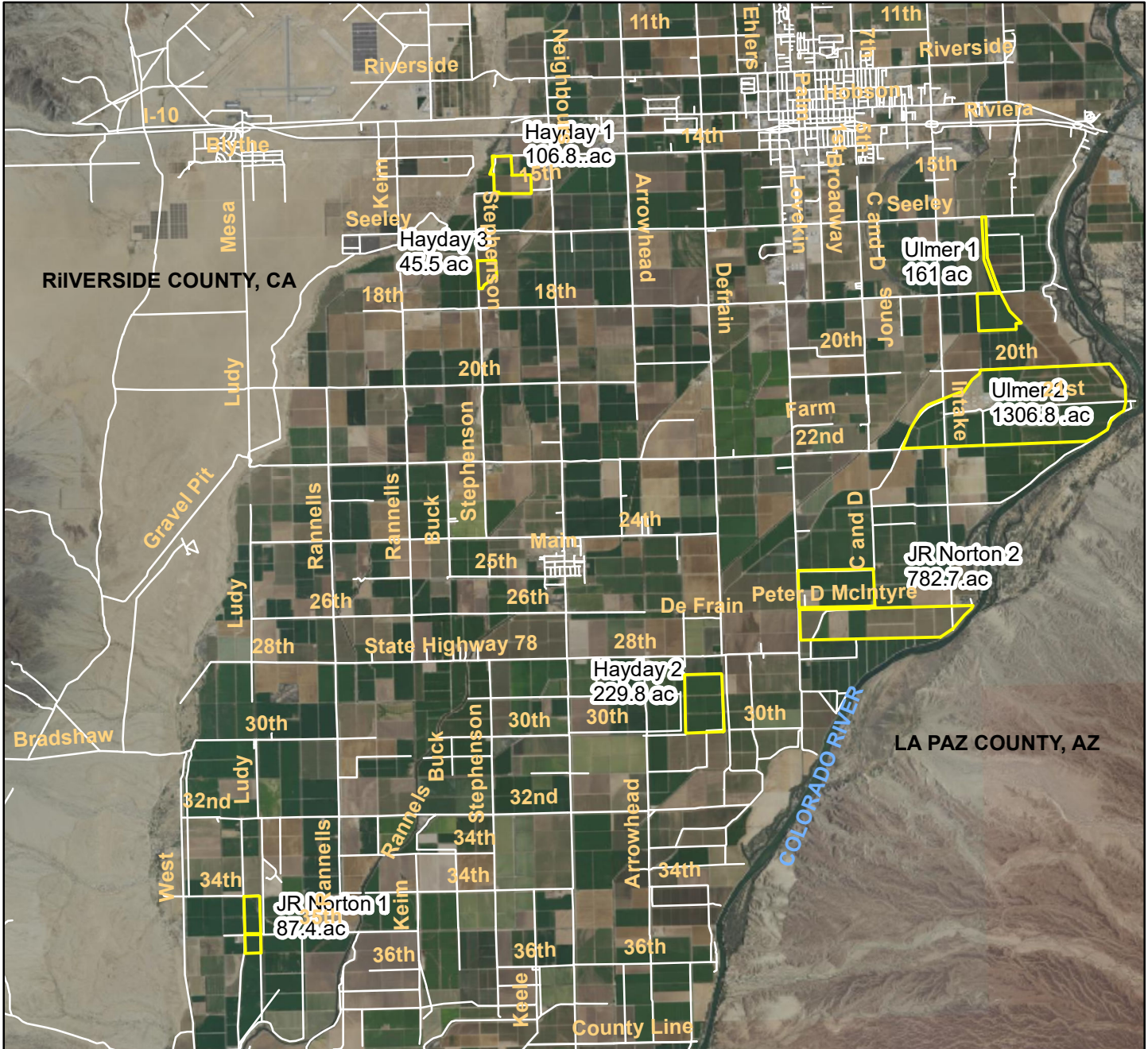
Landuse: CROPLAND, PALO VERDE VALLEY

Approximate Acres: 2,720

Field Office: BLYTHE SERVICE CENTER

Agency: USDA - NRCS

Assisted By: EVAN OLIVAS, DC



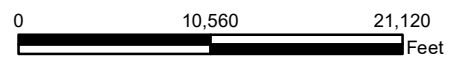
Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

NAIP_CONUS_PRIME

RGB

- Red: Band_1
- Green: Band_2
- Blue: Band_3

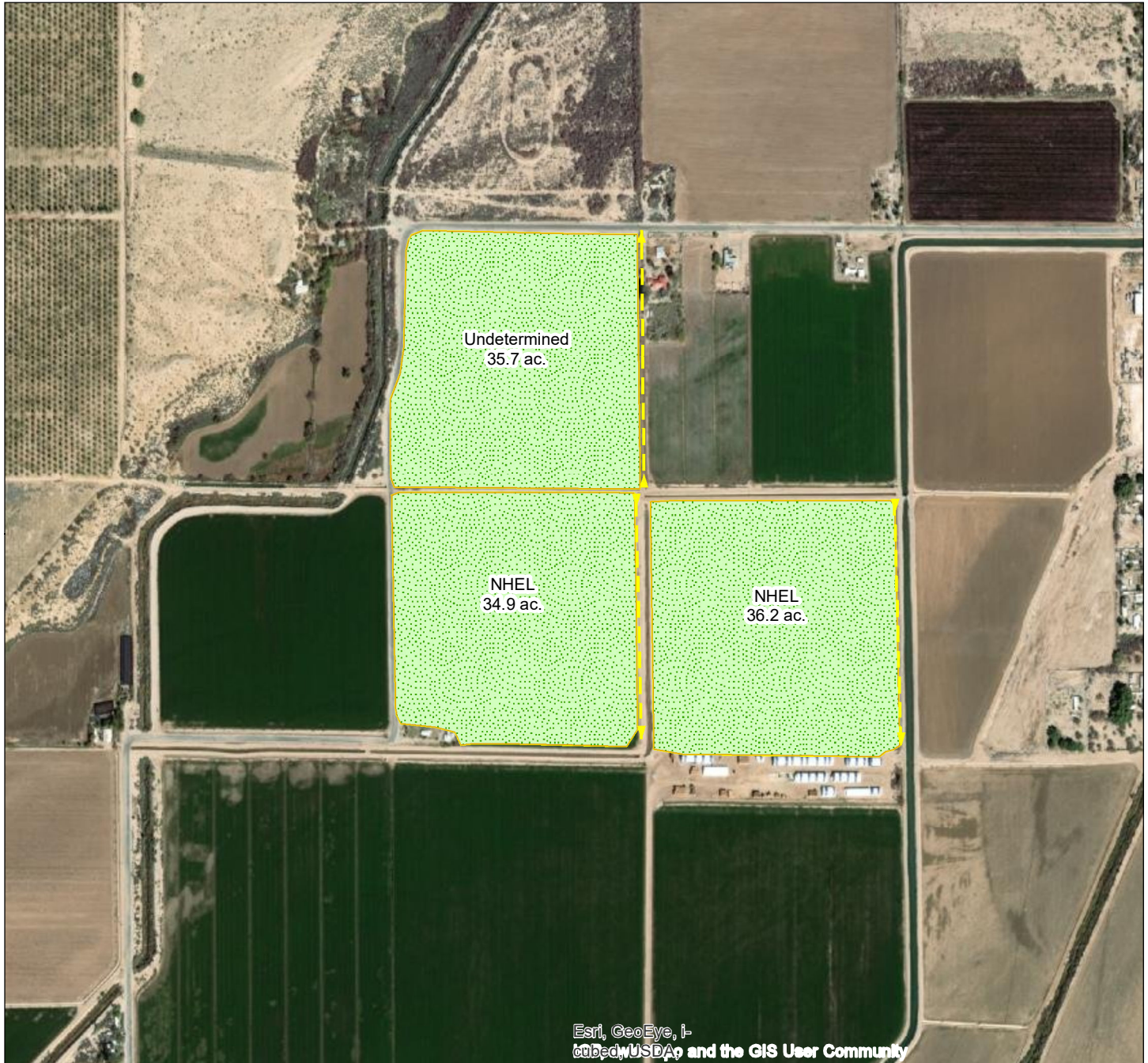


Conservation Plan Map Hayday 1

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 Scale: 1:6,150 if printed on A portrait (8.5" x 11") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 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
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%
Totals for Area of Interest		111.5	100.0%

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.

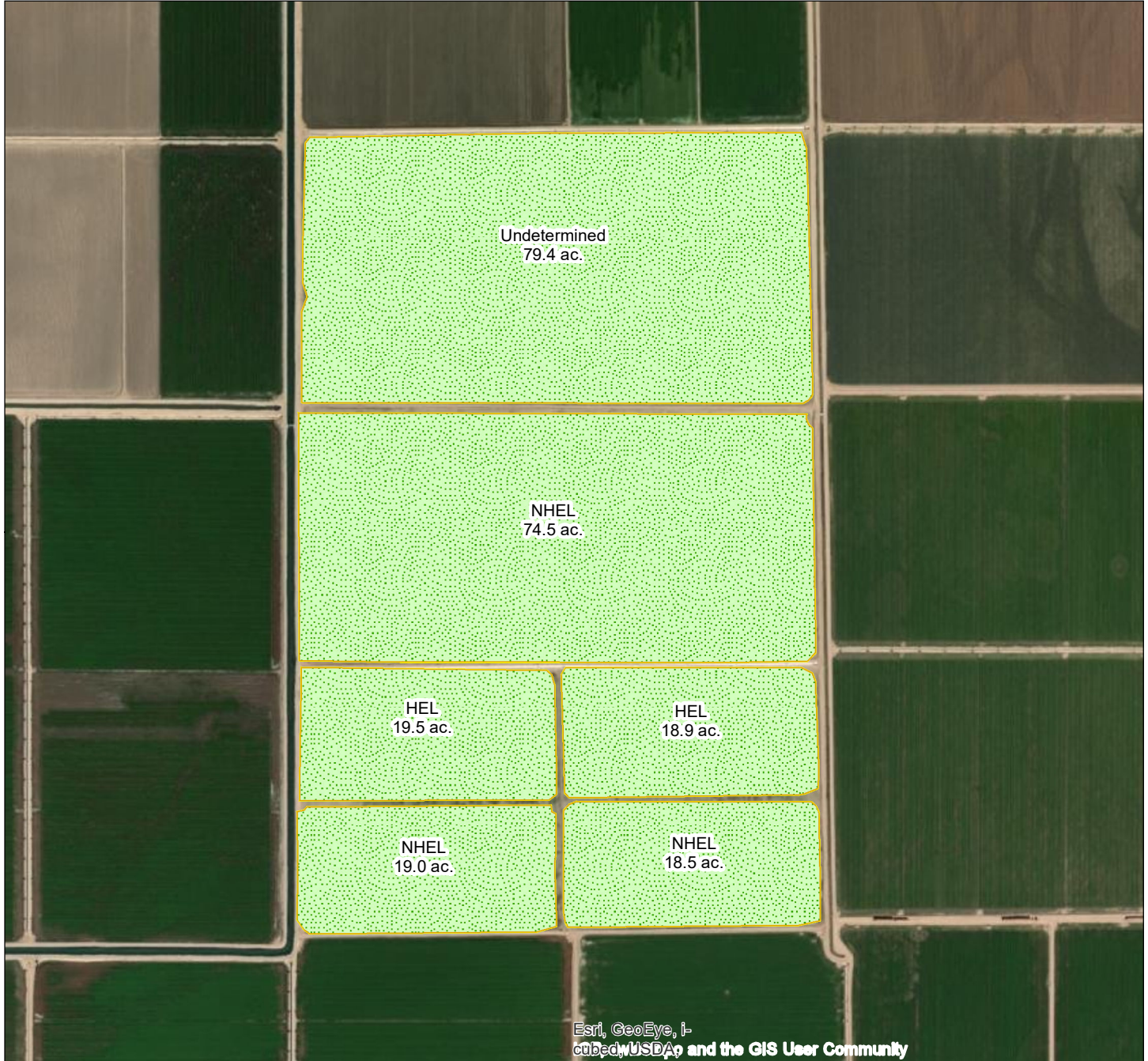
The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

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, i-cubed, USDA and the GIS User Community

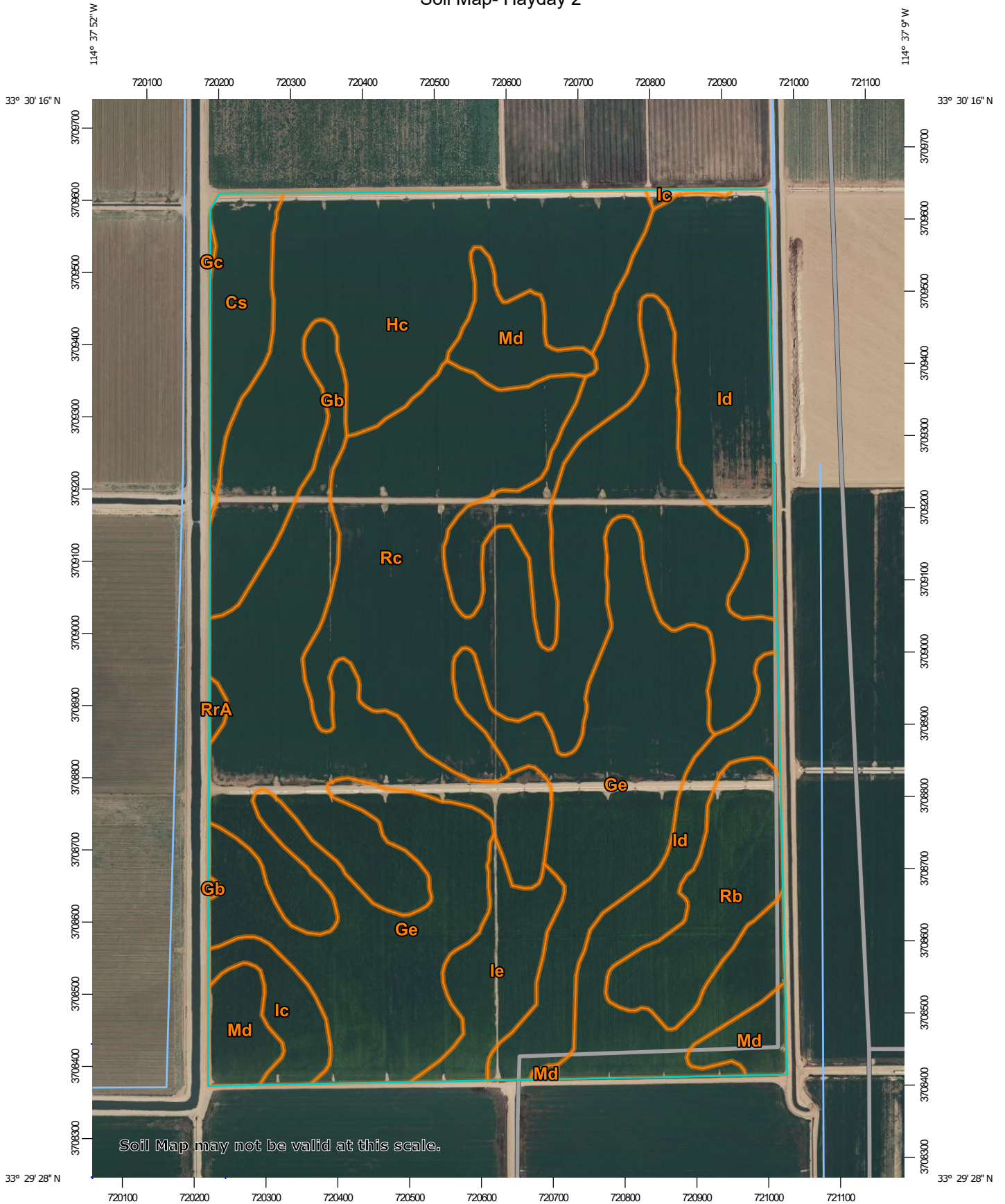
Prepared with assistance from USDA-Natural Resources Conservation Service



Conservation Practice Polygons	
Conservation Crop Rotation (328)	Irrigation Water Management (449)
Cover Crop (340)	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	

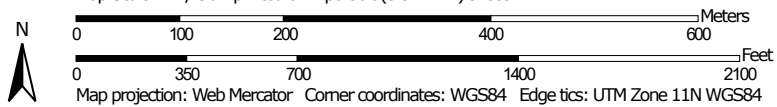


Soil Map- Hayday 2



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%
Totals for Area of Interest		241.4	100.0%

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.

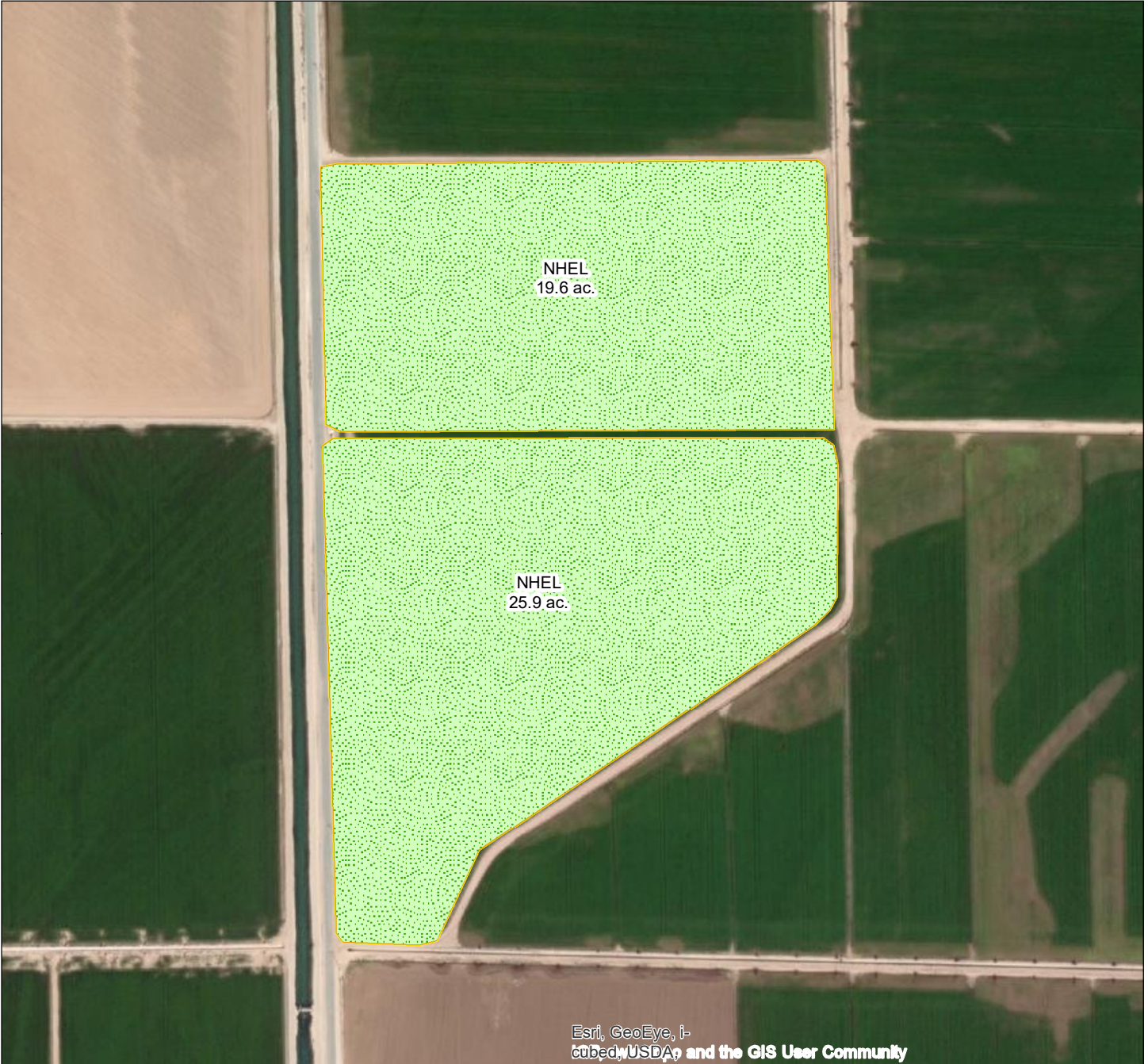
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however,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



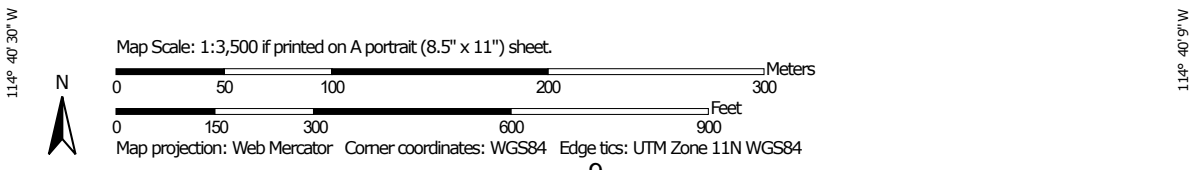
Conservation Practice Polygons	
Conservation Crop Rotation (328)	Irrigation Water Management (449)
Cover Crop (340)	Salinity and Sodic Soil Management (610)
Nutrient Management (590)	Residue and Tillage Management, Reduced Till (345)
	HEL- Highly Erodible Soil
	NEHL- Non-Highly Erodible Soil



Soil Map- Hayday 3



Soil Map may not be valid at this scale.



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%
Totals for Area of Interest		45.0	100.0%

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



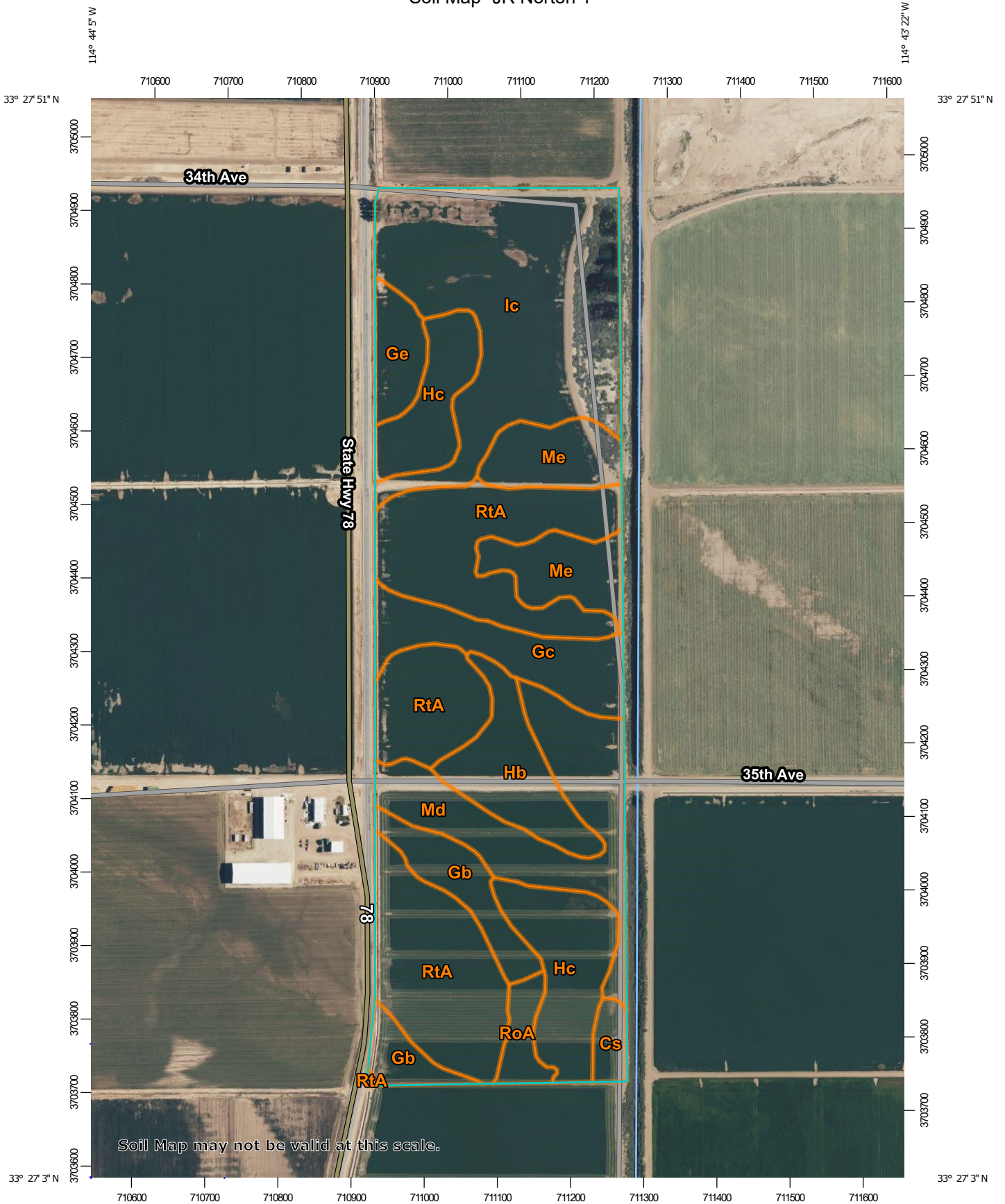
Prepared with assistance from USDA-Natural Resources Conservation Service



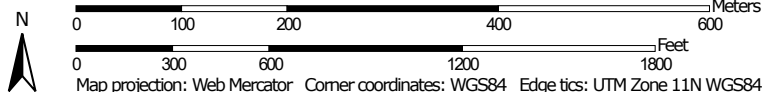
Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient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



Soil Map- JR Norton 1



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



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

Map Unit Legend

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

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.

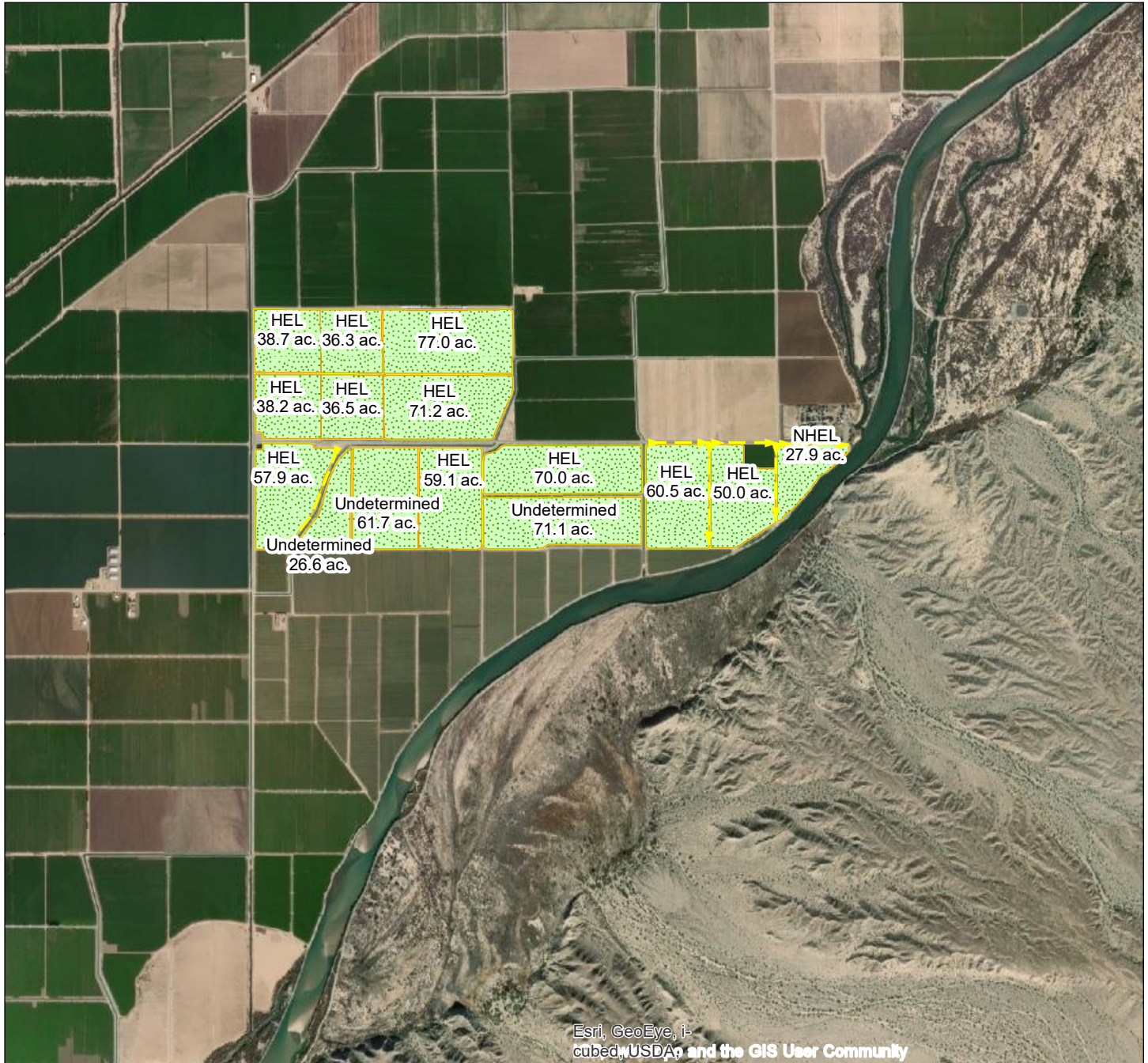
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however,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



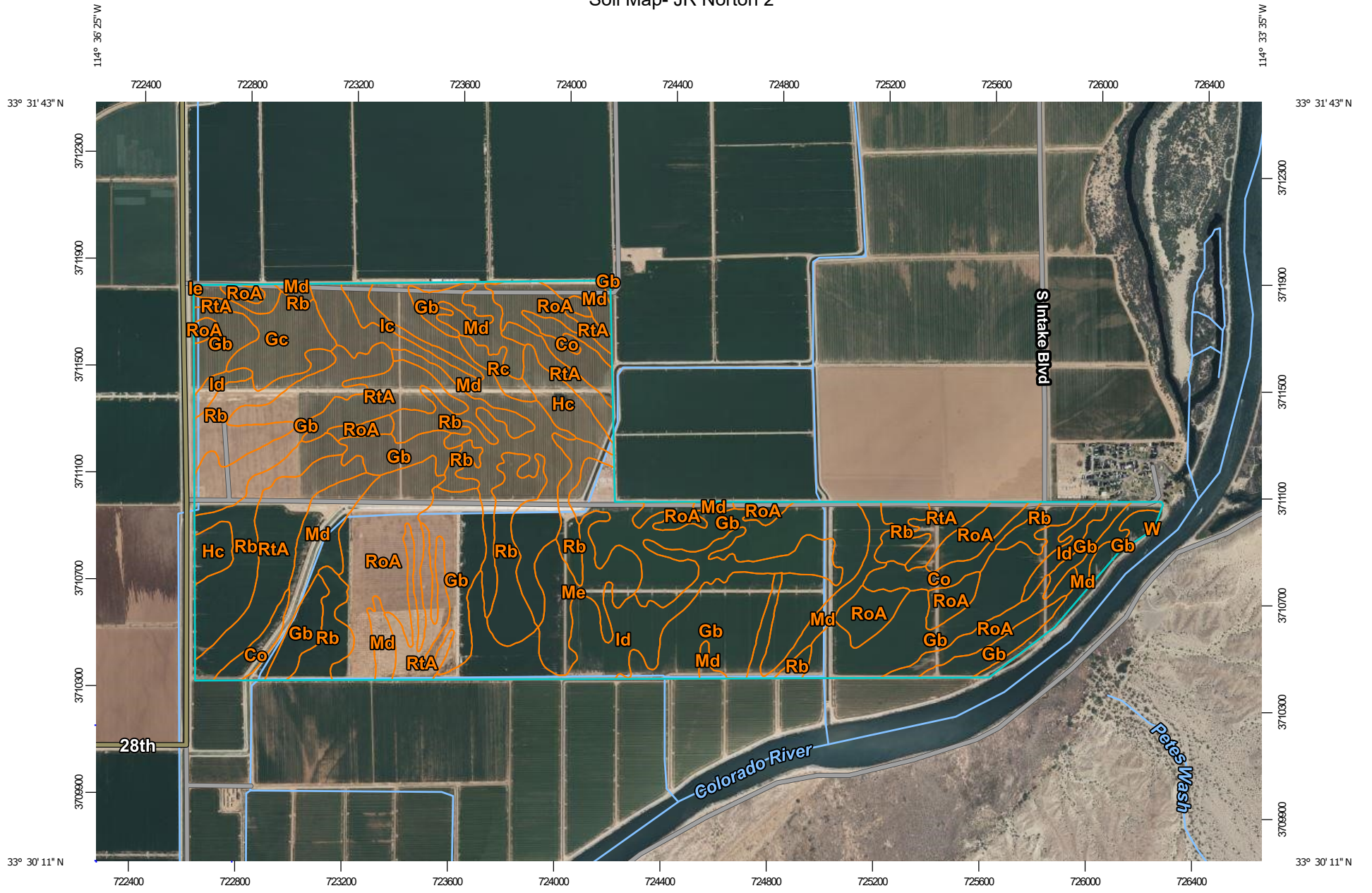
Prepared with assistance from USDA-Natural Resources Conservation Service



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%
Totals for Area of Interest		871.1	100.0%

Map Unit Descriptions

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

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

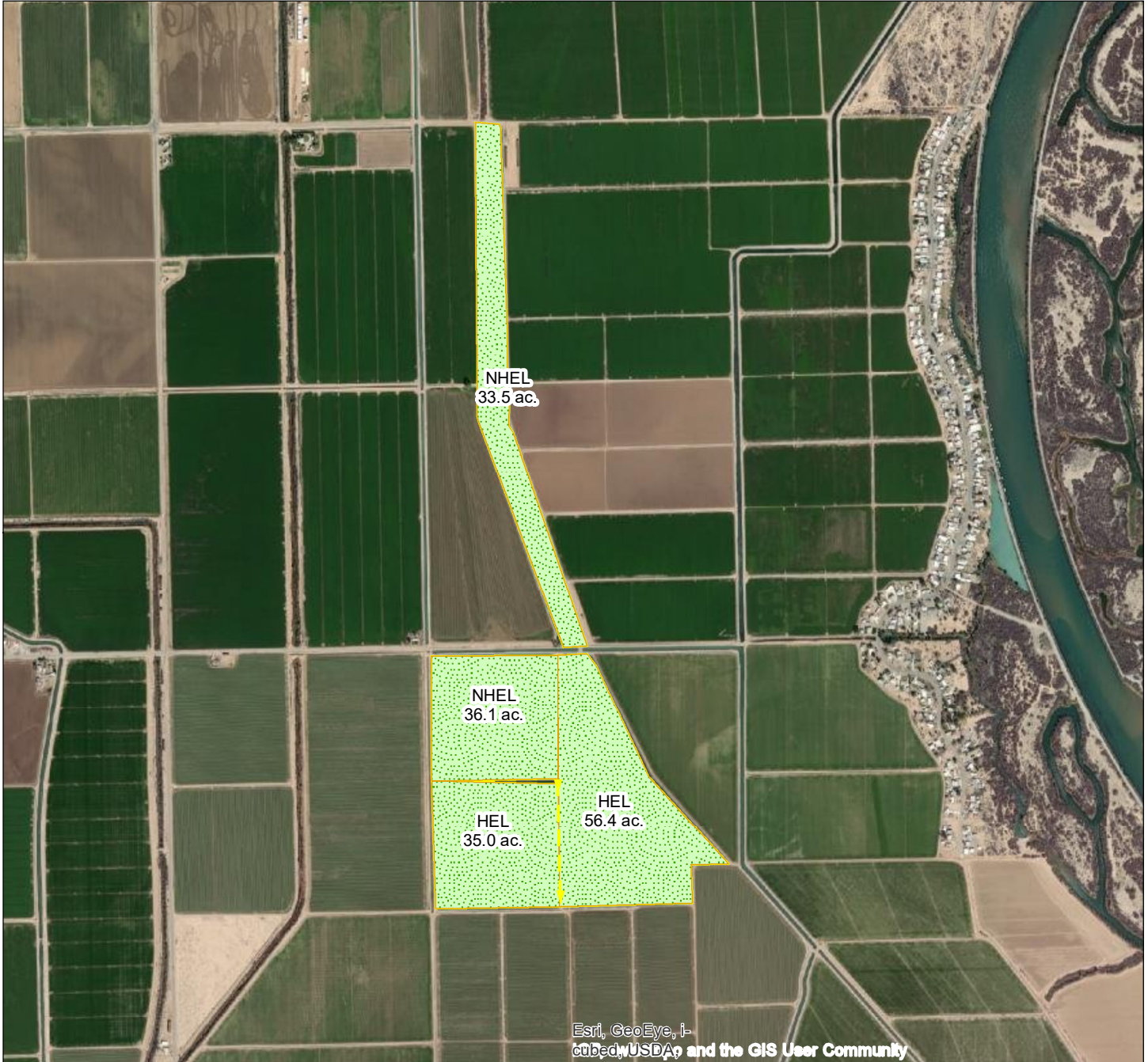
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however,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

Conservation Plan Map Ulmer 1

Date: 9/22/2022

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

Assisted By: EVAN OLIVAS
USDA-NRCS
BLYTHE SERVICE CENTER



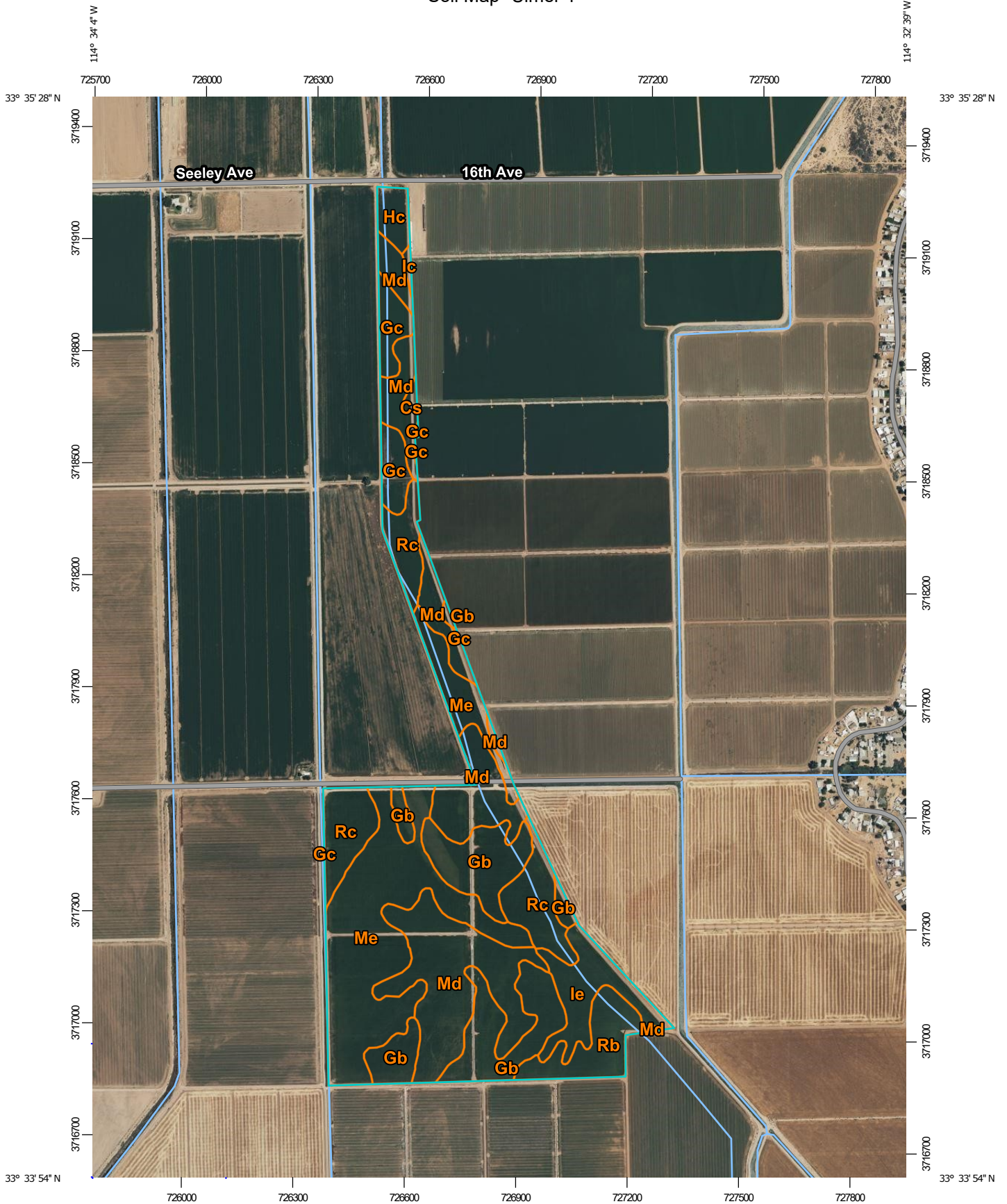
Prepared with assistance from USDA-Natural Resources Conservation Service

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%
Totals for Area of Interest		177.2	100.0%

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.

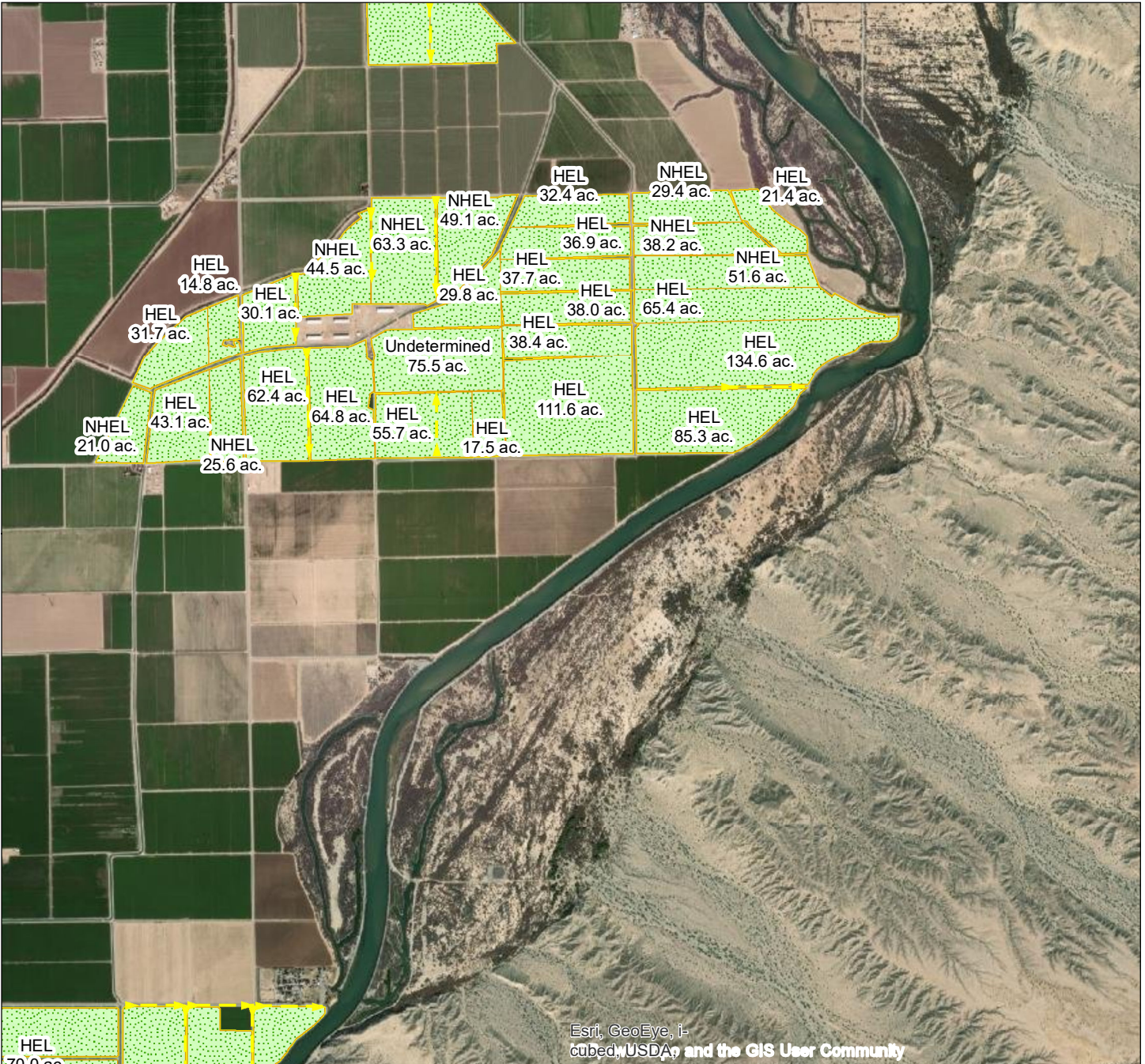
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however,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

Conservation Plan Map Ulmer 2

Date: 9/22/2022

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

Assisted By: EVAN OLIVAS
 USDA-NRCS
 BLYTHE SERVICE CENTER



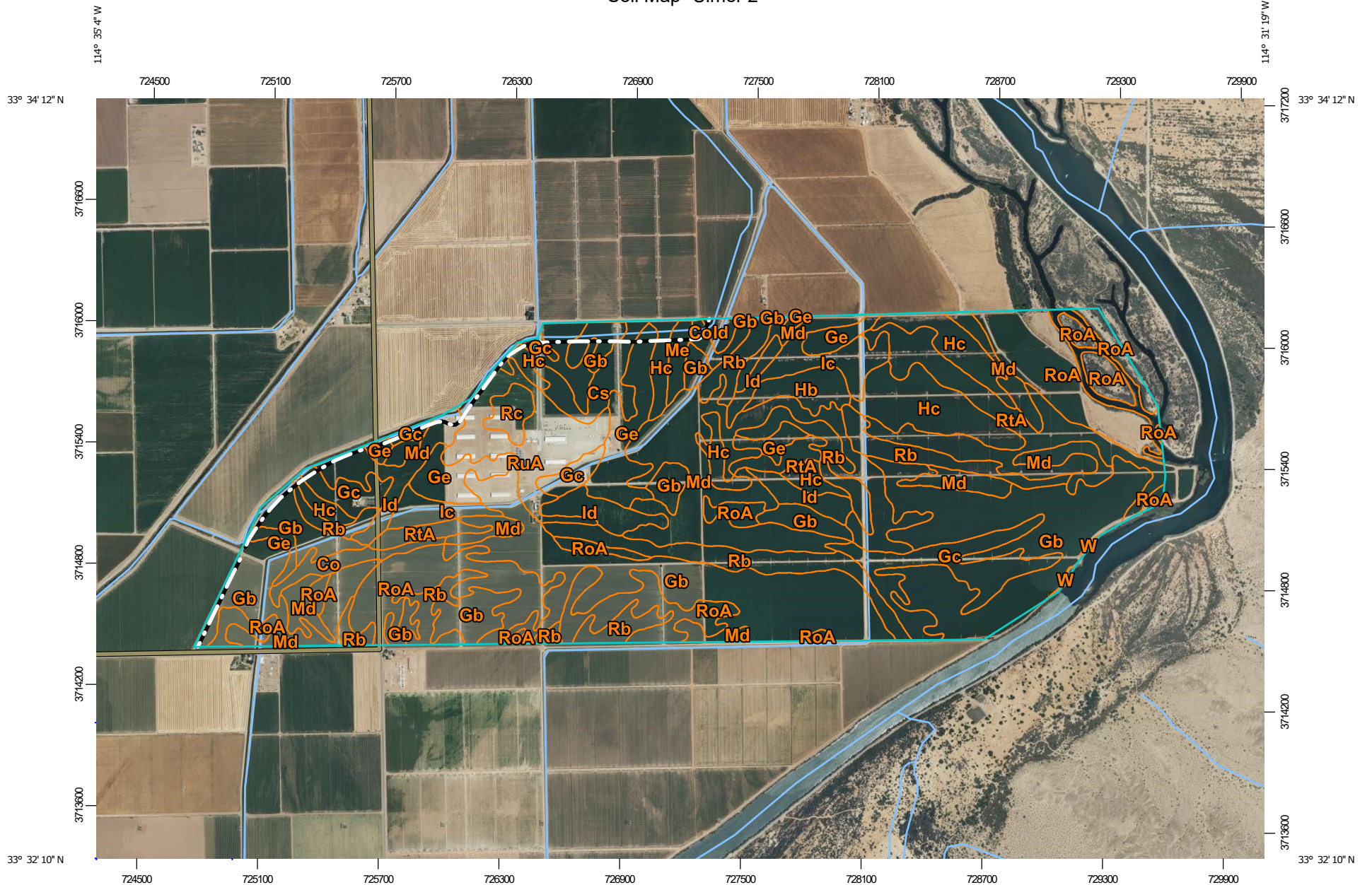
Prepared with assistance from USDA-Natural Resources Conservation Service



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



Soil Map- Ulmer 2



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

0 350 700 1400 2100 Meters

0 1000 2000 4000 6000 Feet

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



Map Unit Legend

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

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.