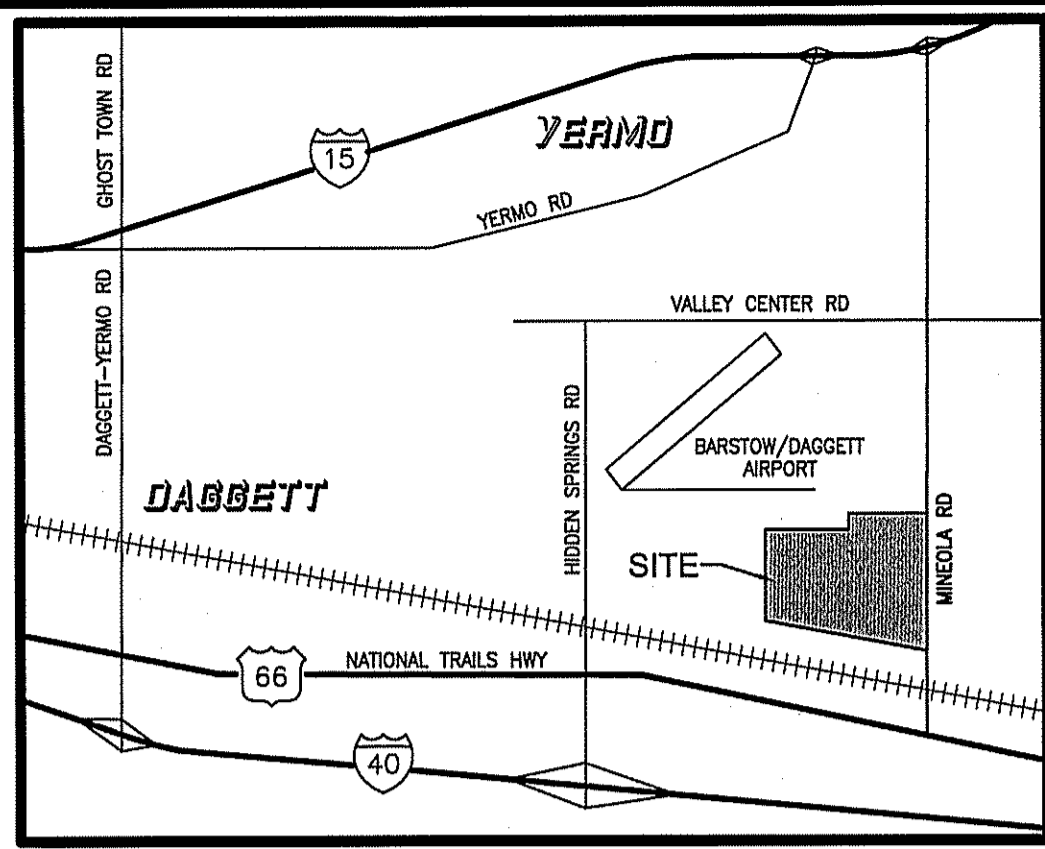
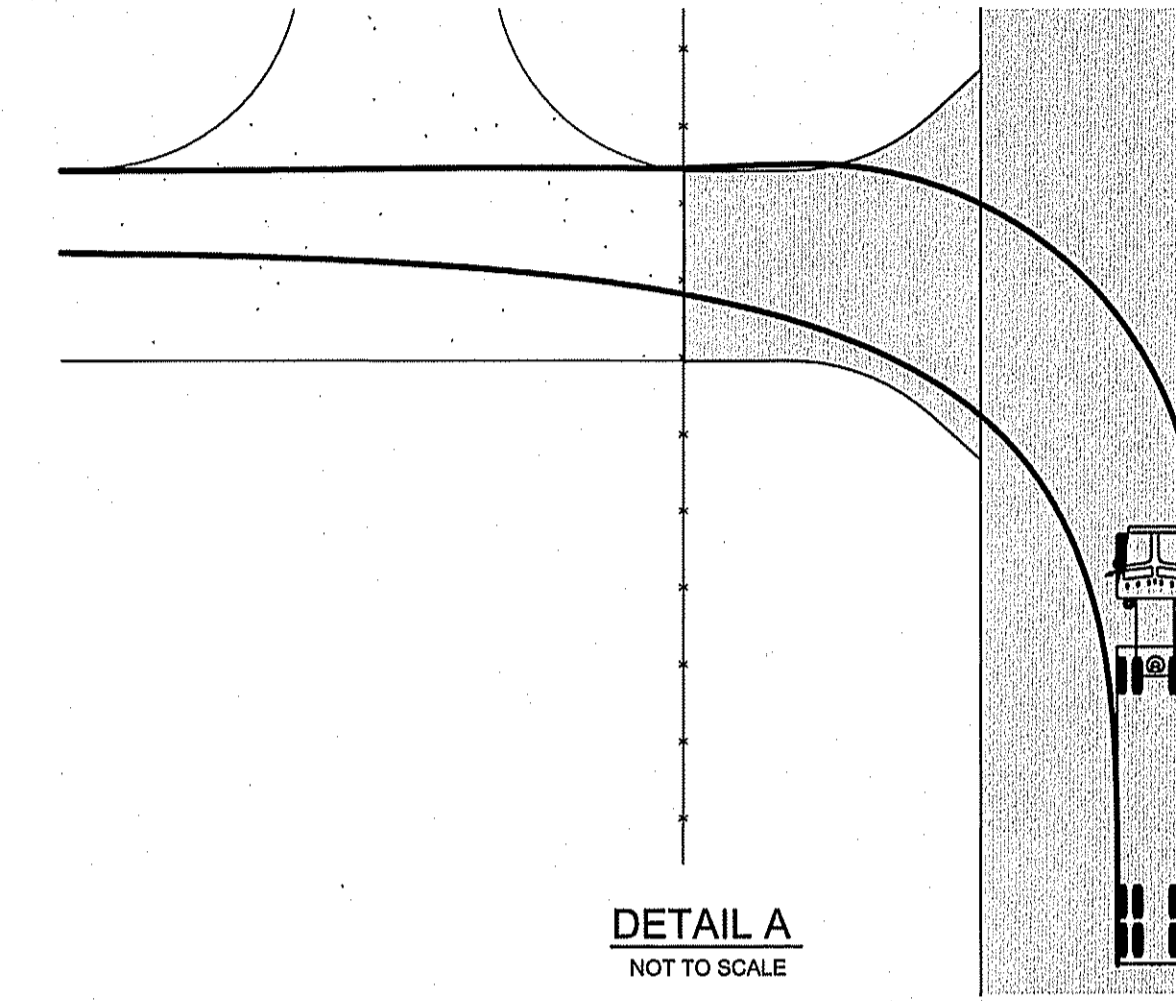
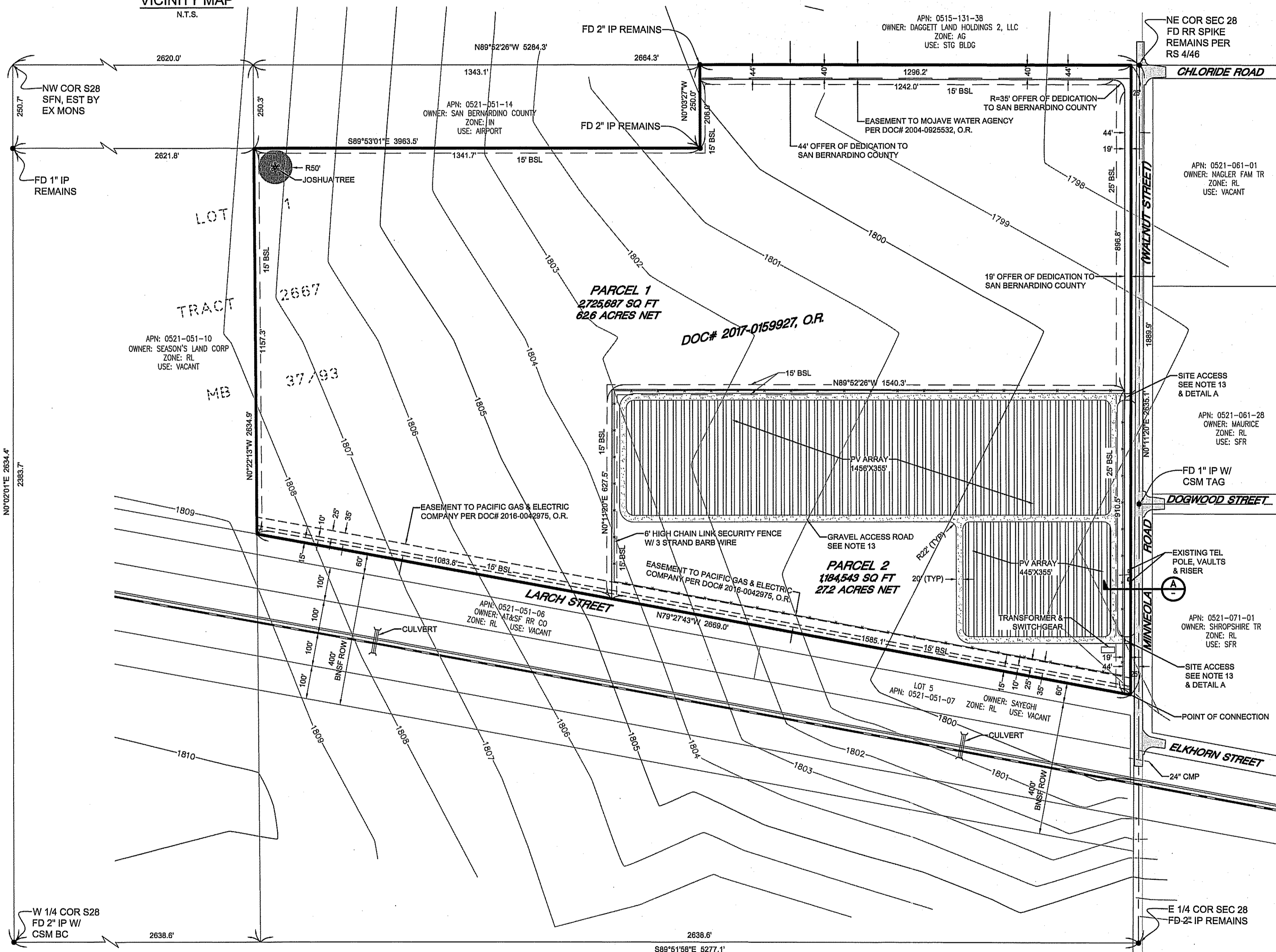
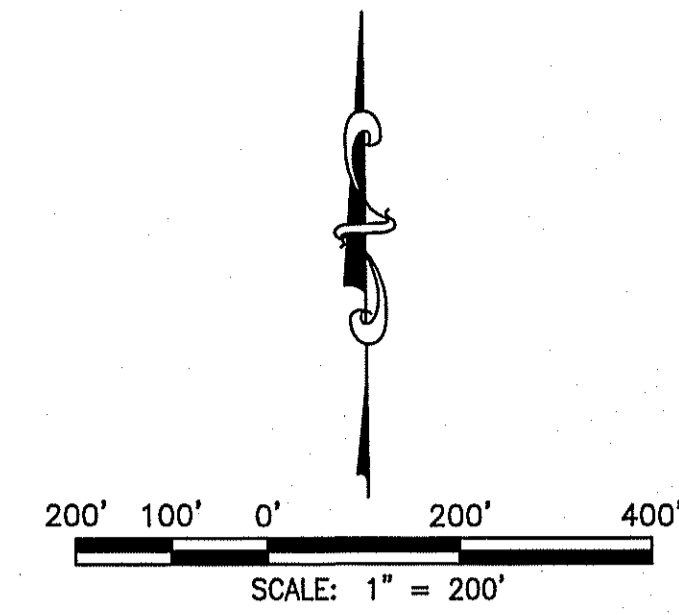


CONDITIONAL USE PERMIT

3.0MW PHOTOVOLTAIC SOLAR ELECTRIC GENERATING FACILITY



VICINITY MAP
N.T.S.



LEGEND

- INDICATES 6' HIGH CHAIN LINK FENCE W/ 3 STRAND BARB WIRE
- - - - - INDICATES BUILDING SETBACK LINE
- - - - - INDICATES EASEMENTS AS SHOWN
- INDICATES PROPERTY LINE

UTILITIES:

ELECTRIC: EDISON INTERNATIONAL
30553 RIMROCK ROAD
BARSTOW, CALIFORNIA 92311
(760) 252-6451

GAS: SOUTHWEST GAS CORP.
751 E. MAIN STREET
BARSTOW, CALIFORNIA 92311
(760) 256-3571

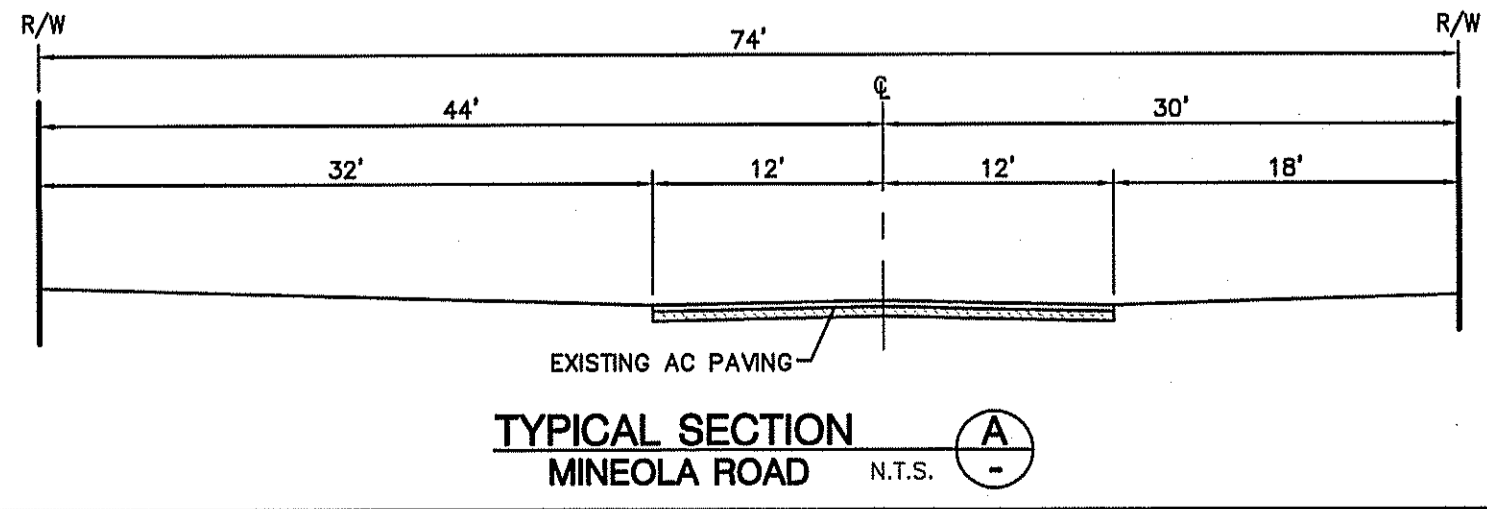
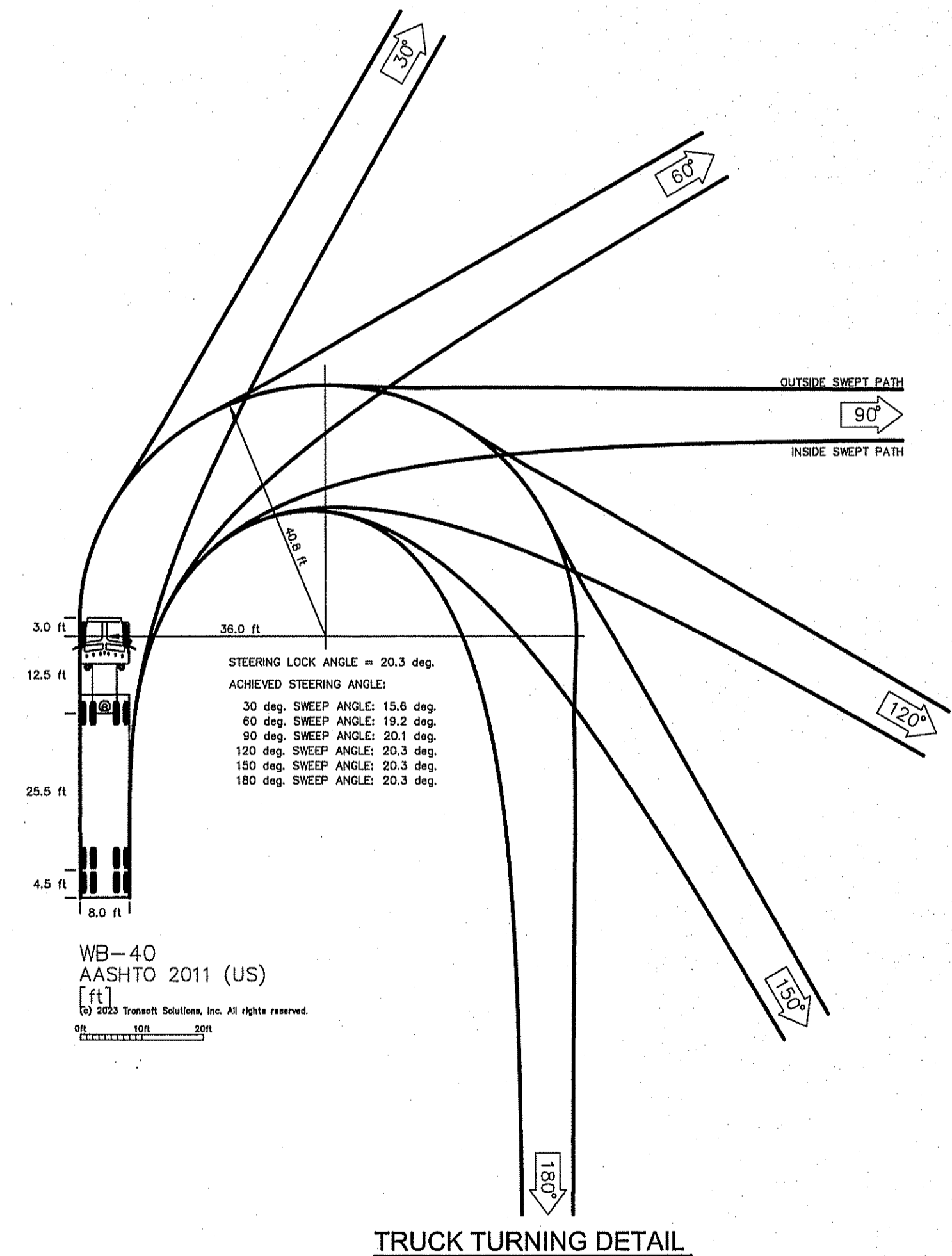
WATER: WELL

SEWER: SEPTIC

TELEPHONE: FRONTIER COMMUNICATIONS
(877) 235-2894

PROJECT SCOPE:

1. THERE ARE 91.9 ACRES TO THIS LAND DIVISION.
2. THERE ARE 2 PARCELS TO THIS PARCEL MAP.
PARCEL 1: VACANT (67.4 ACRES)
PARCEL 2: SOLAR (24.5 ACRES)
3. EXISTING ZONING: RL (RURAL LIVING)
PROPOSED ZONING: RL (RURAL LIVING)
4. THERE ARE NO NEW STREETS ON THIS PARCEL MAP.
5. THE AVERAGE SLOPE OF ALL FEASIBLE ACCESS ROUTES AND BUILDING SITES DOES NOT EXCEED (10%).
6. THERE ARE NO WATER COURSES TRAVERSING THE PROPERTY.
7. THERE ARE NO PROTECTED OR ENDANGERED TREES EXISTING ON THIS SITE OTHER THAN SHOWN.
8. TRANSFORMER WILL REST ON A CONCRETE PAD AND IS APPROXIMATELY 7' TALL, 7' WIDE, AND 6" DEEP
9. SWITCHGEAR STRUCTURE IS 10' TALL, 20' WIDE, 14' DEEP
10. THERE WILL BE NO BATTERY STORAGE BUILDINGS.
11. NO EMPLOYEES ON SITE EXCEPT PERIODIC MAINTENANCE (2-4 TIMES PER YEAR)
12. INTERIOR ROAD SEPARATING ARRAY WILL BE 20 FT IN WIDTH AND COMPOSED OF 4" COARSE AGGREGATE BASE OR OTHER COMPOSITION AS DETERMINED BY THE ENGINEER OF RECORD. ROWS BETWEEN INDIVIDUAL PANELS TO BE 14" WIDE AND WILL BE COMPACTED NATIVE SOIL.
13. A 20' LOCKED DOUBLE SWING GATE TO BE AT SITE ACCESS POINT. DRIVEWAYS PER 2010 CALTRANS STD DETAIL A87A & LOCATED PER COUNTY STD 150. TRUCK TURN DETAIL PER AASHTO 2011 STD WB-40.
14. NO DUSK-DAWN LIGHTING IS PLANNED. HOWEVER, FOR SECURITY PURPOSES, MOTION-ACTIVATED FLOOD LIGHTS AIMED INWARD TO THE PROJECT WILL BE UTILIZED ADJACENT TO THE TRANSFORMER AND SWITCHGEAR.



LEGAL DESCRIPTION:

ALL OF LOT 1 OF TRACT NO. 2667, EXCEPTING THE WEST 2620 FEET AS MEASURED ALONG THE NORTH LINE OF SAID LOT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO EXCEPTING THAT PORTION THEREOF CONDEMNED BY THE COUNTY OF SAN BERNARDINO FOR AN AIRPORT, DESCRIBED AS FOLLOWS:

THE NORTH 250 FEET OF THE NORTHWEST QUARTER AND THE NORTH 250 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE GOVERNMENT TOWNSHIP PLAT THEREOF.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN OIL, GAS AND ALL MINERAL RIGHTS, AS RESERVED IN A DEED FROM FEDERICK P. HAUSER AND RODMAN WILDE HAUSER TO CECIL C. COOPER AND BESSIE B. COOPER RECORDED JUNE 15, 1958, IN BOOK 2245, PAGE 340, OF OFFICIAL RECORDS.

BENCHMARK

USC&GS BENCHMARK "N 727' 1944, BRASS DISK SET IN CONCRETE MONUMENT LOCATED 4.6 MILES WEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE CROSSING OF MT. VIEW ROAD AT NEWBERRY, 3 FEET WEST-SOUTHWEST OF THE 21ST POLE EAST OF MILEPOST 731, 0.5 MILE EAST OF THE CROSSING OF MINEOLA ROAD, 39.7 FEET SOUTH OF THE SOUTH RAIL OF THE SOUTH TRACK, 88 FEET NORTH OF THE CENTER LINE OF NATIONAL TRAILS HIGHWAY, 2.0 FEET NORTH OF A WITNESS POST, ABOUT 3 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.6 FOOT ABOVE THE GROUND. SEC. 27, T9N, R2E NAVD83 ELEV=1903.08

BASIS OF BEARINGS

TAKEN FROM THE EAST LINE OF THE NE 1/4 OF SECTION 28, T9N, R2E, SBM, AS SHOWN ON TRACT 2667, SBM 37, 93/93 BEING: N0°11'20"E



MERRELL JOHNSON

MERRELL JOHNSON ENGINEERING, INC.
22221 U.S. HIGHWAY 18, APPLE VALLEY, CA 92307
760 240 8000 | MERRELLJOHNSON.COM

CONDITIONAL USE PERMIT
SITE PLAN

APN 0521-051-08
DAGGETT, CALIFORNIA

FOR:
REIDO FARMS, LLC

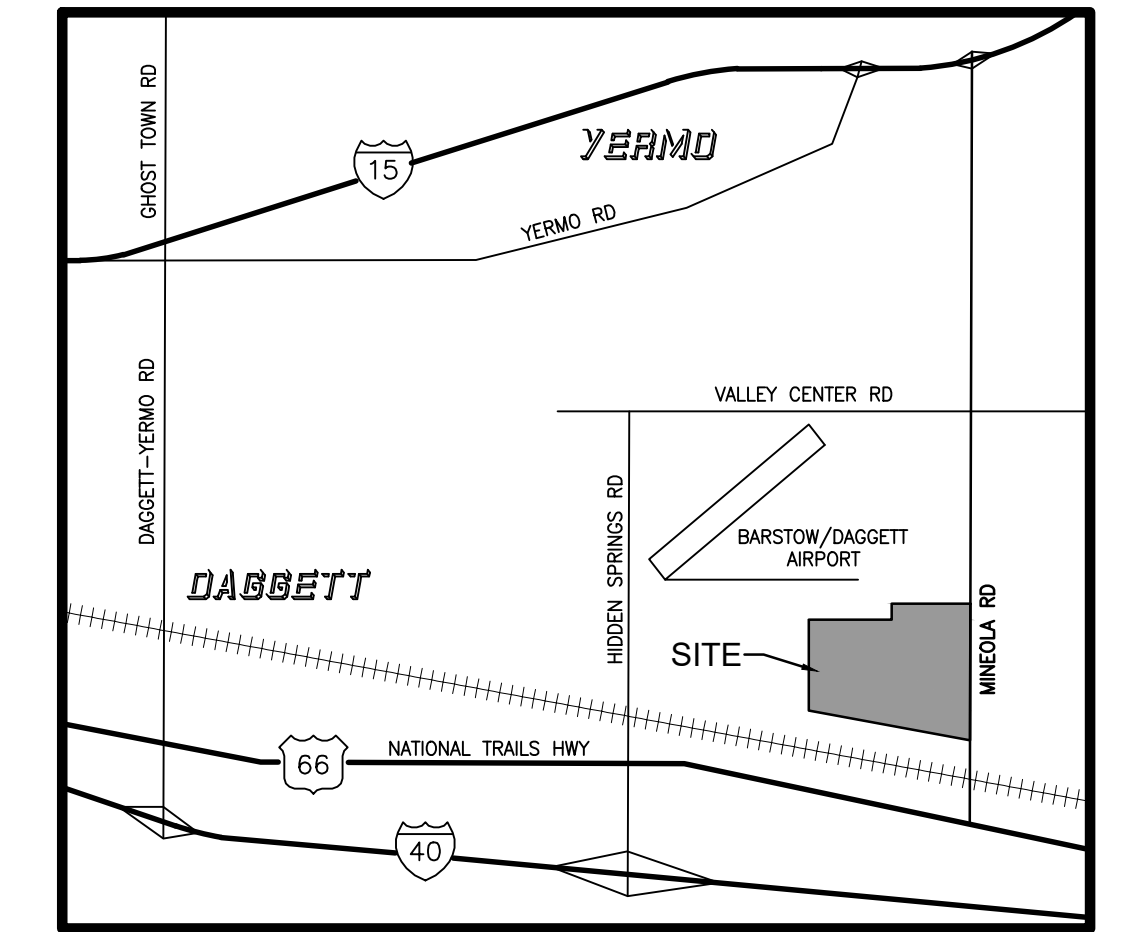
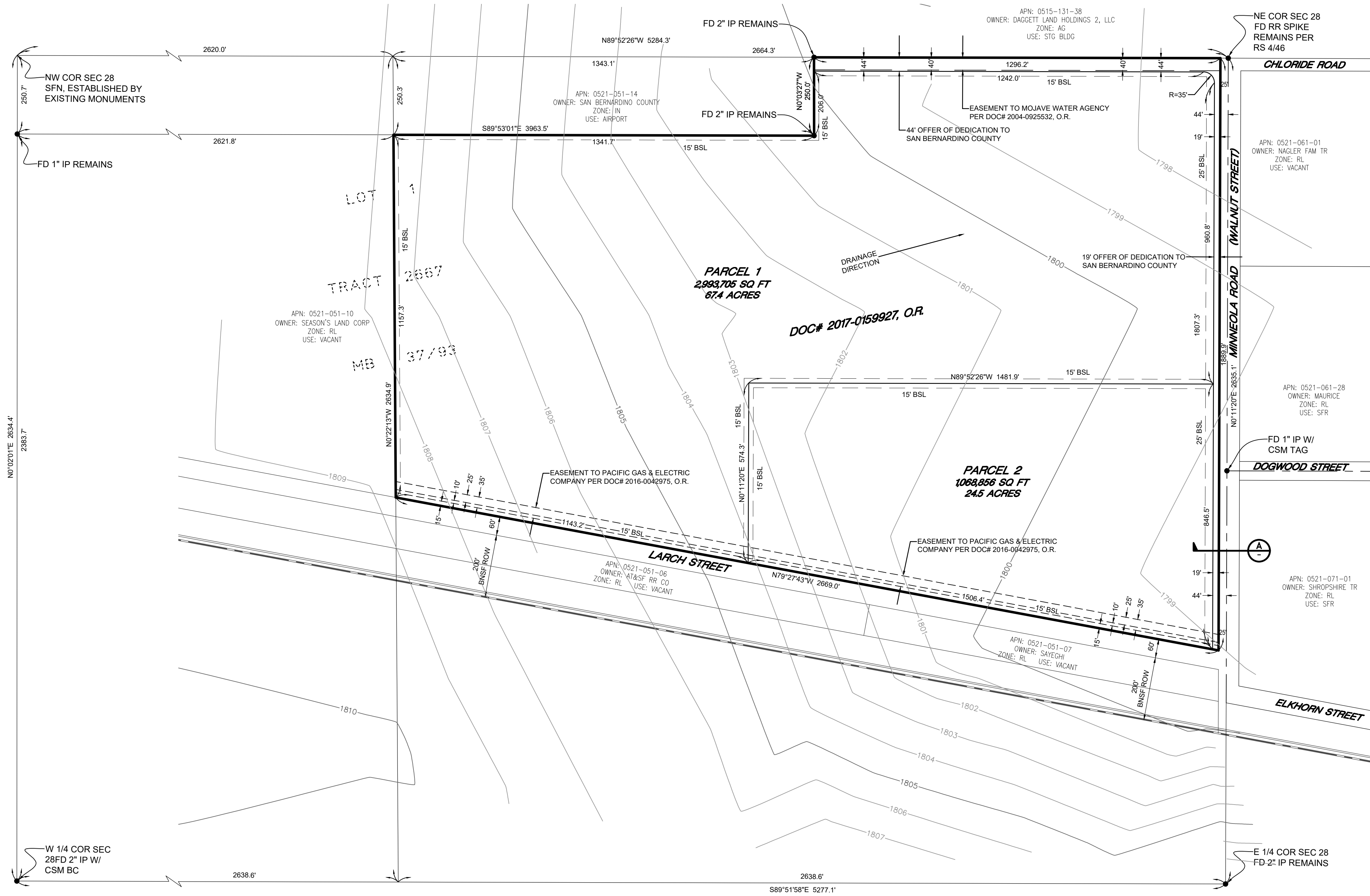
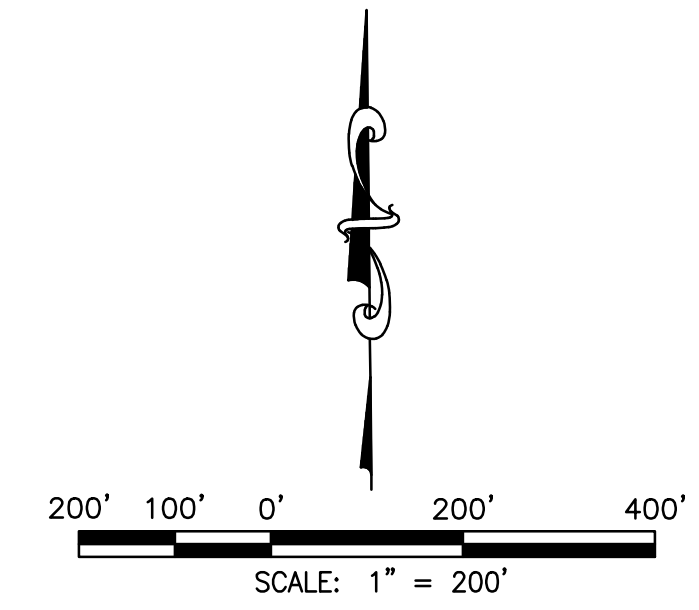
DRAWN BY: MM	DATE: 06/12/23
JOB NO. 3852.001	SHEET 1 of 1

TENTATIVE PARCEL MAP NO. 20538

BEING A SUBDIVISION OF LOT 1, TRACT 2667
AS RECORDED IN BOOK 37, PAGE 93, RECORDS OF
SAN BERNARDINO COUNTY, STATE OF CALIFORNIA

MERRELL JOHNSON COMPANIES

MAY 2022



VICINITY MAP

N.T.S.

LEGEND

- BSL --- INDICATES BUILDING SETBACK LINE
- - - - - INDICATES EASEMENTS AS SHOWN
- _____ INDICATES PROPERTY LINE

PROJECT SCOPE:

1. THERE ARE 91.9 ACRES TO THIS LAND DIVISION.
2. THERE ARE 2 PARCELS TO THIS PARCEL MAP.
PARCEL 1: VACANT
PARCEL 2: SOLAR
3. EXISTING ZONING: RL (RURAL LIVING)
PROPOSED ZONING: RL (RURAL LIVING)
4. THERE ARE NO NEW STREETS ON THIS PARCEL MAP.
5. THE AVERAGE SLOPE OF ALL FEASIBLE ACCESS ROUTES AND BUILDING SITES DOES NOT EXCEED (10%).
6. THERE ARE NO WATER COURSES TRAVERSING THE PROPERTY.
7. THERE ARE NO PROTECTED OR ENDANGERED TREES EXISTING ON THIS SITE.

UTILITIES:

ELECTRIC: EDISON INTERNATIONAL
30553 RIMROCK ROAD
BARSTOW, CALIFORNIA 92311
(760) 252-6451

GAS: SOUTHWEST GAS CORP.
751 E. MAIN STREET
BARSTOW, CALIFORNIA 92311
(760) 256-3571

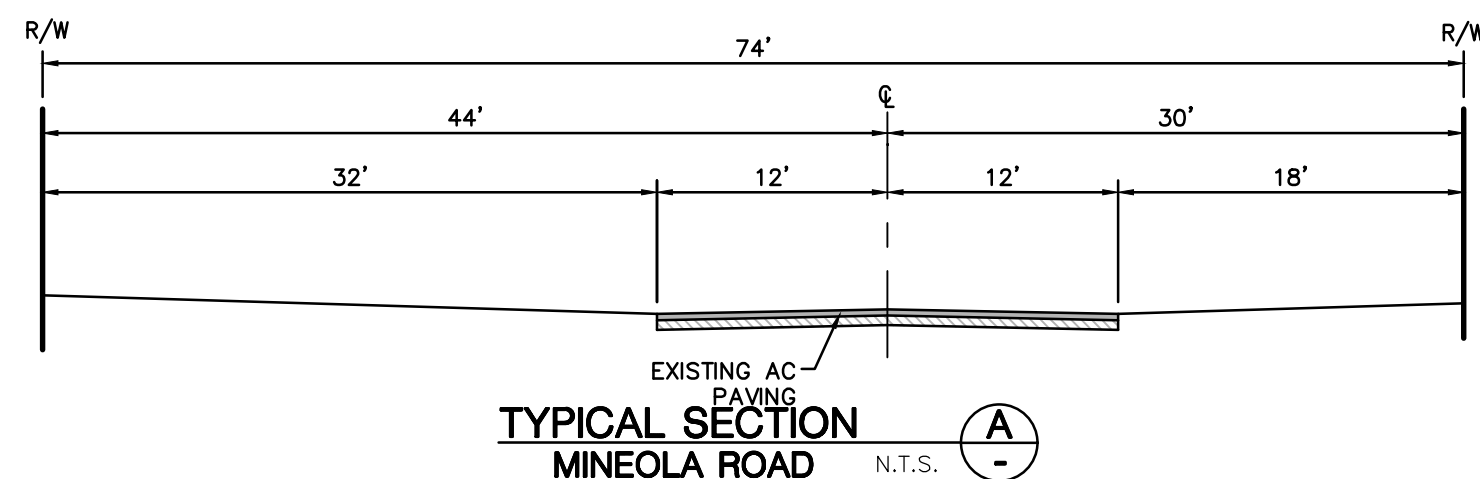
WATER: WELL

SEWER: SEPTIC

TELEPHONE: FRONTIER COMMUNICATIONS
(877) 236-2894

PARCEL MAP NO. 20538
APN 0521-051-08
OWNER/APPLICANT:
REIDO FARMS, LLC
C/O BRIAN VAIL
2410 FAIR OAKS BLVD., SUITE 110
SACRAMENTO, CA 95825
(916) 379-0955

PREPARED BY:
MERRELL JOHNSON COMPANIES
22221 HIGHWAY 18
APPLE VALLEY, CA 92307
(760) 240-8000
MAP PREPARATION DATE: APRIL 26, 2023



TYPICAL SECTION
MINEOLA ROAD
N.T.S.

LEGAL DESCRIPTION:

ALL OF LOT 1 OF TRACT NO. 2667, EXCEPTING THE WEST 2620 FEET AS MEASURED ALONG THE NORTH LINE OF SAID LOT, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 37, PAGE 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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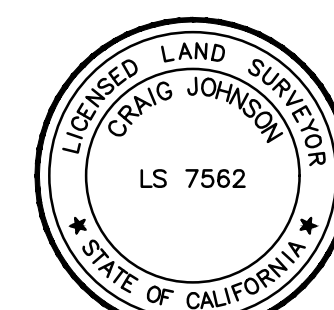
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BENCHMARK

A 8 MILES WEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE CROSSING OF MT. VIEW ROAD AT NEWBERRY, 3 FEET WEST-SOUTHWEST OF THE 21ST POLE EAST OF MILEPOST 731, 0.5 MILE EAST OF THE CROSSING OF MINNEOLA ROAD, 39.7 FEET SOUTH OF THE SOUTH RAIL OF THE SOUTH TRACK, 88 FEET NORTH OF THE CENTER LINE OF NATIONAL TRAILS HIGHWAY, 2.0 FEET NORTH OF A WITNESS POST, ABOUT 3 FEET LOWER THAN THE TRACK, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.6 FOOT ABOVE THE GROUND. SEC 27, T9N, R2E
ELEV=1903.08

BASIS OF BEARINGS

TAKEN FROM THE EAST LINE OF THE NE 1/4 OF SECTION 28, T9N, R2E, SBM, AS SHOWN ON TRACT 2667, MB 37/93
BEING: N0°11'20"E



CRAIG JOHNSON L.S. 7562

**MERRELL
JOHNSON**

MERRELL JOHNSON ENGINEERING, INC.
22221 U.S. HIGHWAY 18, APPLE VALLEY, CA 92307
760 240 8000 | MERRELLJOHNSON.COM

TENTATIVE
PARCEL MAP NO. 20538
LOT 1
TRACT 2667, MB 37/93
APN 0521-051-08
FOR:
REIDO FARMS, LLC

DRAWN BY:
MM
DATE:
04/26/23
JOB NO.
3852.001
SHEET
1 OF 1