

Agricultural Preserve  
Enlargement No.  
220013

**AGRICULTURAL PRESERVE ESTABLISHMENT (APE) NO. 220013  
CAPTAC REPORT - APRIL 18, 2024**

Applicant's Name: Fondomonte California (Ulmer 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: 1,079.50 acres (23 parcels)

2) Existing Land Use: agricultural uses (alfalfa)

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 0.6 miles to the north

6) General Location: south/southernly of 20<sup>th</sup> Avenue, easterly of C and D Boulevard and Intake Boulevard, north/northernly of 22nd Avenue, westerly of Colorado River

7) Site APN/Leg. Desc. 875090006, 875090008, 875100009, 875100010, 875100011, 875100013, 875100018, 875100025, 875100026, 875110003, 875110005, 875110007, 875110010, 875110012, 875110013, 875110015, 875110016, 875110017, 875110018, 875110019, 875110025, 875120001, 875120002

**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. 220013 (APE220013). 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 listed as an eligible "agricultural zone" in Ordinance 348. However, the Agricultural Preserve Establishment application is being processed with a Change of Zone to change the zoning of land zoned as R-R to A-2 (Heavy Agriculture), which is an eligible zone. Surrounding zoning is R-R except for the W-1 zone to the east. 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 City of Blythe is approximately 0.6 miles to the north of the proposed preserve.

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

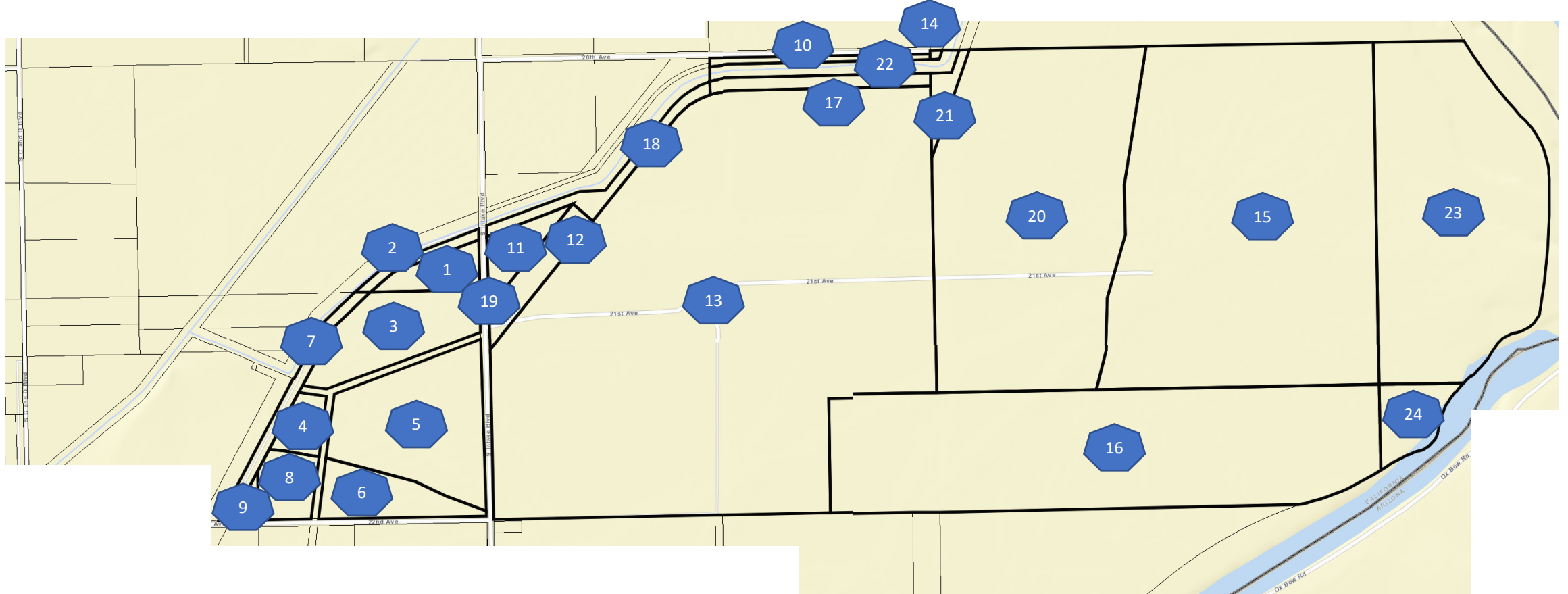
There is no known historic or scenic value of the lands proposed to be included in the preserve. These lands are currently, and have been in the past, used for agriculture.

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

The landowner of all 23 parcels is Fondomonte California, Inc., and the total acreage is 1,079.50 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 875090006
- 2. APN 875090008
- 3. APN 875100009
- 4. APN 875100010
- 5. APN 875100011
- 6. APN 875100013

- 7. APN 875100018
- 8. APN 875100025
- 9. APN 875100026
- 10. APN 875110003
- 11. APN 875110005
- 12. APN 875110007

- 13. APN 875110009
- 14. APN 875110010
- 15. APN 875110012
- 16. APN 875110013
- 17. APN 875110015
- 18. APN 875110016

- 19. APN 875110017
- 20. APN 875110018
- 21. APN 875110019
- 22. APN 875110025
- 23. APN 875120001
- 24. APN 875120002

## LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 8: (APN: 875-090-006)

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U. S. GOVERNMENT SURVEY, LYING SOUTHERLY AND EASTERLY OF LEVEE DESCRIBED IN DEED TO THE PALO VERDE JOINT LEVEE DISTRICT, RECORDED DECEMBER 22, 1922, IN BOOK 564, PAGE 10 OF DEEDS, RIVERSIDE COUNTY RECORDS;

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

ALSO EXCEPTING THEREFROM, ANY PORTION CONTAINED IN THE CANALS, DRAINS, OR LEVEES OF THE PALO VERDE IRRIGATION DISTRICT.

SAID PROPERTY IS ALSO SHOWN ON RECORDS OF SURVEY OF PORTIONS OF SECTIONS 21, 22, 23, 24, 14 AND 15 OF TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN ON FILE IN BOOK 19, PAGE 7 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, PREPARED BY L. G. CALKINS AT THE REQUEST OF G. T. WOLFORD AND J. B. ULMER.

PARCEL 9: (APN: 875-090-008 AND 875-100-018)

THAT PORTION OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY U. S. GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 21, WHICH IS 488.65 FEET WESTERLY OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21 AS SAID CORNER IS SHOWN ON RECORD OF SURVEY MAP FILED JUNE 19, 1951 IN BOOK 17 PAGE 89 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 27° 45' 28" EAST, 1891.12 FEET TO A POINT;

THENCE AT A RIGHT ANGLE TO THE LAST MENTIONED COURSE, SOUTH 62° 14' 32" EAST, 15 FEET TO A POINT;

THENCE NORTH 27° 45' 28" EAST, 742.61 FEET TO A POINT;

THENCE NORTH 47° 26' 58" EAST, 1000.88 FEET TO A POINT;

THENCE NORTH 69° 51' 58" EAST, 1151.92 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 21, WHICH POINT IS NORTH 01° 09' 20" WEST, 696.09 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION;

THENCE SOUTH 01° 09' 20" EAST ALONG THE EAST LINE OF SAID SECTION, 116.33 FEET TO A POINT;

THENCE SOUTH 69° 51' 58" WEST, 1092.30 FEET TO A POINT;

THENCE SOUTH 47° 26' 58" WEST, 960 FEET TO A POINT;

THENCE SOUTH 27° 45' 28" WEST, 2545.65 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION DISTANT 345.88 FEET WESTERLY FROM THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SECTION;

THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 142.77 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING SOUTH OF THE SOUTH LINE OF SECTION 21 AS SHOWN ON THE UNITED STATES GOVERNMENT SURVEY APPROVED IN 1874 AS SAID LINE IS SHOWN ON RECORD OF SURVEY ON FILE IN BOOK 19 PAGE 7 OF RECORDS OF SURVEY. RIVERSIDE COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THE EASTERLY 40 FEET;

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

PARCEL 10: (APN: 875-100-009, 875-100-010 AND 875-100-011)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY THE U. S. GOVERNMENT SURVEY, LYING SOUTHEASTERLY OF LEVEE DESCRIBED IN DEED TO PALO VERDE JOINT LEVEE DISTRICT, RECORDED DECEMBER 22, 1922, AND JANUARY 3, 1923, IN BOOK 564, PAGE 10 AND PAGE 565, PAGE 24, RESPECTIVELY OF DEEDS, RIVERSIDE COUNTY RECORDS.

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

ALSO EXCEPTING THEREFROM, ANY PORTION CONTAINED IN THE CANALS, DRAINS OR LEVEES OF THE PALO VERDE IRRIGATION DISTRICT.

SAID PROPERTY IS ALSO SHOWN ON RECORDS OF SURVEY OF PORTIONS OF SECTIONS 21, 22, 23, 24, 14 AND 15 OF TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN ON FILE IN BOOK 19, PAGE 7 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, PREPARED BY L. G. CALKINS AT THE REQUEST OF G. T. WOLFORD AND J. B. ULMER.

PARCEL 11: (APN: 875-100-013, 875-100-025 AND 875-100-026)

ACCRETION LANDS LYING WESTERLY OF THE EAST LINE OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN SHOWN BY U. S. GOVERNMENT SURVEY EXTENDED SOUTH TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 7 SOUTH, RANGE 23 EAST, AS SHOWN BY U. S. GOVERNMENT SURVEY AND LYING EASTERLY OF THE LEVEE AS DESCRIBED IN DEED TO PALO VERDE JOINT LEVEE RECORDED JANUARY 3, 1923, BOOK 565, PAGE 24 OF DEEDS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY OF PORTIONS OF SECTIONS 21, 22, 23, 24, 14 AND 15, OF TOWNSHIP 7 SOUTH, RANGE 23 EAST, ON FILE IN BOOK 19, PAGE 7, OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS, PREPARED BY L. G. CALKINS AT THE REQUEST OF G. T. WOLFORD AND J. B. ULMER.

PARCEL 13: (APN: 875-110-010 AND 875-110-019)

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23 AS SAID CORNER IS SHOWN ON RECORD OF SURVEY MAP FILED JANUARY 12, 1953 IN BOOK 19, PAGE 8, RECORD OF SURVEY, RIVERSIDE COUNTY;

THENCE NORTH 88° 51' 40" EAST ALONG THE NORTH OF SAID SECTION 446.30 FEET;

THENCE SOUTHWESTERLY BY A STRAIGHT LINE 1326.73 FEET MORE OR LESS TO THE WEST LINE OF SAID SECTION AT A POINT 1267.40 FEET SOUTHERLY OF THE POINT OF BEGINNING;

THENCE NORTH 01° 09' 20" WEST ALONG THE WEST LINE OF SAID SECTION 1267.40 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF THE PALO VERDE IRRIGATION DISTRICT'S DRAIN RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 23, DISTANT EASTERLY 128.24 FEET FROM THE NORTHWEST CORNER OF SAID SECTION;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 180.24 FEET;

THENCE SOUTH 18° 29' 08" WEST 247.40 FEET TO A POINT;

THENCE SOUTH 88° 51' 40" WEST 225.80 FEET TO A POINT ON THE WEST LINE OF SAID SECTION;

THENCE NORTH 01° 09' 20" WEST 160.04 FEET ALONG THE WEST LINE OF SAID SECTION TO A POINT WHICH IS 73.01 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID SECTION;

THENCE NORTH 88° 51' 40" EAST 102.20 FEET TO A POINT;

THENCE NORTH 18° 29' 08" EAST 77.50 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

PARCEL 21: (APN: PORTION 875-110-013)

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY, AND GOVERNMENT LOT 4 OF FRACTIONAL SECTION 23, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY;

EXCEPTING THEREFROM ANY PORTION THEREOF LOCATED IN THE DRAINS, CANALS OR LEVEES OF THE PALO VERDE IRRIGATION ON DISTRICT.

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

PARCEL 23: (APN: PORTION 875-110-013 AND ALL OF 875-120-002)

ACCRETION LANDS LYING EASTERLY OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 23, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY, AND LYING BETWEEN THE EASTERLY EXTENSION OF THE NORTH AND SOUTH

LINES OF SAID GOVERNMENT LOT 4 AND BOUNDED ON THE EAST BY THE WEST BANK OF THE COLORADO RIVER.

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

PARCEL 24: (APN: 875-110-017)

THAT PORTION OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SECTION AS SAID CORNER IS SHOWN ON RECORD OF SURVEY MAP FILED JANUARY 12, 1957 IN BOOK 19 PAGE 7 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE NORTH 88° 51' 40" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION, 229.90 FEET TO A POINT;

THENCE SOUTHWESTERLY BY A STRAIGHT LINE, 365 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SECTION, DISTANT SOUTHERLY 283.70 FEET FROM SAID POINT OF BEGINNING;

THENCE NORTH 01° 09' 20" WEST ALONG SAID WEST LINE, 283.70 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE WESTERLY 40 FEET THEREOF;

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

## LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 12: (APN: 875-110-003)

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U. S. GOVERNMENT SURVEY:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 22;

THENCE WEST ON THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, 96.9 FEET;

THENCE NORTHEASTERLY ON A 6 DEGREE CURVE TO THE RIGHT, 235.2 FEET TO A POINT WHICH IS DISTANT 73 FEET SOUTH OF A POINT 2,406.4 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 22;

THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 22 2,406.4 FEET TO THE EAST LINE OF SAID SECTION 22;

THENCE NORTH ON THE EAST LINE OF SAID SECTION, 73 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION LYING WITHIN 20TH AVENUE.

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

PARCEL 14: (APN: 875-110-025)

THE NORTHEAST QUARTER OF SECTION 22 AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY; DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 23, DISTANT EASTERLY 128.24 FEET FROM THE NORTHWEST CORNER OF SAID SECTION: THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 180.24 FEET;

THENCE SOUTH 18° 29' 08" WEST 247.40 FEET TO A POINT;

THENCE SOUTH 88° 51' 40" WEST 225.80 FEET TO A POINT ON THE WEST LINE OF SAID SECTION;

THENCE NORTH 01° 09' 20" WEST 160.04 FEET ALONG THE WEST LINE OF SAID SECTION TO A POINT WHICH IS 73.01 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID SECTION;

THENCE NORTH 88° 51' 40" EAST 102.20 FEET TO A POINT;

THENCE NORTH 18° 29' 08" EAST 77.50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THOSE PORTIONS OF SECTION 22 DESCRIBED AS PARCELS 2A AND 2B IN DEED RECORDED DECEMBER 18, 1940 IN BOOK 487, PAGE 133 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SECTION 22 DESCRIBED AS PARCEL 2 IN DEED RECORDED NOVEMBER 28, 1973 IN INSTRUMENT NO. 153790 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION LYING WITHIN 20TH AVENUE.

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

PARCEL 15: (APN: 875-110-005, 875-110-015 AND 875-110-016)

THAT PORTION OF THE NORTH HALF OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 22 WHICH IS SOUTH 01° 09' 20" EAST, 233.05 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22 AS SAID CORNER IS SHOWN ON RECORD OF SURVEY MAP FILED JANUARY 12, 1957 IN BOOK 19 PAGE 7 OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS;

THENCE SOUTH 88° 51' 40" WEST PARALLEL TO THE NORTH LINE OF SAID SECTION, 2411.09 FEET TO A POINT WHICH IS 233 FEET SOUTH OF A POINT ON SAID NORTH LINE THAT IS 2406.40 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SECTION;

THENCE SOUTH 75° 05' 19" WEST, 235.66 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, WHICH POINT IS SOUTH 01° 09' 20" EAST, 288.95 FEET FROM THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER AS SAID CORNER IS SHOWN ON SAID RECORD OF SURVEY MAP;



THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 965 FEET THROUGH AN ANGLE OF 37° 25' 40", A DISTANCE OF 630.58 FEET, MORE OR LESS, TO A POINT WHICH IS 517.19 FEET WEST AND 620.37 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION, SAID POINT BEING THE END OF CURVE;

THENCE SOUTH 38° 18' 0" WEST, 1168.94 FEET TO A POINT;

THENCE SOUTH 83° 18' 0" WEST, 268.70 FEET TO A POINT;

THENCE SOUTH 69° 47' 0" WEST, 1162.26 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID SECTION;

THENCE SOUTH 01° 09' 20" EAST ALONG SAID WEST LINE, 717.46 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF OF SECTION 22, AS SAID CORNER IS SHOWN ON SAID RECORD OF SURVEY MAP;

THENCE NORTH 88° 51' 40" EAST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF SAID SECTION, 195.60 FEET TO A POINT;

THENCE NORTH 38° 18' 0" EAST, 1228.44 FEET TO A POINT;

THENCE SOUTH 51° 42' 0" EAST, 300 FEET TO A POINT;

THENCE NORTH 38° 18' 0" EAST, 1550.18 FEET TO A POINT WHICH IS 431.60 FEET WEST AND 689.8 FEET SOUTH FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 855 FEET THROUGH AN ANGLE OF 35° 47' 38", A DISTANCE OF 534.37 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER, DISTANT SOUTHERLY 451.96 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE NORTH 81° 32' 26" EAST, 227.86 FEET TO A POINT WHICH IS 373 FEET SOUTH OF A POINT ON THE NORTH LINE OF SAID SECTION THAT IS 2406.40 FEET WESTERLY OF THE NORTHEAST CORNER OF SAID SECTION;

THENCE NORTH 88° 51' 40" EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION, 2413.92 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE NORTH 01° 09' 20" EAST ALONG SAID EAST LINE, 140.03 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE WESTERLY 40 FEET THEREOF;

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING AND APPURTENANT TO SAID LAND.

PARCEL 16: (APN: 875-110-007)

THAT CERTAIN PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SECTION 22 DISTANT SOUTH 283.7 FEET ALONG SAID WEST LINE FROM THE WEST QUARTER CORNER OF SAID SECTION; THENCE

1. NORTHEASTERLY 1570.1 FEET ALONG A LINE WHICH PASSES THROUGH A POINT WHICH IS DISTANT WEST 665.0 FEET FROM THE EAST LINE AND SOUTH 501.0 FEET FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE

2. SOUTHEASTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 300.0 FEET; THENCE

3. SOUTHWESTERLY AT A RIGHT ANGLE TO SAID LAST DESCRIBED COURSE TO A POINT IN THE WEST LINE OF SAID SECTION WHICH IS DISTANT SOUTH 760.1 FEET ALONG SAID WEST LINE FROM THE WEST QUARTER CORNER OF SAID SECTION; THENCE

4. NORTH ALONG THE WEST LINE OF SAID SECTION 476.4 FEET TO THE POINT OF BEGINNING.

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

PARCEL 17: (APN: PORTION 875-110-009)

THE EAST HALF OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U. S. GOVERNMENT SURVEY;

EXCEPTING THEREFROM THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

ALSO EXCEPTING THEREFROM THAT PORTION IN LEVEE DESCRIBED IN DEED TO THE PALO VERDE MUTUAL WATER COMPANY, RECORDED MARCH 7, 1919, BOOK 499, PAGE 361 OF DEEDS, RIVERSIDE COUNTY RECORDS;

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS PARCEL 2A IN THE DEED RECORDED DECEMBER 18, 1940 IN BOOK 487, PAGE 133 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM, ALL OF SAID PROPERTY ANY PORTION CONTAINED IN THE CANALS, DRAINS AND LEVEES OF THE PALO VERDE IRRIGATION DISTRICT.

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

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY OR PORTIONS OF SECTIONS 21, 22, 23, 24, 14, AND 15 OF TOWNSHIP 7 SOUTH, RANGE 23 EAST, ON FILE IN BOOK 19, PAGE 7, OF RECORDS OF SURVEY OF RIVERSIDE COUNTY RECORDS, PREPARED BY L. G. CALKINS AT THE REQUEST OF G. T. WOLFORD AND J. B. ULMER.

PARCEL 18: (APN: PORTION 875-110-009)

ACCRETION LANDS LYING EASTERLY OF THE WEST LINE OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U. S. GOVERNMENT SURVEY EXTENDED SOUTHERLY TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, AND LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF GOVERNMENT LOT 1 IN THE SOUTHWEST QUARTER OF SAID SECTION 22.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY OF PORTIONS OF SECTIONS 21, 22, 23, 24, 14 AND 15 OF TOWNSHIP 7, RANGE 22 EAST ON FILE IN BOOK 19, PAGE 7 OF RECORDS OF SURVEY OF RIVERSIDE COUNTY RECORDS PREPARED BY L. G. CALKINS AT THE REQUEST OF G. T. WOLFORD AND J. B. ULMER.

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

PARCEL 19: (APN: PORTION 875-110-009)

THAT PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U. S. GOVERNMENT SURVEY LYING SOUTHEASTERLY OF THE LEVEE AS DESCRIBED IN DEED TO PALO VERDE MUTUAL WATER COMPANY RECORDED MARCH 7, 1919, IN BOOK 499, PAGE 361 OF DEEDS OF RIVERSIDE COUNTY RECORDS.

EXCEPTING THEREFROM, ANY PORTION CONTAINED IN THE CANALS, DRAINS OR LEVEES OF THE PALO VERDE IRRIGATION DISTRICT.

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

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY OF PORTIONS OF SECTIONS 21, 22, 23, 24, 14 AND 15 OF TOWNSHIP 7, RANGE 23 EAST, ON FILE IN BOOK 19, PAGE 7 OF RECORDS OF SURVEY OF RIVERSIDE COUNTY RECORDS, PREPARED BY L. G. CALKINS AT THE REQUEST OF G. T. WOLFORD AND J. B. ULMER.

## LEGAL DESCRIPTION

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL 20: (APN: 875-110-018)

THE WEST HALF OF THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND GOVERNMENT LOTS 1, 2 AND 3 OF SECTION 23, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U. S. GOVERNMENT SURVEY;

EXCEPTING THEREFROM, THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23;

THENCE EASTERLY ON THE NORTH LINE OF SAID SECTION 445.3 FEET;

THENCE SOUTHWESTERLY ON A STRAIGHT LINE 1,343.7 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 23 DISTANT 1,267.4 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID SECTION;

THENCE NORTHERLY ON THE WEST LINE OF SAID SECTION 1, 267.4 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM, ANY PORTION CONTAINED IN THE CANALS, DRAINS OR LEVEES OF THE PALO VERDE IRRIGATION DISTRICT.

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

SAID PROPERTY IS ALSO SHOWN ON RECORD OF SURVEY OF PORTIONS OF SECTIONS 21, 22, 23, 24, 14 AND 15 OF TOWNSHIP 7 SOUTH, RANGE 23 EAST ON FILE IN BOOK 19, PAGE 8, OF RECORDS OF SURVEY, RIVERSIDE COUNTY RECORDS PREPARED BY. L. G. CALKINS AT THE REQUEST OF G. T. WOLFORD AND J. B. ULMER.

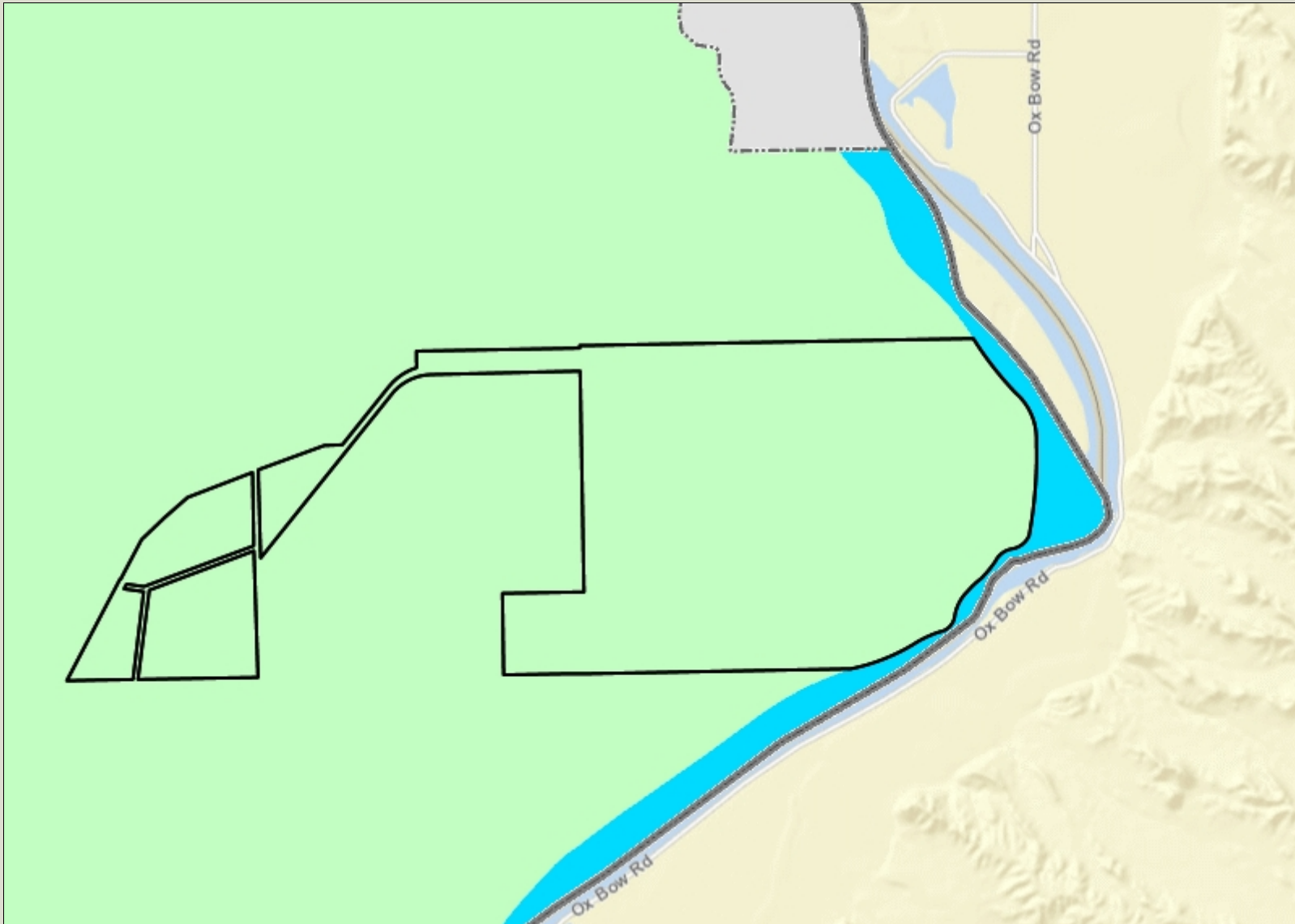
PARCEL 22: (APN: 875-110-012 AND 875-120-001)

ACCRETION LANDS LYING EASTERLY OF FRACTIONAL SECTION 23, TOWNSHIP 7 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY U.S. GOVERNMENT SURVEY, AND LYING BETWEEN THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SECTION 23, AND THE EASTERLY EXTENSION OF THE-NORTHERLY LINE OF GOVERNMENT LOT 4 IN SECTION 23, AND BOUNDED ON THE EAST BY THE WEST BANK OF THE COLORADO RIVER.

EXCEPTING THEREFROM ANY PORTION THEREOF LOCATED IN THE DRAINS, CANALS OR LEVEES OF THE PALO VERDE IRRIGATION DISTRICT.

ALSO EXCEPTING ALL RIPARIAN AND OTHER RIGHTS IN THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID LAND.

# APE220013 - 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.

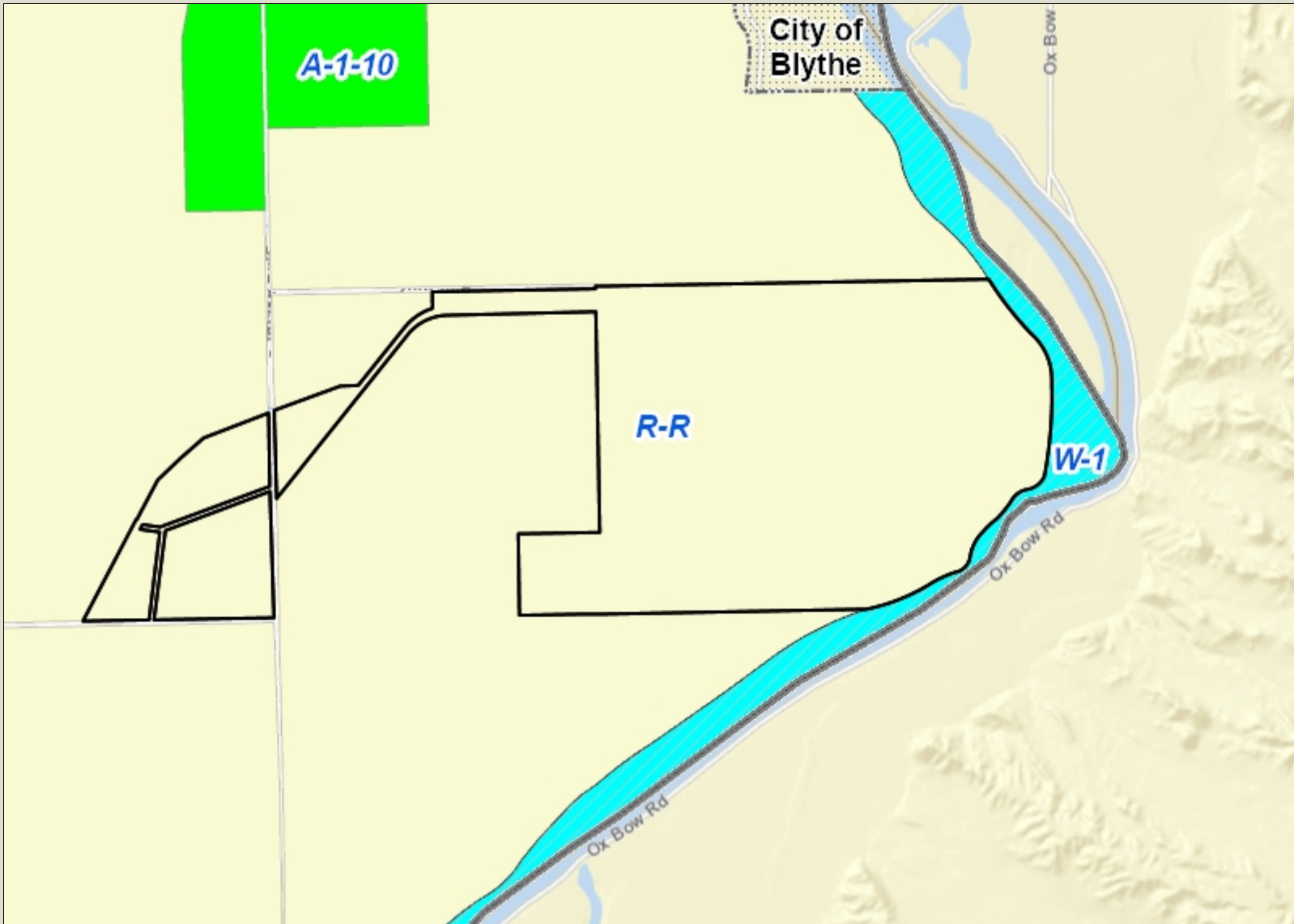


REPORT PRINTED ON... 4/12/2024 4:01:38 PM

© Riverside County GIS

## Notes

# APE220013 - 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



**\*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.



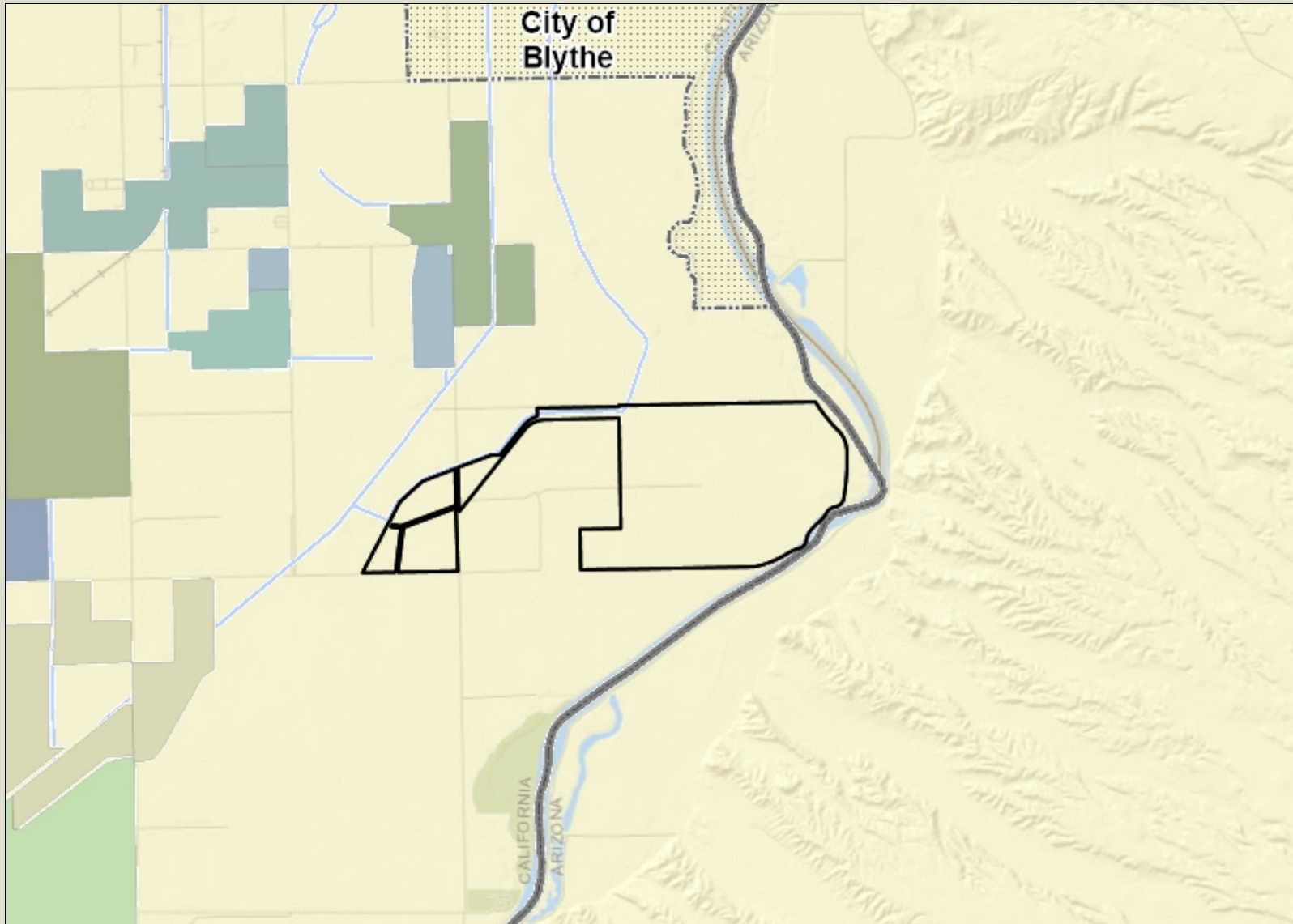
REPORT PRINTED ON... 4/12/2024 4:00:18 PM

© Riverside County GIS

**Notes**



# APE220013 - 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



**\*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.



REPORT PRINTED ON... 4/12/2024 4:02:54 PM

© Riverside County GIS

## Notes

# APE220013 - Land Use (Aerial Imagery)



## Legend

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



**\*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.

0 6,019 12,037 Feet

REPORT PRINTED ON... 4/12/2024 4:04:26 PM

© Riverside County GIS

## Notes





**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](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

---

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

**ASSESSOR'S PARCEL NUMBERS**

875090006

875090008

875100009

875100010

875100011

875100013

875100018

875100025

875100026

875110003

875110005

875110007

875110009

875110010

875110012

875110013

875110015

875110016

875110017

875110018

875110019

875110025

875120001

875120002



*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**

---

**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:

<b>Assessor's Parcel Number(s)</b>	<b>Acreage</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**

---

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**

875100013	18.40
875100018	8.34
875100025	11.36
875100026	1.89
875110003	2.07
875110005	8.84
875110007	12.10
875110009	466.00
875110010	0.19
875110012	272.50
875110013	195.78
875110015	8.39
875110016	9.54
875110017	0.53
875110018	202.06
875110019	5.10
875110025	10.82
875120001	195.78
875120002	11.78

**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.](#))



United States  
Department of  
Agriculture

Natural Resources Conservation Service

# CONSERVATION PLAN

FONDOMONTE CALIFORNIA LLC



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



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

## Conservation Plan

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

### CLIENT OBJECTIVE(S)

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

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

#### Conservation Crop Rotation (328)

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

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

#### Cover Crop (340)

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

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

#### Irrigation Water Management (449)

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

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

**Mulching (484)**

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

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

**Nutrient Management (590)**

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

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

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

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

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

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

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

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

**Irrigation Ditch Lining (428)**

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

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

CERTIFICATION OF PARTICIPANTS

_____ FONDOMONTE CALIFORNIA LLC	_____ DATE
---------------------------------------	---------------

CERTIFICATION OF:

_____ CERTIFIED PLANNER	_____ DATE
----------------------------	---------------

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.

USDA NON-DISCRIMINATION STATEMENT

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

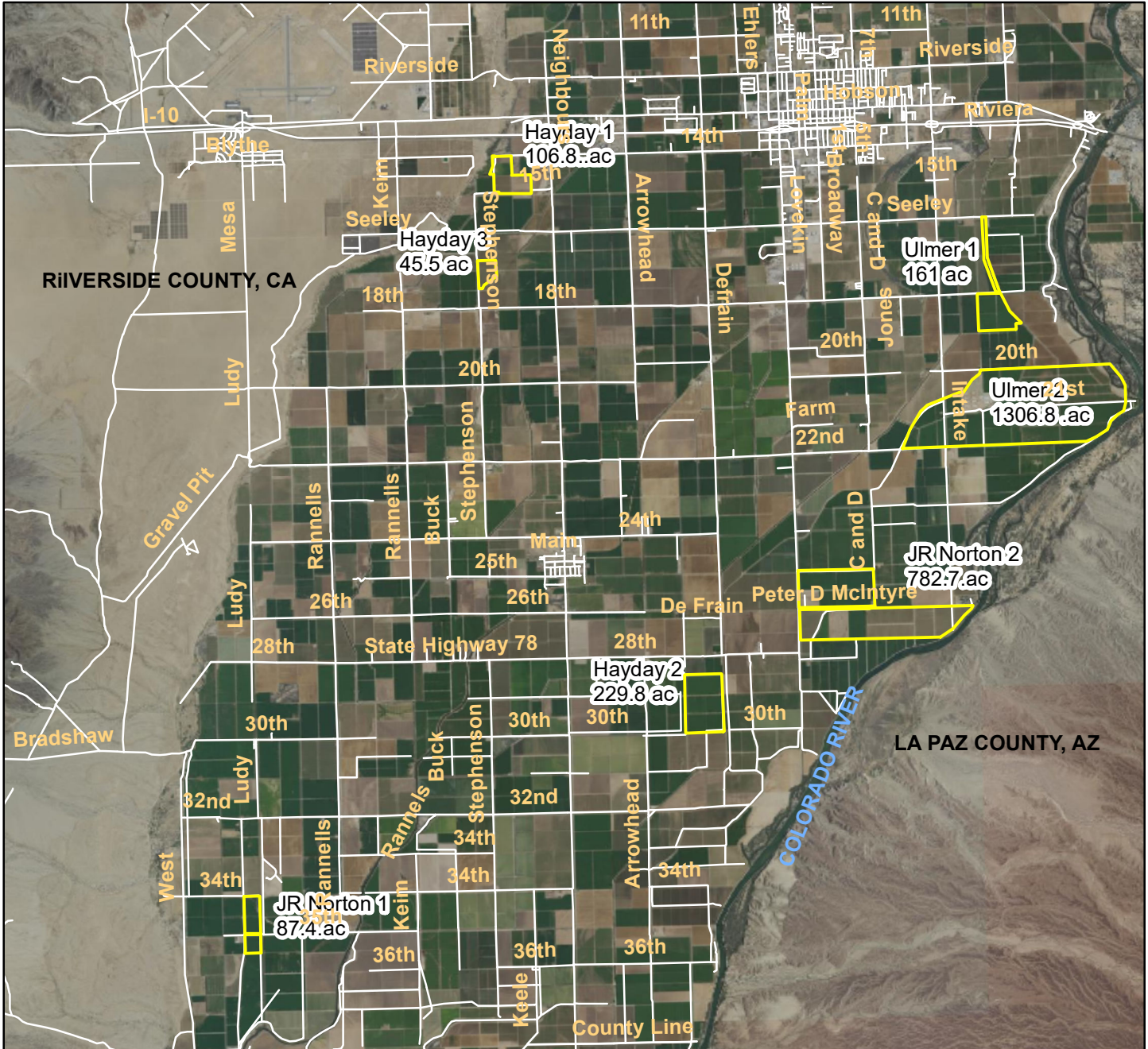
Landuse: CROPLAND, PALO VERDE VALLEY

Approximate Acres: 2,720

Field Office: BLYTHE SERVICE CENTER

Agency: USDA - NRCS

Assisted By: EVAN OLIVAS, DC



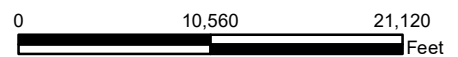
Prepared with assistance from USDA-Natural Resources Conservation Service

## Legend

NAIP\_CONUS\_PRIME

## RGB

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



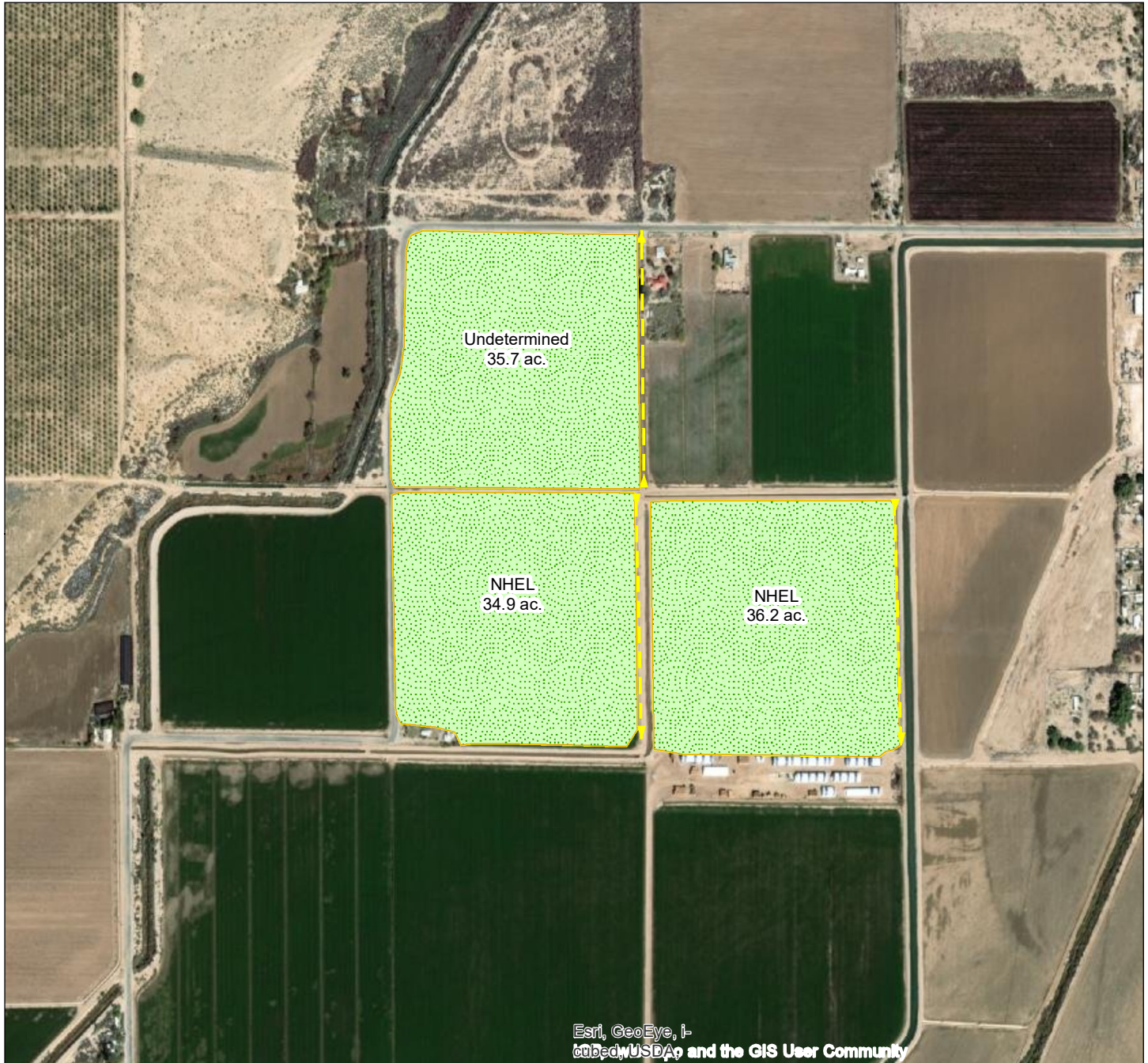


# Conservation Plan Map Hayday 1

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 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%
<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

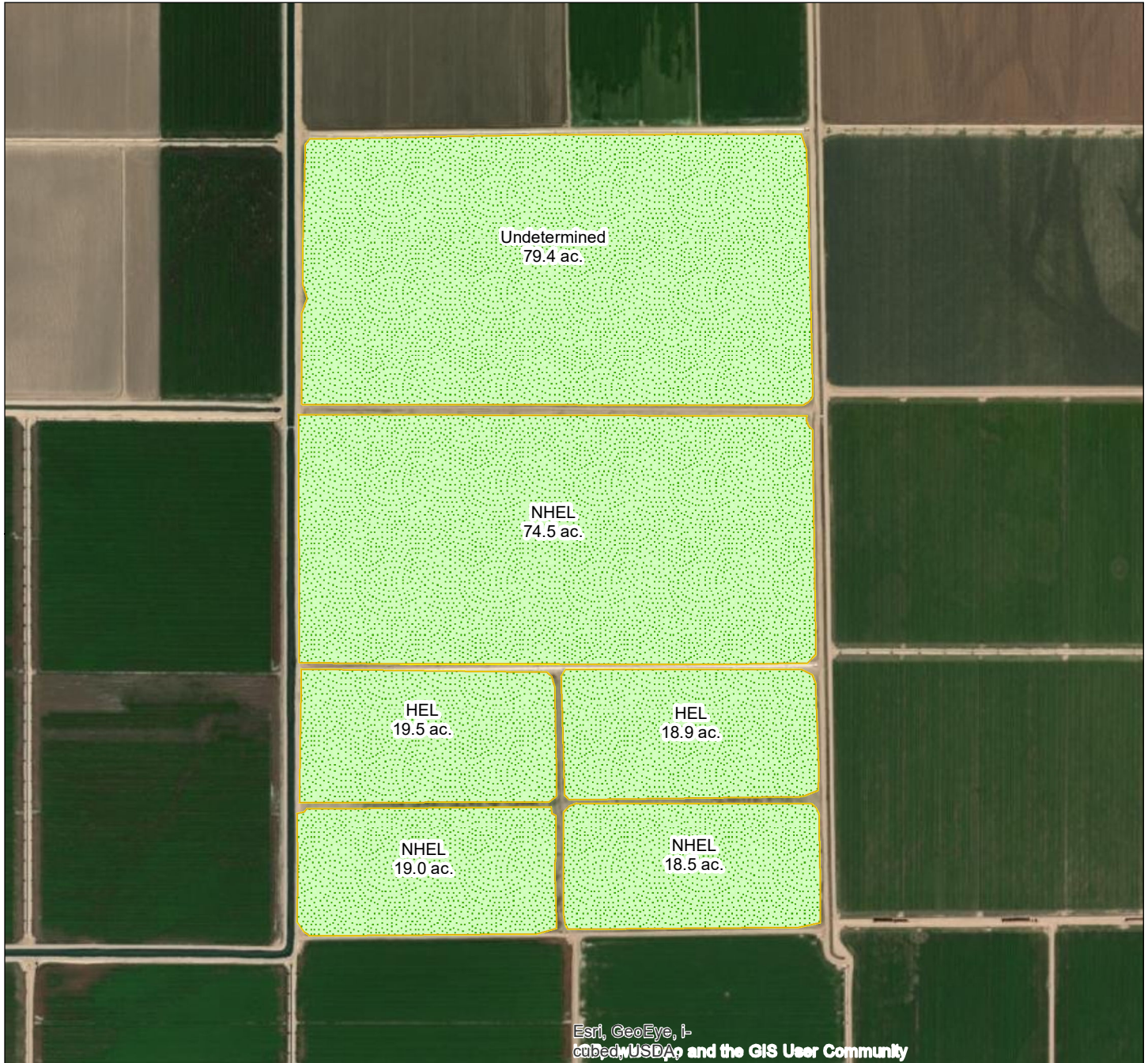


# Conservation Plan Map Hayday 2

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

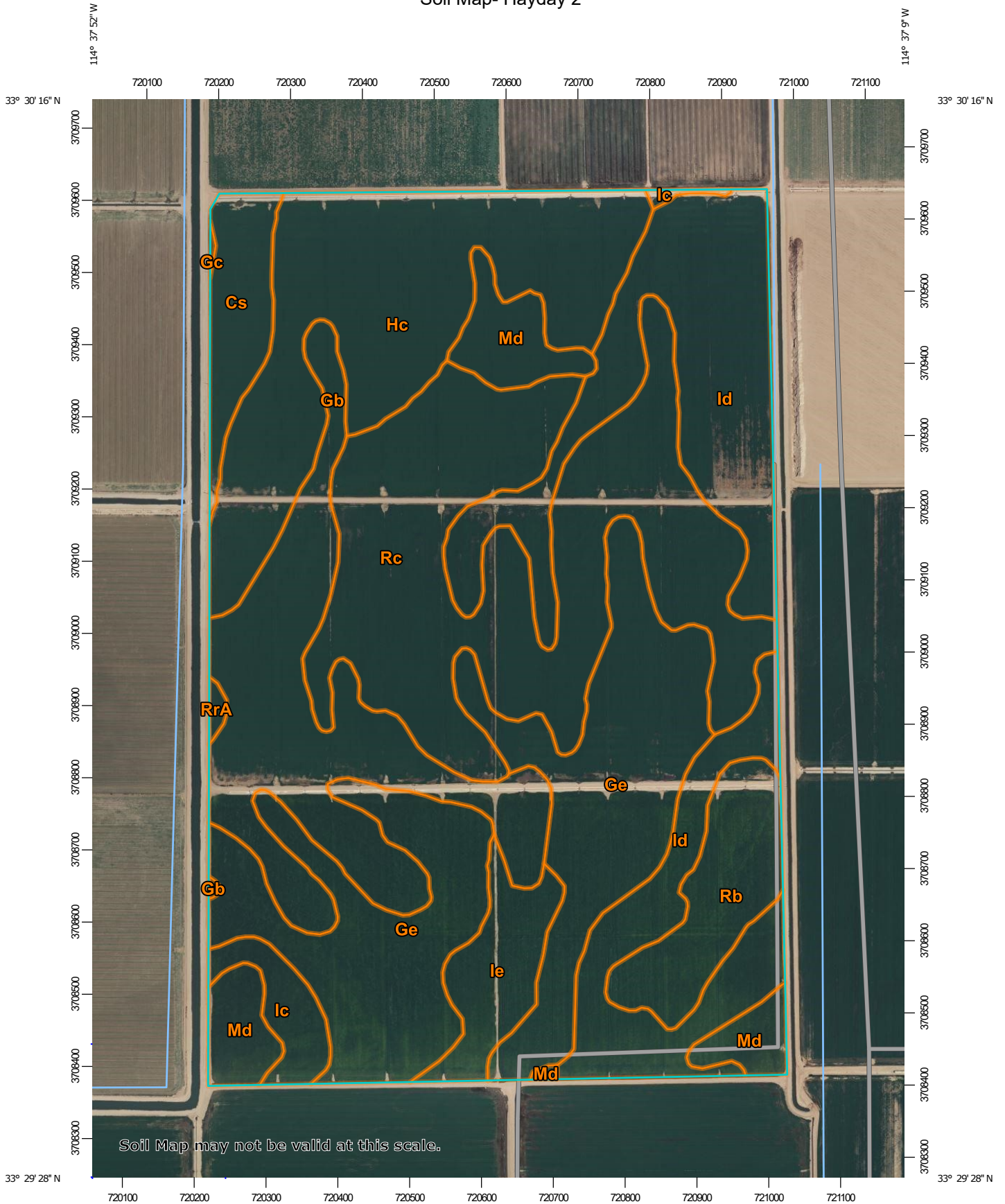
Prepared with assistance from USDA-Natural Resources Conservation Service



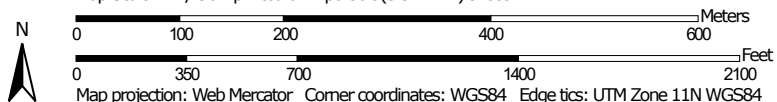
Conservation Practice Polygons	
Conservation Crop Rotation (328)	Irrigation Water Management (449)
Cover Crop (340)	Mulching (484)
Nutrient Management (590)	Salinity and Sodic Soil Management (610)
Residue and Tillage Management, Reduced Till (345)	HEL- Highly Erodible Soil
NEHL- Non-Highly Erodible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



# Soil Map- Hayday 2



Map Scale: 1:7,290 if printed on A portrait (8.5" x 11") sheet.





## 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.

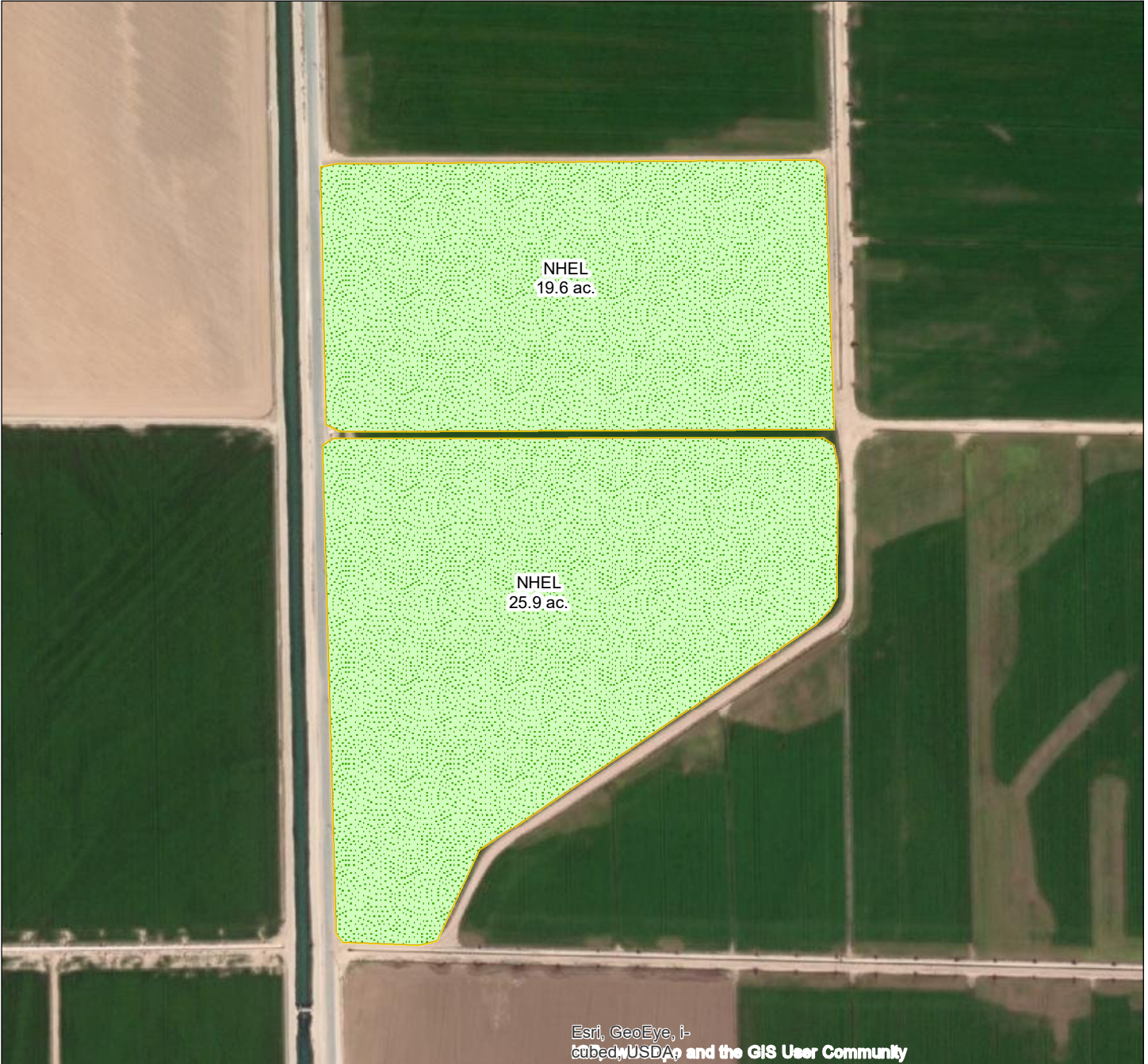
Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however,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

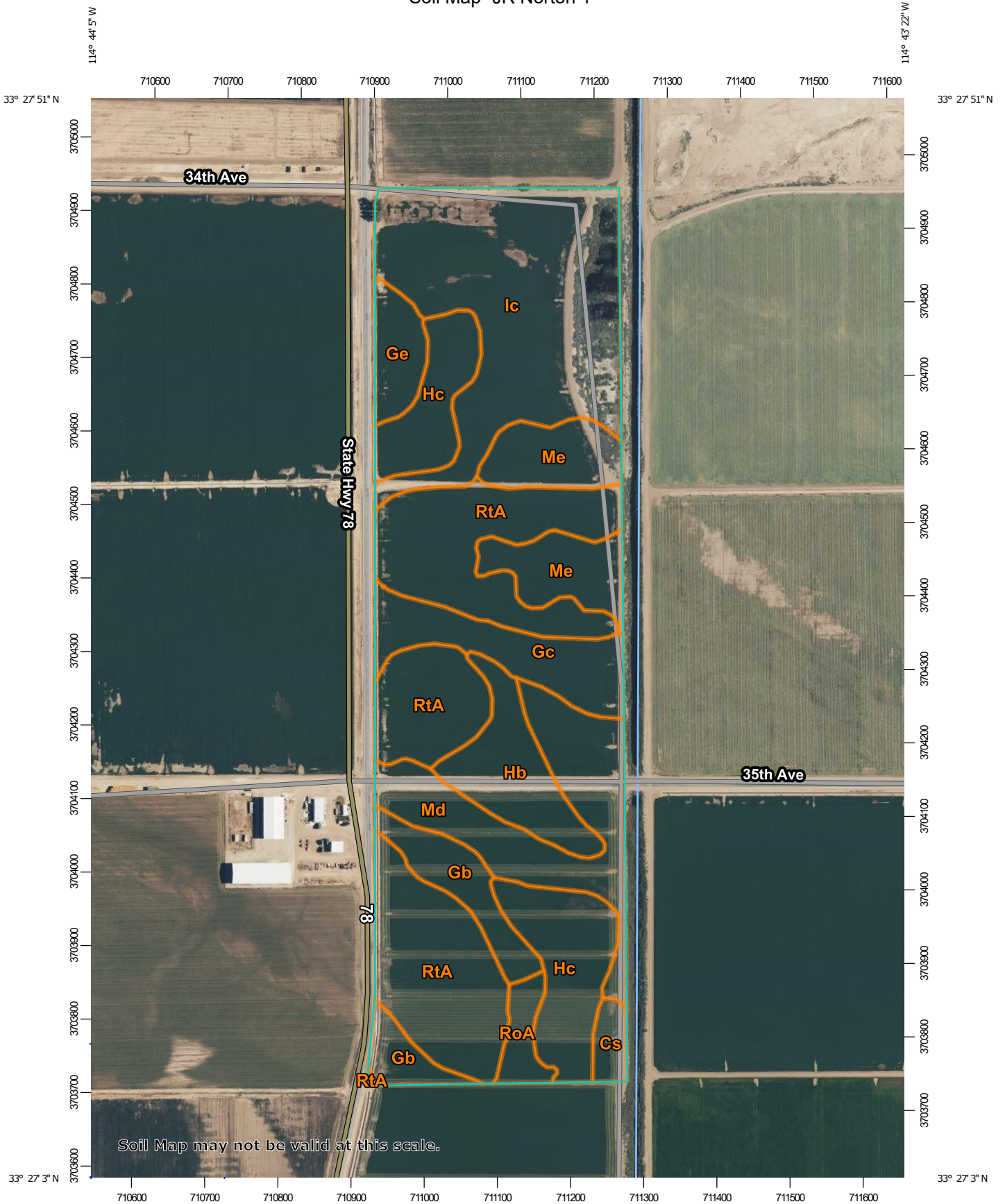


Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient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

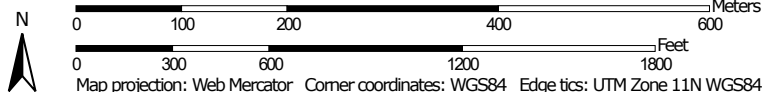




# Soil Map- JR Norton 1



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



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

## Map Unit Legend

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

## Map Unit Descriptions

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

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

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

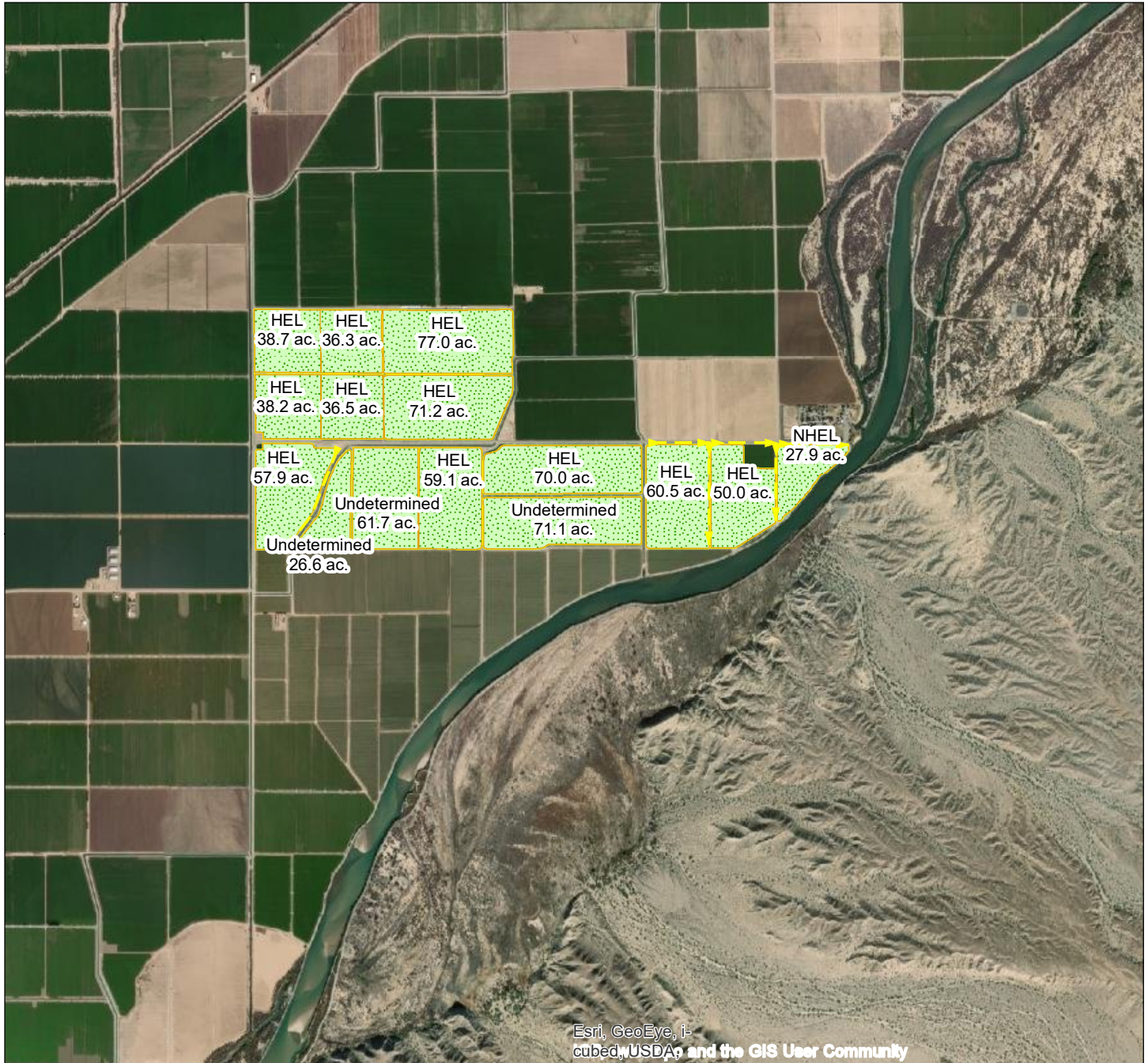


# Conservation Plan Map JR Norton 2

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



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

Prepared with assistance from USDA-Natural Resources Conservation Service

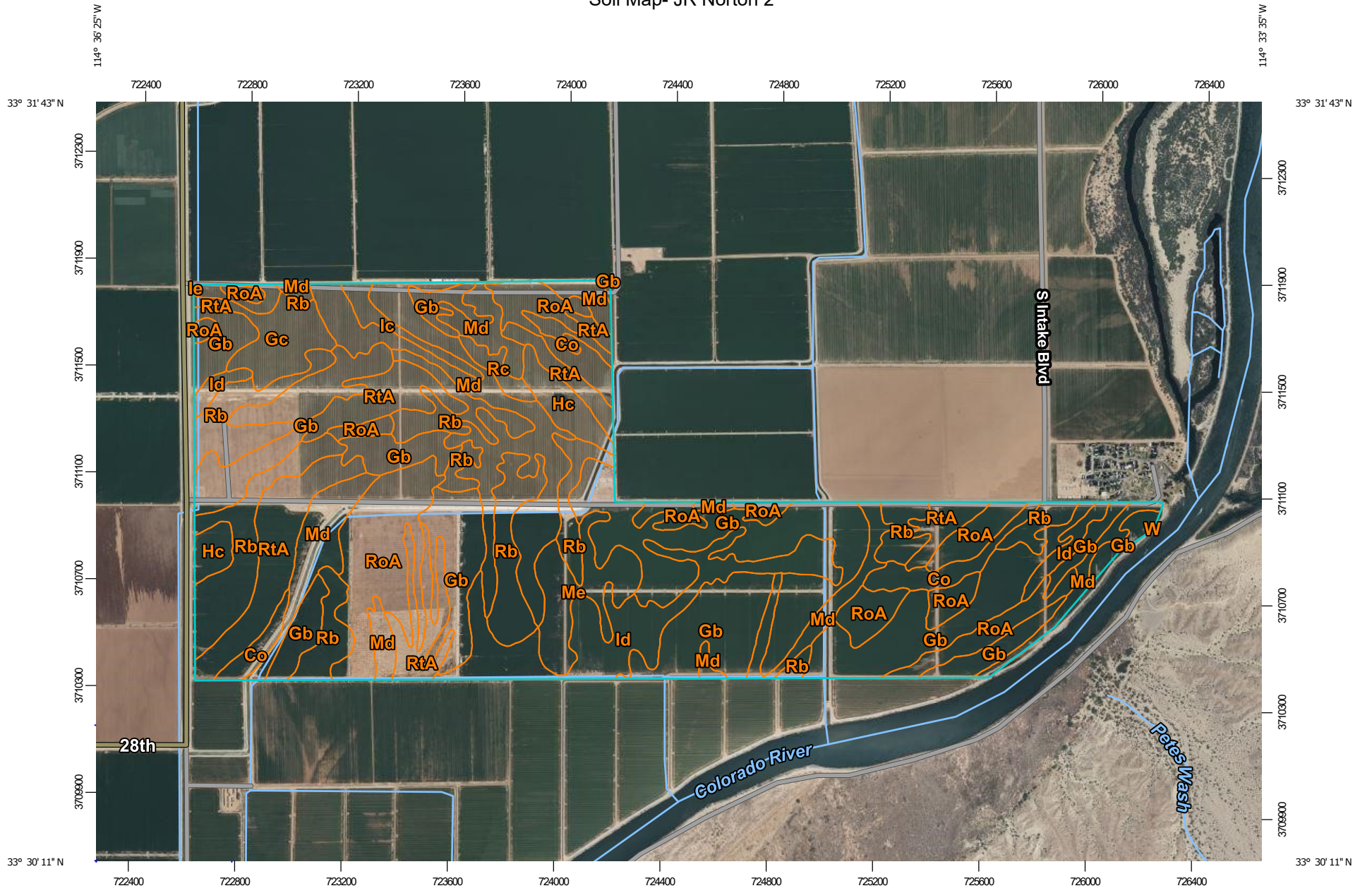


Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient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





# Soil Map- JR Norton 2



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

0 250 500 1000 1500 Meters

0 500 1000 2000 3000 Feet

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



## Map Unit Legend

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

## Map Unit Descriptions

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

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

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

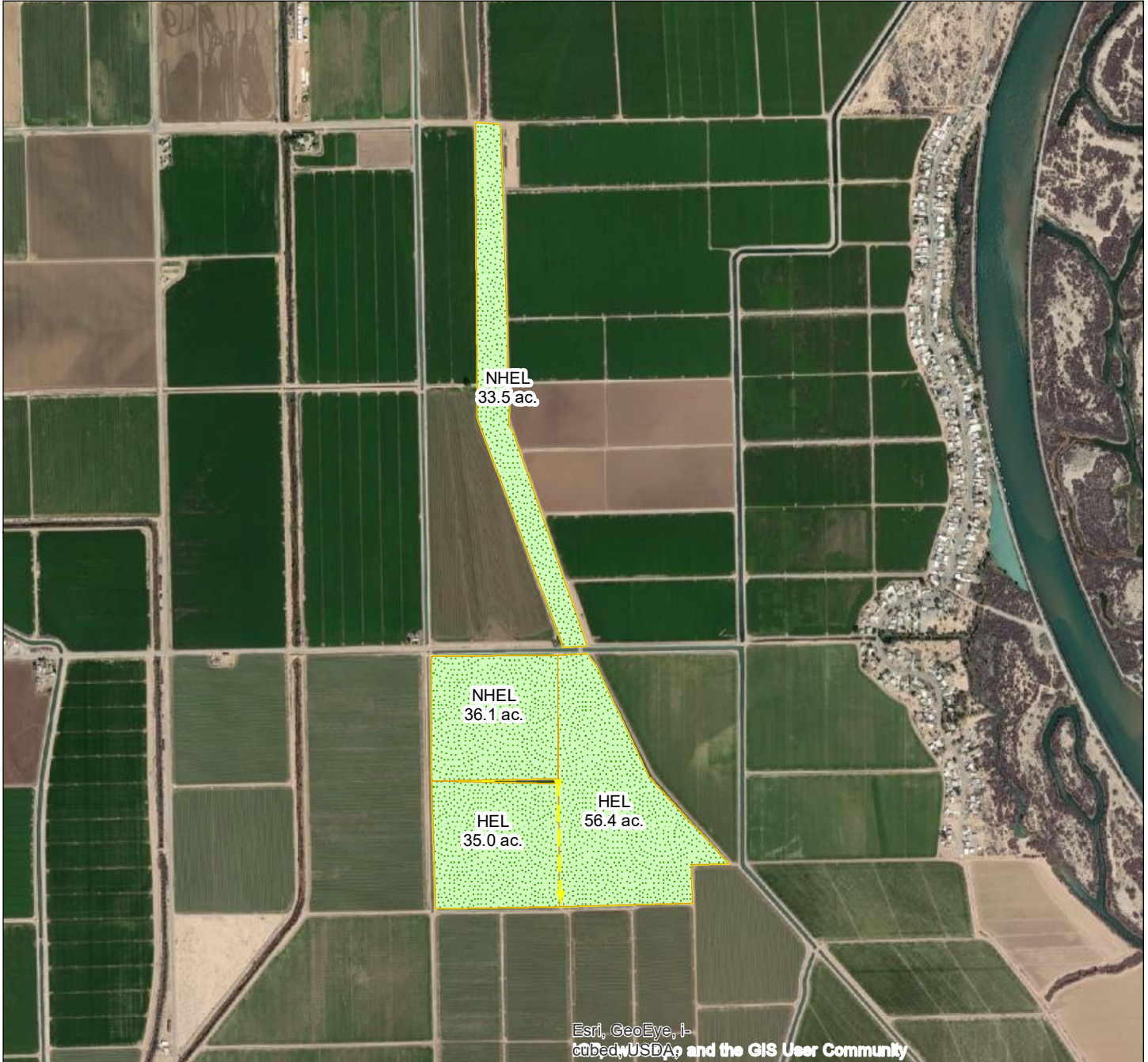


# Conservation Plan Map Ulmer 1

Date: 9/22/2022

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

Assisted By: EVAN OLIVAS  
USDA-NRCS  
BLYTHE SERVICE CENTER



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

Prepared with assistance from USDA-Natural Resources Conservation Service

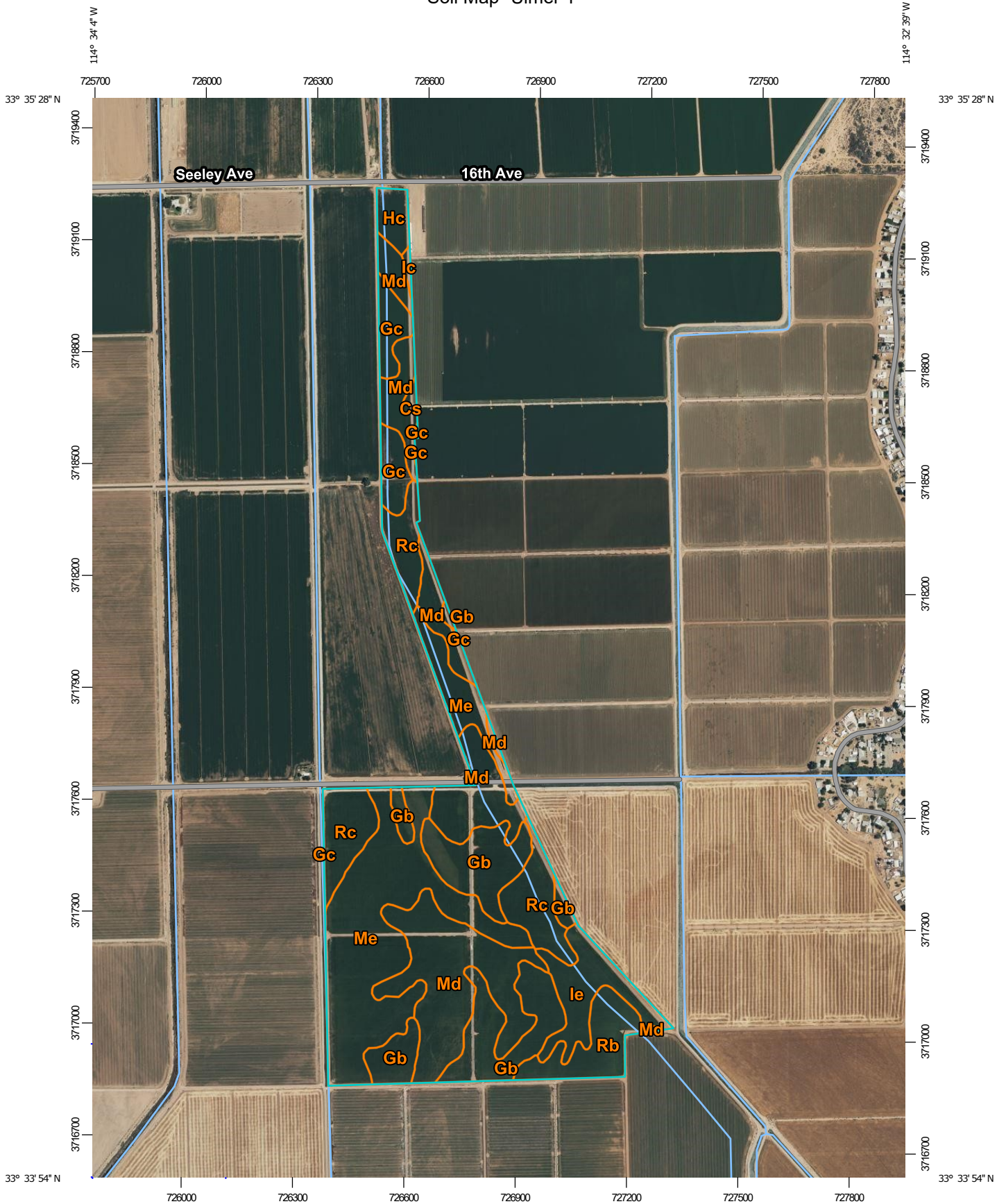
0 1505 Feet

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





# Soil Map- Ulmer 1



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



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

## Map Unit Legend

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

## Map Unit Descriptions

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

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

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

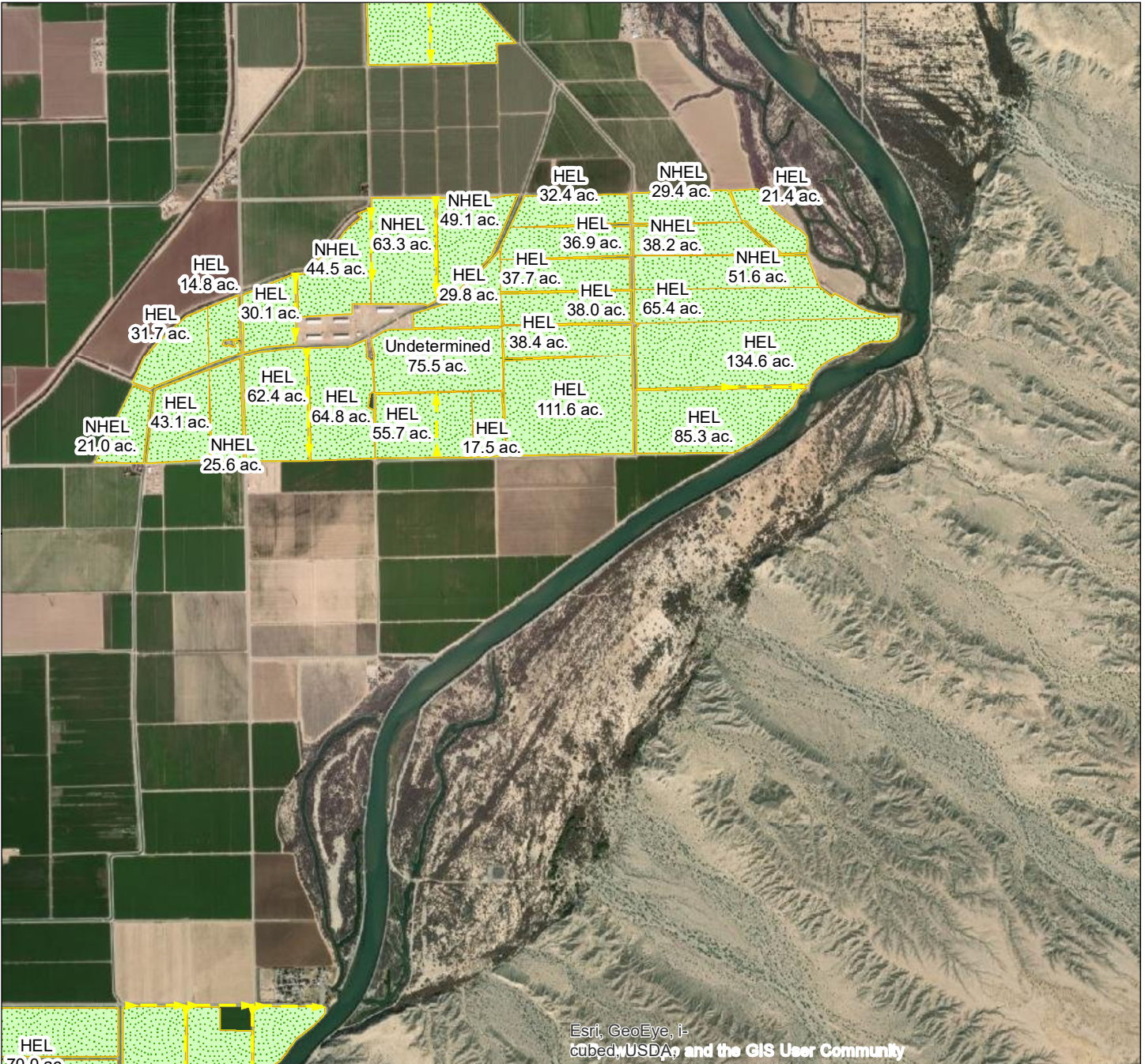


# Conservation Plan Map Ulmer 2

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

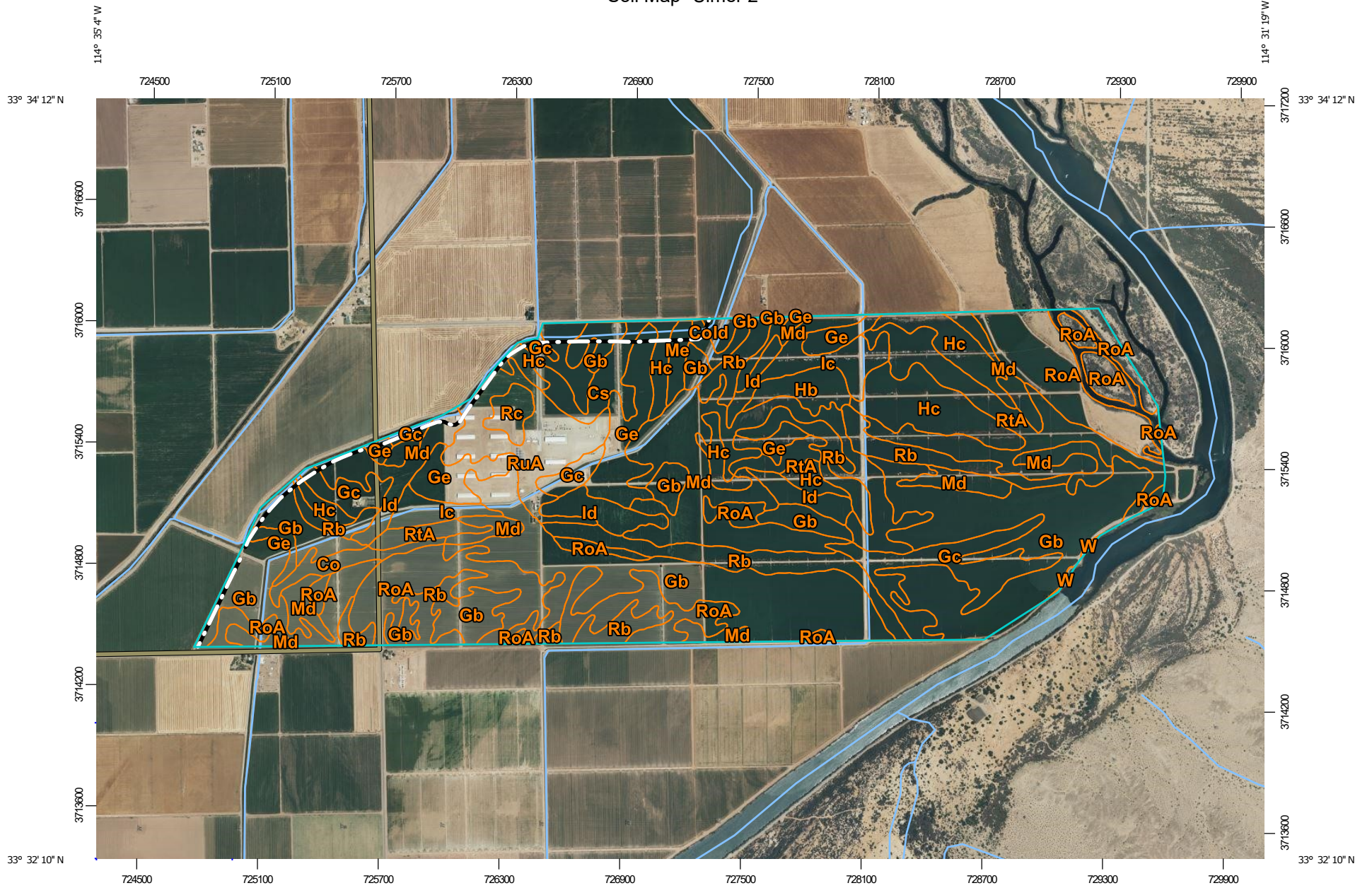


Conservation Practice Lines		Conservation Practice Polygons		Irrigation Water Management (449)		Salinity and Sodic Soil Management (610)	
	Irrigation Ditch Lining (428)		Conservation Crop Rotation (328)		Mulching (484)		Residue and Tillage Management, Reduced Till (345)
			Cover Crop (340)		Nutrient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

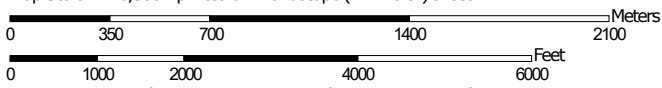




# Soil Map- Ulmer 2



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



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

## Map Unit Legend

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

## Map Unit Descriptions

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

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