

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

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

Applicant's Name: IP Easley, LLC Supervisorial District: 4

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

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):

- 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:

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.**

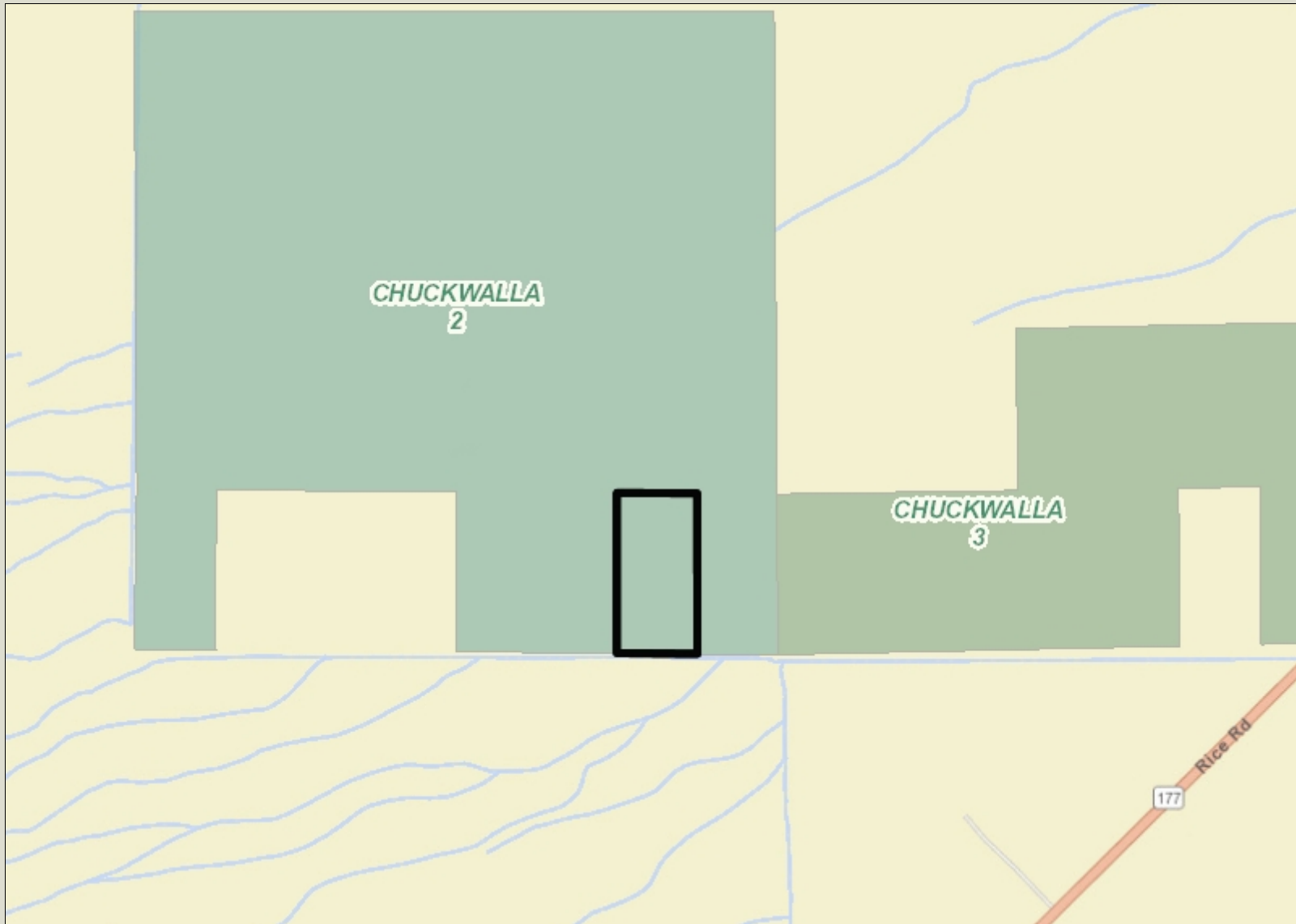
The cancellation will not result in a discontinuous pattern of urban development as the alternative use of land is for a project that is typically in a rural area and not in an urban area. The Easley Renewable Energy Project will not significantly increase the long-term population of the area (the construction 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.

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
 - BLYTHE, 15
 - BLYTHE, 16
 - BLYTHE, 17
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 - BLYTHE, 19
 - BLYTHE, 2
 - BLYTHE, 20
 - BLYTHE, 21
 - BLYTHE, 22
 - BLYTHE, 23
 - BLYTHE, 24
 - 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.



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

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: Todd Draskovich		
Contact Person: Todd	Draskovich	
<i>First Name</i>	<i>Middle Name</i>	<i>Last Name</i>
E-mail Address: tajexpress@comcast.net		
Mailing Address: 2201	Whyte Park Avenue	
<i>Street Number</i>	<i>Street Name</i>	<i>Unit or Suite</i>
Walnut Creek	California	94595
<i>City</i>	<i>State</i>	<i>Zip Code</i>
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
<p>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.</p> <p>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:</p> <p><input type="checkbox"/> The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.</p> <p><input type="checkbox"/> 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:</p>

HAZARDOUS MATERIALS DISCLOSURE STATEMENT
<p>Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:</p> <p>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 <input type="checkbox"/> No <input type="checkbox"/></p> <p>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 <input type="checkbox"/> No <input type="checkbox"/></p>

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.

- Affected Agricultural Preserve Name and Number, and Map Number:
Chuckwalla Agricultural Preserve No. 2 Map No. 622
- Provide a map of the affected property for this application delineating the properties belonging to the separate ownerships.
- 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.
- Number of "Petitions for Cancellation of Land Conservation Contract in an Agricultural Preserve" attached: 0
- 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
- 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.
- 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





177


5S 16E

12

07

 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	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. 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.
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

Page 1 of 13

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

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

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. ARN220002 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

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 Draskovic
Print Name

Signature (title and Company if applicable)
Print Name

Signature (title and Company if applicable)
Print Name

(All original and current owners must be listed)

* SAME AS Todd Culvert Draskovich
and Todd Draskovich

Acknowledgement of Receipt
KIMBERLY A. RECTOR, Clerk of the Board

By: Biana Smith
Deputy

Date: 8/17/23

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. 20 2022 before me, Heather Summers Notary Public,
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared TODD C DRASKOVICH & SALLY 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:

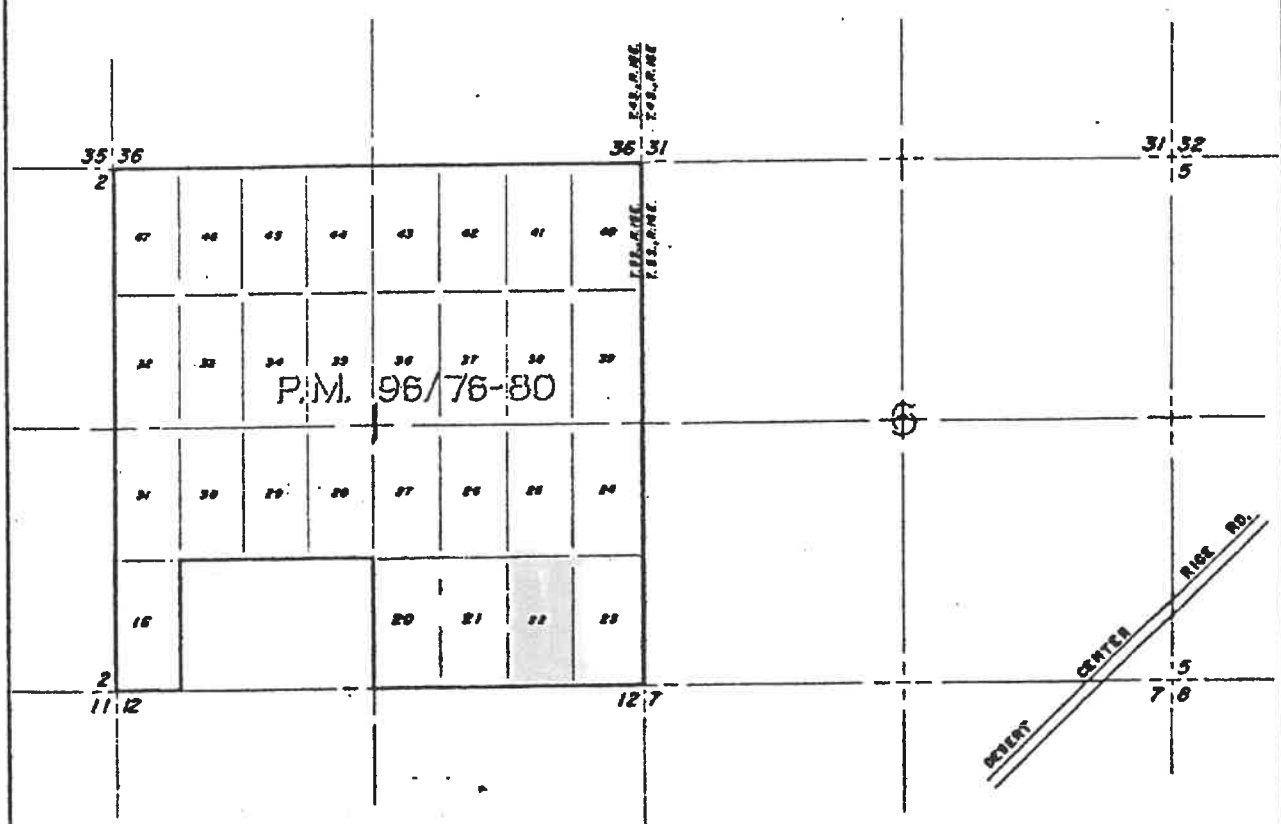
An easement and right-of-way for water line purposes, and all appurtenances thereto, over, under, along, through, and across a strip of land being 12 feet wide, 6 feet on each side of any water lines (excepting therefrom the small drip irrigation feeder lines commonly known as "tapes") located on the 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.

64100



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



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

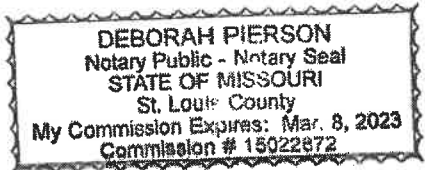
State of ~~California~~ Missouri
County of St Louis

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)



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



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

149					R	A	Exam:	3971		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC	
4										
SIZE	NCOR	SME	NCHG	T:			DFTO			

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:

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.

APN: 808-240-007-3

Dated: NOV 18 2015


TODD CULVER DRASKOVICH

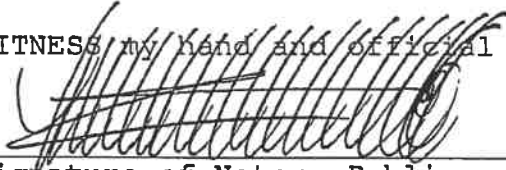
CERTIFICATE OF ACKNOWLEDGMENT

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 of Notary Public

(Notary Seal)


The End.