

**Agricultural Preserve
Diminishment (APD)
No. 230001**

**AGRICULTURAL PRESERVE DISESTABLISHMENT/DIMINISHMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: IP Easley, LLC

Supervisory District: 4

Applicant's Address: 9450 SW Gemini Drive PMB #68743, Beaverton, OR 97008

CAPTAC Date: 10/5/23

1. Planning Department

- A. Type of Application: Agricultural Preserves Diminishment (APD230001)
- B. Affected Agricultural Preserve
- 1) Name: Chuckwalla Agricultural Preserve No. 2
- 2) Establish. Map No. 622
- 3) Establish. Date 1/1/1984
- 4) Subsequent Maps None
- C. Site
- 1) Acreage: 20.07 acres (net)
- 2) Existing Land Use: Agriculture (AG)
- 3) Zoning: Light Agriculture – 20 Acre Minimum (A-1-20)
- 4) Gen. Plan Land Use: Agriculture (Foundation)
- 5) Cities w/in 1 mile: None
- 6) General Location: North of Rice Road (SR-177), East of Kaiser Road
West of Rice Road (SR-177), and South of open space
- 7) Site APN/Leg. Desc. 808-240-007-3

2. Agricultural Commissioner

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):
- The subject property is vacant and uncultivated, and therefore there are no current reportable values.
- B. Number and type of livestock: There are no livestock present.

3. Cooperative Extension

- A. Suitable commercial agricultural uses: Based on the current and historical uses of the property, this property is not useful for commercial agriculture.

B. Availability of irrigation water:

The subject property does not have adequate water
available for commercial irrigation.

C. Nuisance effects: None.

4. **Natural Resource Conservation Service**

A. Types of soils and soils capability classifications:

Soils data has not been made available due to the subject property's location in the desert.

B. Comparison of soil acreage (estimated):

Soils data has not been made available due to the subject property's location in the desert.

C. Has a Soils Conservation Plan been prepared for this property? No

D. Soils problems:

Soils data has not been made available due to the subject property's location in the desert.

5. **Assessor**

A. Last annual assessed valuation: See attached

B. Estimated annual assessed valuation: See attached

C. Estimated differential: See attached

D. Penalty fee (if applicable): See attached

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

6. **County Counsel**

7. **Committee recommendation on application:** X Approval Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee (“CAPTAC”) evaluated the proposed disestablishment/diminishment of an agricultural preserve and request to cancel an existing land conservation contract (“Request”) for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the purpose of 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 five 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 Diminishment (APD) No. 230001. CAPTAC affirmed this determination with a **3-0** vote, based on the following findings, pursuant to Section 605(3) of Riverside County Agricultural Preserve Rules and Regs:

I. **Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].**

An Application for Notice of Nonrenewal within an Agricultural Preserve was submitted to the Riverside County Planning Department and deemed complete on July 14, 2023. The Notice of Nonrenewal was recorded by the Riverside County Clerk-Recorder on August 22, 2023 as Instrument No. 2023-0248703.

II. **Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.**

The diminishment is proposing to delete approximately 20.07 acres of the Chuckwalla Agricultural Preserve No. 2, which is about 3.5% of the agricultural preserve’s total area (578.73 acres) and cancel the associated contract. According to the State’s Department of Conservation’s Important Farmland Finder (Farmland Mapping & Monitoring Program), the subject land and also adjacent land is designated as Area Not Mapped which is an “area which falls outside of the NRCS soil survey. Not mapped by the FMMP.” The property is not used for agricultural purposes. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural production given the limited nature of the request and the lack of agricultural production in the area.

III. **Whether the proposed alternative use of land is consistent the provisions of the County General Plan.**

The subject parcel is in the Desert Center Area Plan and is designated in the General Plan as Agriculture, which represents agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and

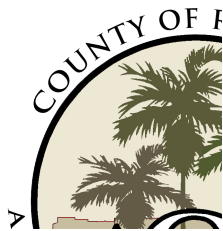
other related uses. This designation also allows a single-family residence per 10 acres except as otherwise specified by a policy or an overlay. The alternative use proposed for this parcel in conjunction with other adjacent parcels is a proposal to construct, operate, and decommission the Easley Renewable Energy Project (Easley or Project), a utility-scale solar photovoltaic (PV) electrical generating and battery energy storage facility, and associated infrastructure to generate, store, and deliver renewable electricity to the statewide electricity transmission grid. The zoning will remain as Light Agriculture – 20 Acre Minimum (A-1-20). The land use application includes requests pursuant to the Riverside County Land Use Ordinance No. 348, including Conditional Use Permit No. 220021 (Section 18.28), Development Agreement No. 2200016 (Section 18.26b.), Public Use Permit No. 230002 (Section 18.29.A.2). The proposed alternative use will be consistent with the Riverside County General Plan upon its approval by the County Board of Supervisors according to provisions of Ordinance 348.

IV. Whether the cancellation will result in discontinuous patterns of urban development.

The cancellation will not result in a discontinuous pattern of urban development as the alternative use of land is for a project that is typically in a rural area and not in an urban area. The Easley Renewable Energy Project will not significantly increase the long-term population of the area (the construction phase will involve construction workers and the operational phase will involve maintenance staff, but due to the large area of the overall project (3,735 acres of land) the number of workers will not be consistent with an urban environment). The low profile of the structures is compatible with the rural and open space nature of the surrounding area. Much of the project site is surrounded by existing solar development or recently approved solar projects.

V. Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.

There is no proximate noncontracted land which is both available and suitable for use to which it is proposed use (Easley Renewable Energy Project) as the project requires a large area of contiguous land which is available in this area. There are other large scale uses in the area, including other existing and proposed utility-scale solar farms, which would not allow for the use to be located elsewhere. The project also is required to be near transmission lines and infrastructure. Public lands within the Project area include lands designated as Development Focus Area (DFA) by the Desert Renewable Energy Conservation Plan (DRECP) and have been targeted for renewable energy development.



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Assessor
P.O. Box 751
Riverside, CA 92502-0751
(951) 955-6200

Website: www.riversideacr.com
Portal: www.riversidetaxinfo.com

To: County of Riverside Board of Supervisors

From: Peter Aldana, Assessor-County Clerk-Recorder
By: John E. O'Neil, Supervising Appraiser, Agriculture Division

Re: Certification of Cancellation Valuation of Land, Agriculture Preserve Chuckwalla Number 2,
Case No. APD230001

Date: October 12, 2023

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283 that the cancellation valuation for the below described property is as follows:

<u>Assessor's Parcel No.</u>	<u>Current Market Value</u>	<u>Cancellation Value</u>	<u>Cancellation Fee</u>
808240007 (20.07 A.)	\$ 361,000	\$ 361,000	\$ 45,125
TOTAL:	<u>\$361,000</u>	<u>\$361,000</u>	<u>\$45,125</u>

Total Cancellation Fee [Per Section 51283] \$45,125

In accordance with Government Code Section 51283.1 (c), this cancellation value is considered valued for one year, expiring October 05, 2024.

Very truly yours,

Peter Aldana
Assessor-County Clerk-Recorder

By: John E. O'Neil
John E. O'Neil, Supervising Appraiser, Agriculture Division



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Colorado Desert Area, California



October 4, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

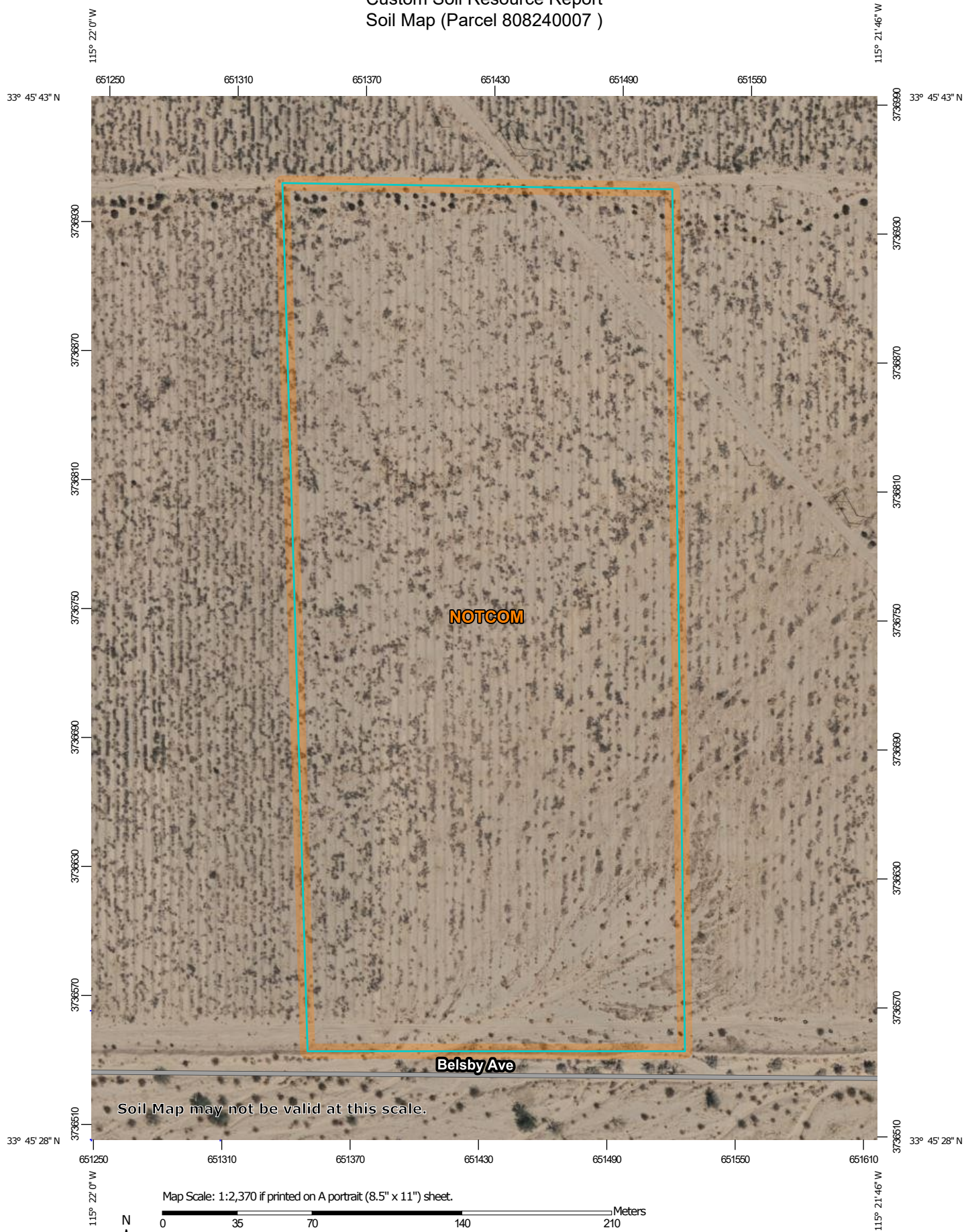
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report
Soil Map (Parcel 808240007)



Custom Soil Resource Report

MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Colorado Desert Area, California
Survey Area Data: Version 11, Aug 30, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 6, 2021—May 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Parcel 808240007)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NOTCOM	No Digital Data Available	17.9	100.0%
Totals for Area of Interest		17.9	100.0%

Map Unit Descriptions (Parcel 808240007)

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 delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Colorado Desert Area, California

NOTCOM—No Digital Data Available

Map Unit Composition

Notcom: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Notcom

Properties and qualities

References

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Custom Soil Resource Report

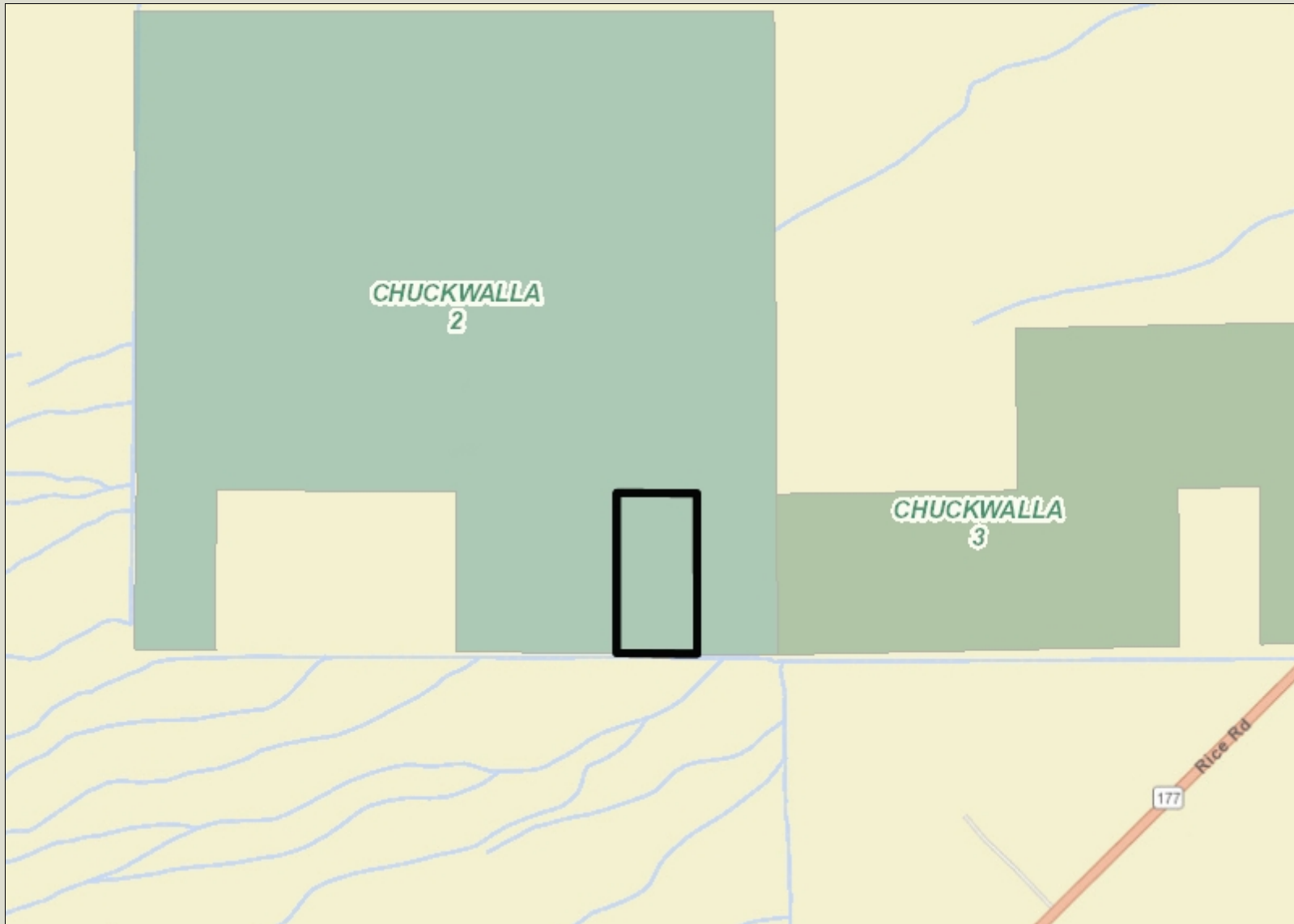
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APD230001 - Chuckwalla No. 2

APN 808-240-007



Legend

Agricultural Preserves

- OTHER AGRICULTURAL PRESEF
- 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
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- BLYTHE, 25
- BLYTHE, 26
- BLYTHE, 27



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 1, 3,079 Feet
539

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Notes



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): IP Easley, LLC		
Contact Person: Camille	Wasinger	
<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address: camille@intersectpower.com		
Mailing Address: 9450	SW Gemini Drive	PMB #68743
<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
Beaverton	Oregon	97008-7105
<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.: 303-909-6396		Mobile Phone No.: 303-909-6396

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

Property Owner Contact: Todd Draskovich		
Contact Person: Todd	Draskovich	
<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address: tajexpress@comcast.net		
Mailing Address: 2201	Whyte Park Avenue	
<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
Walnut Creek	California	94595
<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.: 925-938-5181		Mobile Phone No.: 314-270-3237

☐ 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):

808-240-007

Approximate Gross Acreage: 20.02

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

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

HAZARDOUS SITE REVIEW STATEMENT

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

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

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

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes ☐ No ☐

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

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

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

MILITARY LAND USE COMPATIBILITY

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

Yes ☐ No ☐

WATER QUALITY MANAGEMENT PLAN INFORMATION

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

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

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

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

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

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

GENERAL APPLICATION FORM

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

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

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

AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM
Disestablishment or Diminishment of an Agricultural Preserve

DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE INFORMATION:

CHECK ONE AS APPROPRIATE:

- ☐ Disestablishment (Termination of an entire Agricultural Preserve)
☒ Diminishment (Removal of a portion of the land in an Agricultural Preserve).

DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE DESCRIPTION:

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

Requesting diminishment of agricultural preserve contract on this property in preparation for application to construct, operate, and decommission a renewable energy facility by IP Easley, LLC on the same property.

1. Affected Agricultural Preserve Name and Number, and Map Number:
Chuckwalla Agricultural Preserve No. 2 Map No. 622
2. Provide a map of the affected property for this application delineating the properties belonging to the separate ownerships.
3. If the landowner is a successor-in-interest to the owner who executed the Land Conservation Contract with the County of Riverside, the application must be accomplished with proof of ownership, such as a copy of a deed or title insurance policy.
4. Number of "Petitions for Cancellation of Land Conservation Contract in an Agricultural Preserve" attached: 0
5. Has a Notice of Non-Renewal been served on the land involved in this application?
Yes ☒ No ☐
If yes, indicate the date(s) the Notice(s) of Non-Renewal were served:
6/25/2013
6. Please note that initial payment of an Initial Study deposit-based fee will be required for this application at the time of submittal, and no Land Conservation Contract can be cancelled until all provisions of the California Environmental Quality Act have been satisfied.
7. Attach a copy of all applications for any proposed Alternative Land Uses for this property.

REQUEST FOR DIMINISHMENT OF CHUCKWALLA AGRICULTURAL PRESERVE NO 2, MAP NO. 622

The owners of the parcel identified as Assessor's Parcel Number (APN) 808-240-007 request that Chuckwalla Agricultural Preserve No. 2, Map No. 622 be diminished through removal of their approximately 20-acre parcel. This statement sets forth the basis for their disestablishment request.

Property Proposed for Removal from Chuckwalla Agricultural Preserve No. 2, Map No.622

APN	Property Owners	Acreage
808-240-007	John Stephen Draskovich, as to one-half interest, and Todd Culver Draskovich and Sally Skinner Draskovich as Co-Trustees of the Todd Culver Draskovich and Sally Skinner Draskovich Revocable Living Trust	20.07

Agricultural preserve diminishment is necessary to facilitate IP Easley, LLC's development of the Easley Renewable Energy Project (Easley or Project), a proposed utility-scale solar photovoltaic (PV) electrical generating and storage facility, and associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid. IP Easley, LLC has applied to Riverside County for issuance of a conditional use permit and other approvals necessary for Project development. A more fulsome description of the Easley Project is provided in the Project's application for County approvals.

The proposed Project area is located on approximately 3,735 acres of land, comprised of 990 acres of private land and 2,745 acres of federal land administered by the United States Bureau of Land Management (BLM), in unincorporated Riverside County north of Desert Center, California. Approximately 210 acres of the Project site are spread across three different agricultural preserves, including Chuckwalla Agricultural Preserve No. 2, Map No. 622.

None of land proposed for Project development is currently being used for agricultural purposes, nor has it been used for such purposes for some time. Much of the Project site is surrounded by existing solar development or recently approved solar projects. Unlike many of the remaining available lands in the East Riverside Development Focus Area, the land proposed for removal from Chuckwalla Agricultural Preserve No. 2 does not appear to have environmental resources or technical feasibility concerns that would exclude it from development.

APN 808-240-007 is not under Williamson Act contract.

01

06





12


5S 16E

07

177

 Draskovich Parcel
APN 808-240-007

 Athos Solar Construction Trailer Complex

 Green Acres Mobile Park

ATTACHMENT 2

Statement of Proposed Alternative Land Use

IP Easley, LLC (Applicant or Proponent), a subsidiary of Intersect Power, LLC, proposes to construct, operate, and decommission the Easley Renewable Energy Project (Easley or Project), a utility-scale solar photovoltaic (PV) electrical generating and battery energy storage facility, and associated infrastructure to generate, store, and deliver renewable electricity to the statewide electricity transmission grid.

The proposed Project area is located on approximately 3,735 acres of land, comprised of 990 acres of private land and 2,745 acres of federal land administered by the United States Bureau of Land Management (BLM), in unincorporated Riverside County north of Desert Center, California (see Figure 1). Approximately 190 acres of the private land within the Project area is currently under Williamson Act contract, including the land that is the subject of this cancellation petition. The project would generate and store up to 650 megawatts (MW) of renewable electricity via arrays of solar photovoltaic (PV) panels, battery energy storage system (BESS), and appurtenant facilities. A 6.7-mile 500 kilovolt (kV) generation-tie (gen-tie) line would mainly traverse across the existing Oberon Renewable Project site and connect into an approved substation that is under construction on the Oberon Project site, an adjacent solar and energy storage facility owned by Intersect Power. From the Oberon onsite substation, the power generated by the Easley Project would be transmitted to the SCE Red Bluff Substation via the Oberon 500 kV gen-tie line, which is expected to be online by the end of 2023 (see Figure 2).

The Applicant has applied to Riverside County for issuance of a conditional use permit (CUP220021) and other approvals necessary for Project development.¹ Because the proposed Project is partially located on federal land under management of the BLM, the Applicant has also applied to the BLM for a Right-of-Way Grant to develop the portions of the Project that would be located on federal land. Public lands within the Project area include lands designated as Development Focus Area (DFA) by the Desert Renewable Energy Conservation Plan (DRECP) and associated Record of Decision (ROD), and thus, have been targeted for renewable energy development. Table 1 below identifies permits and approvals that may be necessary for Project development.

Depending on the timing of the interconnection agreement, the Easley Project could be online as early as late 2025. The Project would operate for a minimum of 35 years and up to 50 or more years. At the end of its useful life, the Project would be decommissioned, and the land returned to its pre-Project conditions. The proposed Project on both private and BLM-administered land would consist of the following major components:

■ **Solar and Energy Storage Facility** (990 acres of private land, 2,745 acres of BLM-administered land)

- **Solar array field**, which may include thin-film PV panels, crystalline silicon panels, or any other commercially available PV technology. The proposed panel mounting system will depend on the PV panels ultimately selected but is expected to be single-axis trackers with a portrait module orientation. Either mono-facial or bi-facial modules could be used, and modules would either be mounted as single panels or stacked two high.
- **Inverter-transformer stations** on a concrete pad or steel skid for each 2 to 5 MW increment of generation, containing up to 6 inverters, a transformer, a battery enclosure, a switchboard 8 to 11 feet high, a shade structure (depending on meteorological conditions), and a security camera at the top of an approximately 20-foot wood or metal pole.
- System of **34.5 kV interior collection power lines** located between inverters and substations, located underground or installed overhead on wood poles.

¹ A complete Project description was provided as part of that application.

ATTACHMENT 2

- At least one, and up to 2, **onsite substation yards**, each substation and associated equipment would require approximately 25 acres within the project site. Electrical transformers, switchgear, and related substation facilities would transform 34.5 kV medium-voltage power from the project's delivery system to the 500 kV gen-tie system.
 - **Upgrades to the Oberon Substation** within its fenceline to accommodate interconnection of the Easley 500 kV gen-tie line.
 - One **operations and maintenance (O&M) building** for project security, employee offices, and parts storage. The O&M building would be constructed on a concrete foundation, approximately 3,000 square-feet and would be approximately 15 feet at its tallest point. The location of the O&M building within the project site has not yet been determined, but it is anticipated to be nearby to the main substation yard.
 - **12 kV electrical distribution line** would supply electricity to the O&M building and substation via a new overhead or underground 12 kV distribution line from the existing SCE distribution system adjacent to the solar facility site.
 - **Supervisory Control and Data Acquisition System (SCADA) and telecommunications facilities** to allow remote monitoring of facility operation and/or remote control of critical components. The fiber optic or other cabling typically would be installed in buried conduit within the access road, leading to a SCADA system cabinet centrally located within the project site or a series of appropriately located SCADA system cabinets constructed within the O&M building. External telecommunications connections to the SCADA system cabinets could be provided through wireless or hard-wired connections to locally available commercial service providers.
 - **Meteorological (MET)** data collection system with up to 3 MET stations located throughout the solar facility. Each MET station would be up to 10 feet tall with multiple weather sensors.
 - **Battery energy storage system (BESS)**, requiring up to 35 acres, utilizing an AC-coupled battery or other similar storage system housed in electrical enclosures and capable of storing up to 650 MW of power for up to 4 hours. The BESS is expected to be located adjacent to the main substation yard.
 - **Perimeter fencing** would be installed around the boundary of the developed areas using chain link perimeter fences or a fence design determined in consultation with Riverside County and BLM.
 - **Newly constructed access roads** and entrances from Highway 177/Rice Road, surrounding County roads, and throughout the interior of the project limits. Ingress/egress would be accessed via locked gates located at multiple points.
 - **Nighttime security lighting** limited to areas required for operation, safety, or security. Lighting would be directed away or shielded from major roadways or possible outside observers on adjacent properties. Lighting would be controlled by switches, motion detectors, etc., to light the areas only when required. Portable lighting may be used occasionally and temporarily for maintenance activities during operations.
 - **Site security system** includes infrared security cameras, motion detectors, and/or other similar technology to allow for monitoring of the site through review of live footage 24 hours a day, 7 days a week. Such cameras or other equipment would be placed along the perimeter of the facility and/or at the inverters.
- **New 500 kV Gen-tie Line**, approximately 6.7 miles, within a 175-foot ROW on BLM-administered land.

ATTACHMENT 2

Construction is anticipated to require approximately 24-months. The on-site workforce would consist of laborers, craftsmen, supervisory personnel, supply personnel, and construction management personnel. The on-site workforce is expected to reach its peak of approximately 530 individuals with an average construction-related on-site workforce of 320 individuals.

Upon commissioning, the Project would enter the operations phase. The solar modules at the site would operate during daylight 7 days a week, 365 days a year. Operational activities at the Project site would include:

- Maintaining safe and reliable solar generation;
- Site security;
- Responding to automated electronic alerts based on monitored data, including actual versus expected tolerances for system output and other key performance metrics; and
- Communicating with customers, transmission system operators, and other entities involved in facility operations.

Site standby power would be provided by backup generator(s). Applicant would obtain any necessary air quality or other permits required for the backup generator(s). During operations of the proposed Project, up to 10 permanent staff could be on the site at any one time for ongoing facility maintenance and repairs. Alternatively, approximately 2 permanent staff and 8 project operators would be located off-site and would be on call to respond to alerts generated by the monitoring equipment at the Project site. Security personnel would be on-call. The staff would be sourced from nearby communities.

At the end of the Project's useful life, the solar arrays and gen-tie line would be decommissioned and dismantled per an agency approved Closure and Decommissioning Plan. Upon ultimate decommissioning, a majority of project components will be suitable for recycling or reuse, and project decommissioning would be designed to optimize such salvage as circumstances allow and in compliance with all local, State, and federal laws and regulations in effect at the time of decommissioning. Following removal of the above-ground and buried project components as required in the Closure and Decommissioning Plan, the site would be restored to its pre-solar facility conditions, or such conditions as appropriate in accordance with County and BLM policies at the time of decommissioning. Decommissioning activities would require similar equipment and workforce as construction but would be substantially less intensive.

Table 1. Potentially Necessary Permits and Approvals for the Easley Renewable Energy Project

Agency	Permit	Applicability
Federal		
BLM	Grant of Right-of-Way	For solar and energy storage facility, gen-tie line, access road and associated facilities construction and operation on BLM-administered land.
United States Fish & Wildlife Service	Biological Opinion	For compliance with Section 7 of the federal Endangered Species Act.
U.S. Army Corps of Engineers	Clean Water Act Section 401/404 Certification	Only if Waters of the United States are determined to be present and potentially impacted on the Project site.
County		
Riverside County	Conditional Use Permit	Construction of the solar facility on private land under County jurisdiction
	Public Use Permit	Construction of the gen-tie line on private land under County jurisdiction

ATTACHMENT 2

Agency	Permit	Applicability
	Parcel Mergers	Merging of contiguous solar facility parcels pursuant to State Subdivision Map Act.
	Building Permit(s)	Building, electrical, mechanical, landscaping, and other activities associated with Project construction.
	Grading Permit(s)	Grading associated with Project construction.
	Encroachment Permit	<p>Riverside County requires an Encroachment Permit for utility trenching within a public right-of-way. The proposed gen-tie lines would be overhead when crossing roadways, however, driveway aprons for proposed access roads may require an encroachment permit.</p> <p>As part of the application for the Encroachment Permit, the applicant must submit construction drawings and a traffic control plan for any work that would take place in public streets.</p>
State or Regional Approvals		
South Coast Air Quality Management District (SCAQMD)	Dust Control Plan	A dust control plan is required to be submitted and approved by the SCAQMD prior to initiation of ground disturbances activities associated with construction.
	Authority to Construct and Permit to Operate	Facility backup generator permits for Project operations, if required.
California Department of Transportation, District 8	Encroachment Permit	An encroachment permit would be required for installation of ingress egress lane(s) along SR-177, and construction of the gen-tie line across SR-177.
California Department of Fish and Wildlife (CDFW)	Lake and Streambed Alteration Agreement	For compliance with Fish and Game Code 1602 for all perennial, intermittent, and ephemeral rivers, streams, and lakes in the state.
	Incidental Take Permit	For compliance with Section 2081 of the California Endangered Species Act.
Colorado River Basin Regional Water Quality Control Board (RWQCB)	CWA section 401 Water Quality Certification or Waste Discharge Requirements	Regulates the discharge of dredged or fill material under section 401 of the Clean Water Act and the Porter-Cologne Water Quality Control Act.

ATTACHMENT 4

PROPERTY OWNER INFORMATION

Todd Culver Draskovich and Sally Skinner Draskovich as Co-Trustees of the Todd Culver Draskovich and Sally Skinner Draskovich Revocable Living Trust

2201 Whyte Park Avenue

Walnut Creek, CA 94595

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY RECTOR, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 – RIVERSIDE, CA 92502

2023-0248703

08/22/2023 12:48 PM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

6080

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (APN220002)
Client Submittal Date: July 14, 2023

Chuckwalla Agricultural Preserve No. 2, Map No. 622

Current Owners:

Sally Skinner Draskovich and Todd Culver Draskovich Revocable Living Trust
John Stephen Draskovich

TLMA/PLANNING

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010
Clerk of the Board
(CAC Bldg. - 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL NO. APN220002 FOR THE ENTIRE PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated 2/24/1987 and recorded on 3/9/1987 as Instrument No. Bk. 1987/64239 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Chuckwalla Agricultural Preserve No. 2 Map No. 622 dated 1/1/1984

(See attached Legal)

Assessor's Parcel Number(s) of land affected:

808-240-007

ORIGINAL OWNER(S)

Signature (Title and Company if applicable)
Jojoba Plantation Investors, Ltd.
Print Name
Signature (Title and Company if applicable)
Print Name
Signature (Title and Company if applicable)
Print Name
Signature (Title and Company if applicable)
Print Name

CURRENT OWNER(S)

Signature (Title and Company if applicable)
SALLY SKINNER DRASKOVICH
Todd Draskovich
Print Name
Signature (Title and Company if applicable)
STEVEN
John Draskovich
Print Name
Signature (Title and Company if applicable)
POA FOR John Steven Draskovich
Print Name
Signature (Title and Company if applicable)
Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt

KIMBERLY A. RECTOR Clerk of the Board

By: Biana Smith
Deputy

Date: 8/17/23

* SAME AS

and Todd Draskovich

**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 08/17/2023

Signature: *Breanna Smtih*

Print Name: Breanna Smtih, Clerk of the Board Assistant

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)

COUNTY OF Contra Costa)

On Sept. 22, 2022 before me, Heather Summers Notary Public,
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))
personally appeared TODD C DRASKOVICH & SUE SKINNER DRASKOVICH
(Name(s) of signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

{SEAL}



Heather Summers
Notary Public

EXHIBIT A
CHUCKWALLA AGRICULTURAL PRESERVE NO. 2
MAP NO. 622
(NOTICE OF NON-RENEWAL)

Real Property in the Unincorporated Area of the County of Riverside, State of California, Described as Follows:

LEGAL DESCRIPTION

The Western half of the Southeast quarter of the Southeast quarter of Section 1, Township 5 South, Range 15 East, San Bernardino Base and Meridian, otherwise described as Parcel 22 of Parcel Map 16129, as per map recorded in Book 96, pages 76 through 80, inclusive, of Parcel Maps, Riverside County Records.

Excepting therefrom the following described real property:

An easement and right-of-way for water line purposes, and all appurtenances thereto, over, under, along, through, and across a strip of land being 12 feet wide, 6 feet on each side of any water lines (excepting therefrom the small drip irrigation feeder lines commonly known as "tapes") located on the real property together with the right to construct, operate, maintain, repair and replace said water line facilities and the right of ingress and egress for such purposes over the real property. Such easement and all appurtenances thereto are hereby declared to be for the benefit of all land owned by Grantor in Section 1, Township 5 South, Range 15 East, San Bernardino Base and Meridian, or in Section 6, Township 5 South, Range 16 East, San Bernardino Base and Meridian, and is appurtenant thereto.

Assessor Parcel No.	Acres (net)	Owner
808-240-007-3	20.07	Todd Culver Draskovich John Stephen Draskovich Sally Skinner Draskovich

MAP NO. 622

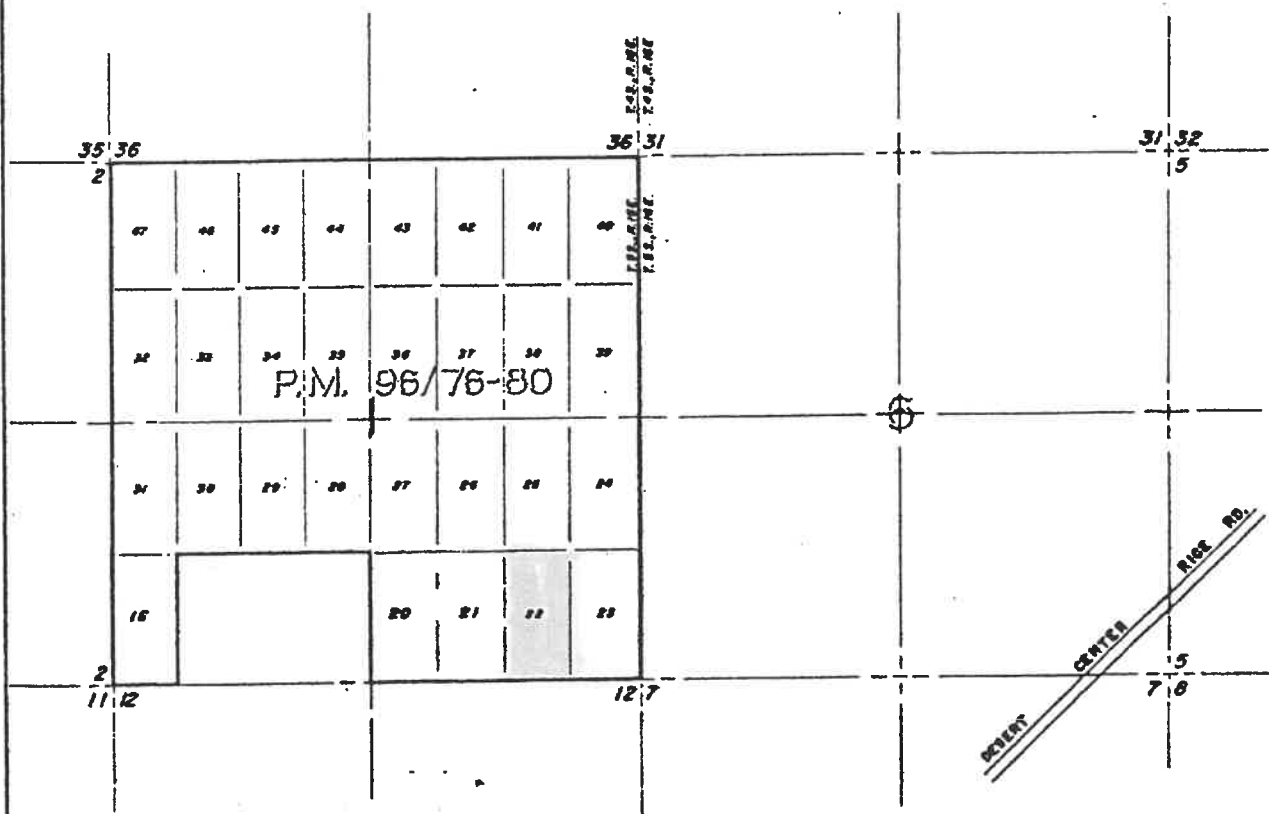
CHUCKWALLA

AGRICULTURAL

PRESERVE

NO. 2

T. 5 S., R. 15 E.



ADOPTED ON FEBRUARY 24, 1987
BY THE BOARD OF SUPER ISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



RIVERSIDE

COUNTY

PLANNING

COMMISSION

Uniform Statutory Form Power of Attorney

(California Probate Code Section 4401)

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). THE POWERS LISTED IN THIS DOCUMENT DO NOT INCLUDE ALL POWERS THAT ARE AVAILABLE UNDER THE PROBATE CODE. ADDITIONAL POWERS AVAILABLE UNDER THE PROBATE CODE MAY BE ADDED BY SPECIFICALLY LISTING THEM UNDER THE SPECIAL INSTRUCTIONS SECTION OF THIS DOCUMENT. IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTHCARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, JOHN STEPHEN DRASKOVICH 7614 GENERAL MEADE LN (your name and address) appoint TODD CULVER DRASKOVICH, 2201 WHYTE PARK AVE (name and address of the person appointed, or of each person appointed if you want to designate more than one) as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects:

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (N) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

- J.S.D.
- (A) Real property transactions.
 - (B) Tangible personal property transactions.
 - (C) Stock and bond transactions.
 - (D) Commodity and option transactions.
 - (E) Banking and other financial institution transactions.
 - (F) Business operating transactions.
 - (G) Insurance and annuity transactions.
 - (H) Estate, trust, and other beneficiary transactions.
 - (I) Claims and litigation.
 - (J) Personal and family maintenance.
 - (K) Benefits from social security, medicare, medicaid, or other governmental programs, or civil or military service.
 - (L) Retirement plan transactions.
 - (M) Tax matters.
 - (N) ALL OF THE POWERS LISTED ABOVE.

YOU NEED NOT INITIAL ANY OTHER LINES IF YOU INITIAL LINE (N).

SPECIAL INSTRUCTIONS:

ON THE FOLLOWING LINES YOU MAY GIVE SPECIAL INSTRUCTIONS LIMITING OR EXTENDING THE POWERS GRANTED TO YOUR AGENT.

ALL POWERS REGARDING OPTION AGREEMENT FOR THE
PURCHASE AND SALE OF REAL PROPERTY
APN# 808240007, RIVERSIDE COUNTY, CALIFORNIA.

SELLERS DRASKOVICH S ET AL; PURCHASER IP LAND HOLDINGS LLC

UNLESS YOU DIRECT OTHERWISE ABOVE, THIS POWER OF ATTORNEY IS EFFECTIVE IMMEDIATELY AND WILL CONTINUE UNTIL IT IS REVOKED.

This power of attorney will continue to be effective even though I become incapacitated.

STRIKE THE PRECEDING SENTENCE IF YOU DO NOT WANT THIS POWER OF ATTORNEY TO CONTINUE IF YOU BECOME INCAPACITATED.

**EXERCISE OF POWER OF ATTORNEY WHERE
MORE THAN ONE AGENT DESIGNATED**

If I have designated more than one agent, the agents are to act N/A

IF YOU APPOINTED MORE THAN ONE AGENT AND YOU WANT EACH AGENT TO BE ABLE TO ACT ALONE WITHOUT THE OTHER AGENT JOINING, WRITE THE WORD "SEPARATELY" IN THE BLANK SPACE ABOVE. IF YOU DO NOT INSERT ANY WORD IN THE BLANK SPACE, OR IF YOU INSERT THE WORD "JOINTLY," THEN ALL OF YOUR AGENTS MUST ACT OR SIGN TOGETHER.

I agree that any third party who receives a copy of this document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

Signed this 23rd day of February, 2022.

John Stephen Draskovich
(your signature)

State of Missouri, County of St. Louis

BY ACCEPTING OR ACTING UNDER THE APPOINTMENT, THE AGENT ASSUMES THE FIDUCIARY AND OTHER LEGAL RESPONSIBILITIES OF AN AGENT.

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

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

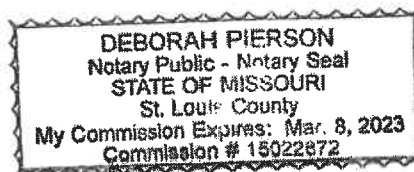
Missouri
State of ~~California~~
County of St. Louis

On 2/23/2022 before me, Deborah Pierson, personally appeared John Stephen Draskovich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Deborah Pierson (Seal)



RECORDING REQUESTED BY,
WHEN RECORDED, MAIL TO:

Craig H. Kronman, Esq.
12 Geary Street #405
San Francisco, CA 94108
(415) 543-1979

MAIL TAX STATEMENTS TO:
Todd Draskovich, Cotrustee
Sally Draskovich, Cotrustee
2201 Whyte Park Avenue
Walnut Creek, CA 94595

2016-0028960

01/26/2016 04:04 PM Fee: \$ 34.00

Page 1 of 4

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



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Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
4									
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THIS SPACE FOR RECORDER'S USE ONLY

APN: 808~~X~~-240-007-3 ✓

34

TRUST TRANSFER DEED

TITLE OF DOCUMENT

Page 1 of 4 total pages.

TRUST TRANSFER DEED

Grant deed (Excluded from Reappraisal under Proposition 13, i.e. California Const. Article 13A Section 1, et. seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER: Not pursuant to a Sale. Exempt from Transfer tax under R&T Sec. 11930.

Transfer to a revocable trust; Transfer tax= 0

GRANTORS: TODD CULVER DRASKOVICH grants to TODD CULVER DRASKOVICH and SALLY SKINNER DRASKOVICH, as co-trustees of the SALLY SKINNER DRASKOVICH and TODD CULVER DRASKOVICH REVOCABLE LIVING TRUST, established NOV 18, 2015, by TODD CULVER DRASKOVICH and SALLY SKINNER DRASKOVICH, his entire one-half (1/2) interest as a tenant in common in the following real property situated in the County of Riverside, State of California. This property is a piece of raw land near Desert Center, California, and it has no street address. It is more fully described as follows:

The Western half of the Southeast quarter of the Southeast quarter of Section 1, Township 5 South, Range 15 East, San Bernardino Base and Meridian, otherwise described as Parcel 22 of Parcel Map 16129, as per map recorded in Book 96, pages 76 through 80, inclusive, of Parcel Maps, Riverside County Records.

Excepting therefrom the following described real property:

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Bernardino Base and Meridian, and is appurtenant thereto.

APN: 808-240-007-3

Dated: NOV 18 2015


TODD CULVER DRASKOVICH

CERTIFICATE OF ACKNOWLEDGMENT

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

State of California)
County of Contra Costa) ss.

On November 18th 2015, before me, Lisa Davis-Hernandez,
Inset Date Name and Title of the Officer
a Notary Public, personally appeared TODD CULVER DRASKOVICH, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacit(y/~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity on behalf of which the person(~~s~~) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

(Notary Seal)



The End.