

**Agricultural Preserve  
Diminishment (APD)  
No. 230003**

**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 (APD230003)

B. Affected Agricultural Preserve

1) Name: Chuckwalla Agricultural Preserve No. 1

2) Establish. Map No. 588

3) Establish. Date 2/28/1984

4) Subsequent Maps None

C. Site

1) Acreage: 70 acres

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 within 1 mile: None

6) General Location: North of Oasis Road, East of Kaiser Road

West of Rice Road (SR-177), and South of open space

7) Site APN/Leg. Desc. 808-203-018

**2. Agricultural Commissioner**

A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Number and type of livestock: \_\_\_\_\_

**3. Cooperative Extension**

A. Suitable commercial agricultural uses: \_\_\_\_\_

\_\_\_\_\_

B. Availability of irrigation water: \_\_\_\_\_  
\_\_\_\_\_

C. Nuisance effects: \_\_\_\_\_  
\_\_\_\_\_

4. **Natural Resource Conservation Service**

A. Types of soils and soils capability classifications:(SEE ATTACHED LIST)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

B. Comparison of soil acreage (estimated):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

D. Soils problems: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. **Assessor**

A. Last annual assessed valuation: \_\_\_\_\_

B. Estimated annual assessed valuation: \_\_\_\_\_

C. Estimated differential: \_\_\_\_\_

D. Penalty fee (if applicable): \_\_\_\_\_

E. Assessor's parcel numbers, acreage and owner's names:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. **County Counsel** \_\_\_\_\_  
\_\_\_\_\_

7. **Committee recommendation on application:**                      \_\_\_ Approval                      \_\_\_ Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee (“CAPTAC”) evaluated the proposed 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. 230002. CAPTAC affirmed this determination with a \_\_\_\_\_ 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 was deemed complete on April 26, 2023. The Notice of Nonrenewal was recorded by the Riverside County Clerk-Recorder on August 22, 2023 as Instrument No. 2023-0248704.

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

The diminishment is proposing to remove approximately 70 acres from the Chuckwalla Agricultural Preserve No. 1, which is approximately 38.5% of the agricultural preserve’s total area (182 acres) and cancel the associated land conservation contract. According to the State’s Department of Conservation’s Important Farmland Finder (Farmland Mapping & Monitoring Program), the subject land and 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 currently 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 for some time in the surrounding area.

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

The parcels are located in the Desert Center Area Plan and are 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 – 10 Acre Minimum (A-1-10). 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.**

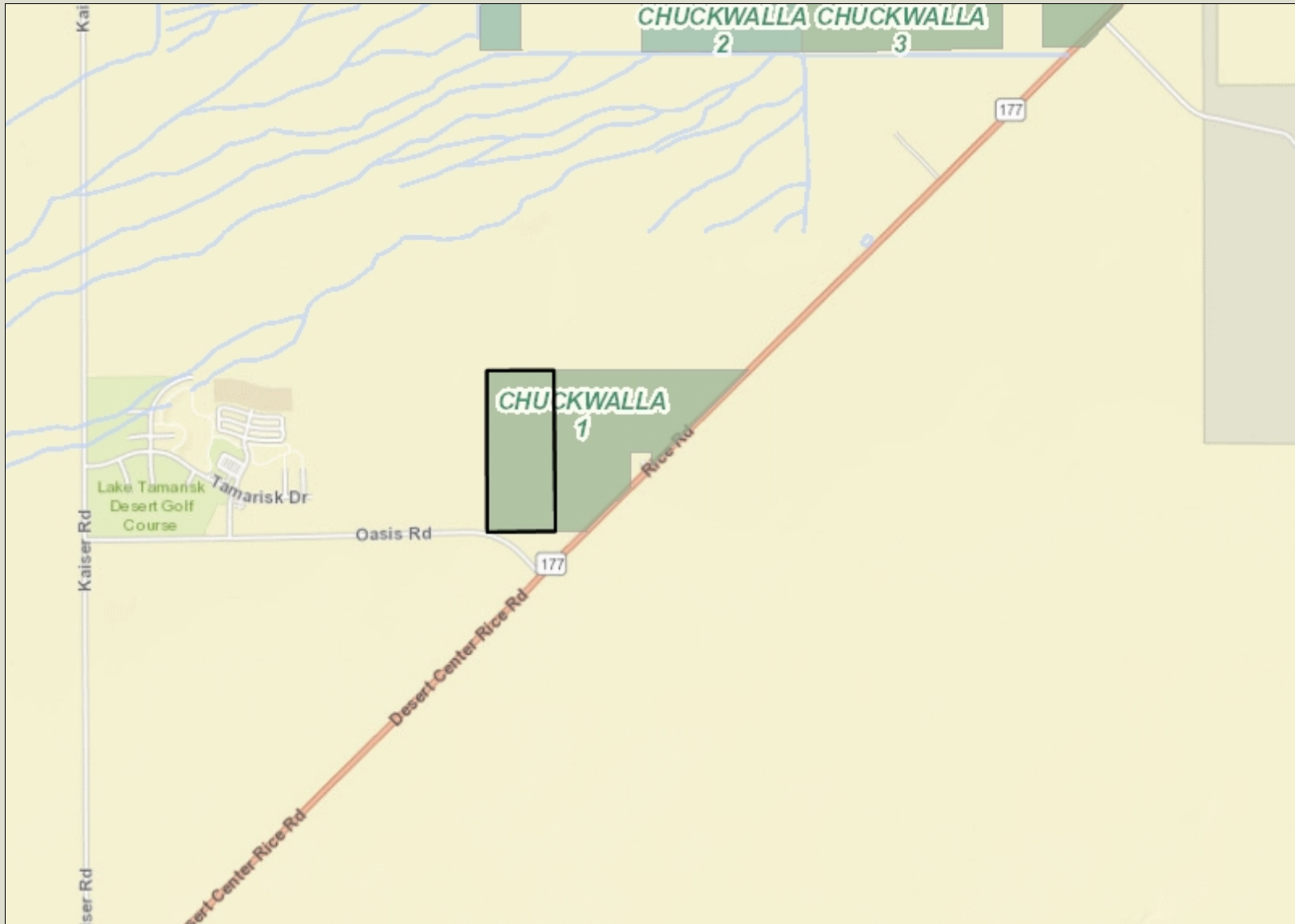
The cancellation will not result in a discontinuous pattern of urban development as the alternative use of land is for a project that is typically in a rural area and not in an urban area. The Easley Renewable Energy Project will not significantly increase the long-term population of the area (the construction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

# APD230003 - Chuckwalla No. 1

Vicinity Map - APN 808-203-018



## 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
- BLYTHE, 18
- 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.

## Notes



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**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.

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

<b>Engineer/Representative Contact, if any:</b> _____		
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.:

<b>Property Owner Contact:</b> <u>Brian E Johnson</u>		
Contact Person: <b>Brian</b>	<b>E</b>	<b>Johnson</b>
<small>First Name</small>	<small>Middle Name</small>	<small>Last Name</small>
E-mail Address: <b>johnsonmobileestates@gmailcom</b>		
Mailing Address: <b>8011</b>	<b>SE Posey Street</b>	
<small>Street Number</small>	<small>Street Name</small>	<small>Unit or Suite</small>
<b>Milwaukie</b>	<b>Oregon</b>	<b>97267</b>
<small>City</small>	<small>State</small>	<small>Zip Code</small>
Daytime Phone No.:		Mobile Phone No.:

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).



**GENERAL APPLICATION FORM**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s):  
808-023-018

Approximate Gross Acreage: 68.09

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

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

**HAZARDOUS SITE REVIEW STATEMENT**

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

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

The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.

The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

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

**GENERAL APPLICATION FORM**

**AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77**

Is the project located within an Airport Influence Area?

Yes  No

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

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

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

**MILITARY LAND USE COMPATIBILITY**

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

Yes  No

**WATER QUALITY MANAGEMENT PLAN INFORMATION**

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

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

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

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

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

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

## GENERAL APPLICATION FORM

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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. 1, Map No. 588

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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: 1
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:  
9/29/2022

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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.

**AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM**  
**Disestablishment or Diminishment of an Agricultural Preserve**  
**Petition for Cancellation of Land Conservation Contract in an Agricultural Preserve**

**Petition for Cancellation of Land Conservation Contract in an Agricultural Preserve**

I/We, the property owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Board of Supervisors of the County of Riverside to withdraw said property from Chuckwalla Agricultural Preserve No. 1, Map No. 588 and to cancel the Land Conservation Contract or Agreement dated: 1/1/1984, and recorded 2/29/1984 as Instrument No. 84-42184 in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

1. Name and address of the mortgage holder, if any, for this property:

\_\_\_\_\_

2. Attach a complete legal description of the petitioner's property as shown in a deed or a title insurance policy.

3. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)	Acreage
808-203-018	70 acres
_____	_____
_____	_____
_____	_____
_____	_____

*Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.*

4. Attach a statement outlining the proposed alternative land use for this property.

5. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.

**REQUEST FOR DIMINISHMENT OF CHUCKWALLA AGRICULTURAL PRESERVE NO. 1, MAP NO. 588**

JMP, Inc. (“JMP”) requests that Chuckwalla Agricultural Preserve No. 1, Map No. 588 be diminished through removal of its 70 acre-parcel (APN 808-023-018) from the Preserve. This statement sets forth the basis for JMP’s diminishment request.

**Property Proposed for Removal from Chuckwalla Agricultural Preserve No. 1, Map No. 588**

<b>APN</b>	<b>Property Owner</b>	<b>Acreage</b>	<b>Williamson Act Contract</b>
808-023-018	JMP, Inc.	70	Instrument No. 84-42184, dated January 1, 1984, and recorded February 29, 1984

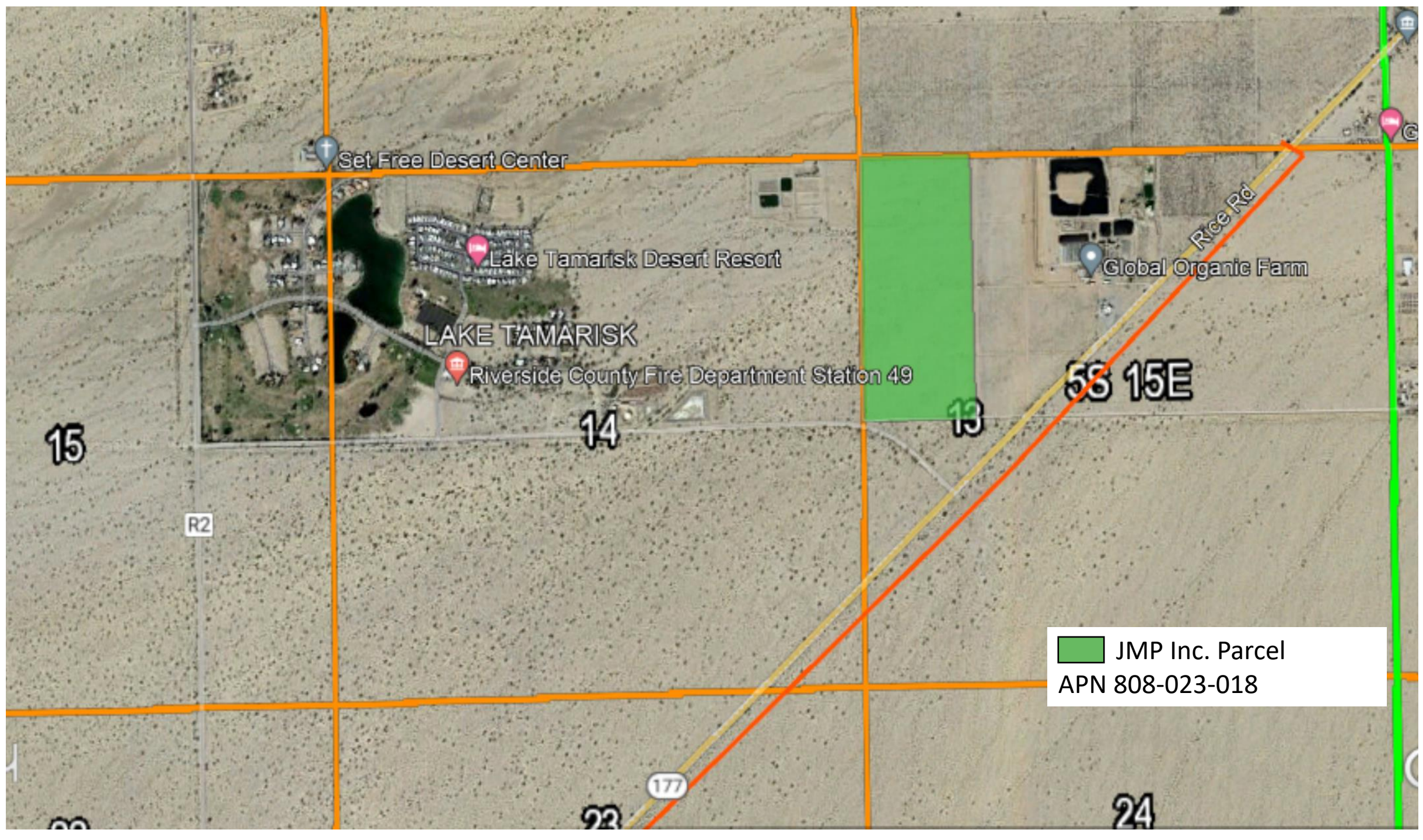
Agricultural preserve diminishment is necessary to facilitate IP Easley, LLC’s development of the Easley Renewable Energy Project (Easley or Project), a proposed utility-scale solar photovoltaic (PV) electrical generating and storage facility, and associated infrastructure to generate and deliver renewable 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 Attachment 2 to JMP’s cancellation petition and 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. 1, Map No. 588.

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. 1 does not appear to have environmental resources or technical feasibility concerns that would exclude it from development.

**Notice of Non-Renewal**

JMP’s land within Chuckwalla Agricultural Preserve No. 1, Map No. 588 is currently under Williamson Act contract. A notice of non-renewal for that contract was served on September 29, 2022.



Set Free Desert Center

Lake Tamarisk Desert Resort

LAKE TAMARISK

Riverside County Fire Department Station 49

Global Organic Farm

Rice Rd

58 15E

JMP Inc. Parcel  
APN 808-023-018

15

14

13

R2

177

23

24

## **LEGAL DESCRIPTION**

**The land referred to herein is situated in the State of California, County of Riverside and described as follows:**

The West 70.00 acres of the North half of Section 13, Township 5 South, Range 15 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the Official Plat thereof.

APN: [808-023-018](#)

APN: 808-023-018  
(End of Legal Description)

**THE MAP ATTACHED THROUGH THE HYPERLINK ABOVE IS BEING PROVIDED AS A COURTESY AND FOR INFORMATION PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCELS SET OUT ON THIS MAP MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. THERE WILL BE NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO ANY MATTERS CONCERNING THE CONTENTS OR ACCURACY OF THE MAP.**



## 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.<sup>1</sup> 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.

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<sup>1</sup> 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
<b>Federal</b>		
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.
<b>County</b>		
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**

<b>Agency</b>	<b>Permit</b>	<b>Applicability</b>
	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.
<b>State or Regional Approvals</b>		
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 3

### Proximate Non-Contracted Land Analysis

As described in Attachment 2 to this cancellation petition, IP Easley, LLC (Applicant), 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 storage facility, and associated infrastructure to generate and deliver renewable electricity to the statewide electricity transmission grid. Project development would require cancellation of Williamson Act contracts encumbering approximately 190 acres of the Project site, including the contract that is the subject of this cancellation petition. To approve cancellation of a Williamson Act Contract, the County Board of Supervisors must find that “there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put.” (See Government Code §§ 51282(b) & (c).) This document provides analysis demonstrating that there is no proximate noncontracted land that is both suitable and available for the Project.

The proposed Project area is located on approximately 3,735 acres of land, approximately  $\frac{3}{4}$  of which is federal land administered by the United States Bureau of Land Management (BLM), in unincorporated Riverside County north of Desert Center, California. (See Petition Attachment 2, Figure 1.) None of the land proposed for Project development is currently used for agricultural purposes. Public lands within the Project area are designated as a solar Development Focus Area (DFA) by the Desert Renewable Energy Conservation Plan (DRECP), and thus, have been targeted for renewable energy development. These public lands anchor the Project site and therefore define the centering point for identification of proximate noncontracted lands that may be suitable and available for Project development.

Approximately 190 acres of private lands proposed to be included in the Project site are currently under Williamson Act contract. To identify “proximate” noncontracted land that would be both suitable and available to replace these contracted lands, the Applicant considered land located within a one-mile buffer around the proposed Project site. A one-mile buffer was used because this is the maximum distance that could, assuming an area of suitable size, potentially be feasible to electrically connect to the primary Project site.

The Applicant identified noncontracted land within the one-mile buffer as being available if it met all of the following criteria:

- a. It is not already developed for renewable energy.
- b. It has not been proposed for renewable energy development by others.
- c. It is not within or immediately adjacent to the community of Lake Tamarisk.
- d. If BLM lands, it is allocated as DFA in the DRECP.
- e. If private land, the landowner has expressed interest in making the land available for project development.

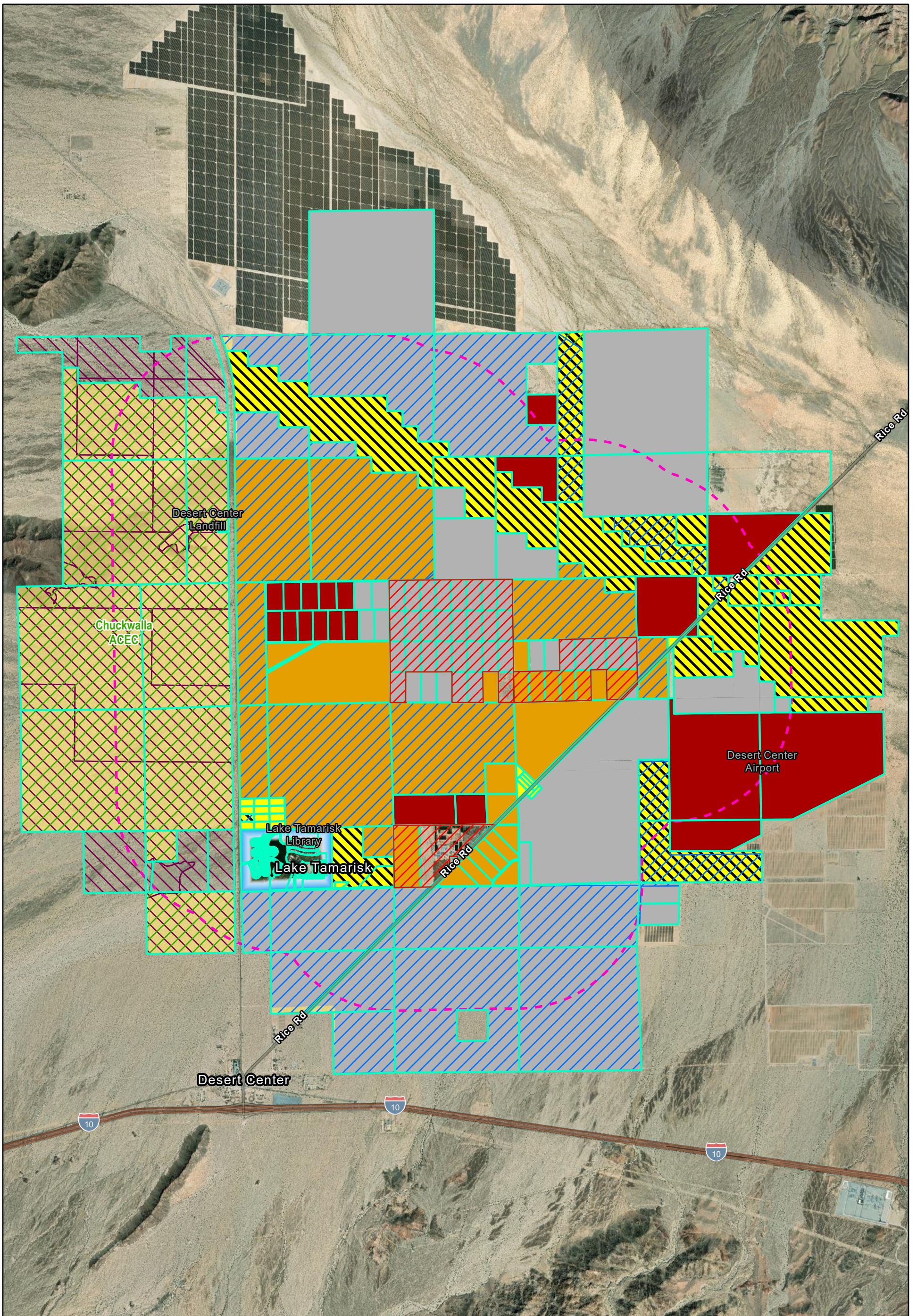
The Applicant identified available noncontracted land within the one-mile buffer as being suitable *unless* it fell into any of the following categories:

- a. BLM desert tortoise conservation areas;
- b. BLM Areas of Critical Environmental Concern (ACECs);
- c. BLM lands for which DRECP Conservation Management Actions or other restrictions make solar development infeasible;

### ATTACHMENT 3

- d. Private parcels that are not large enough to be developed economically or for which other constraints such as significant isolation from the remainder of the Project site make development infeasible.

As shown in the attached map, there is no land within a one-mile buffer around the Project site that is both suitable and available for Project development. Much of the land within one mile of the Project site is either unavailable because it has already been developed for renewable energy or has been proposed for renewable energy development by other developers. Several privately owned parcels within the one-mile buffer are unavailable because the property owners are not interested in selling or leasing their land. Other parcels are unsuitable for Project development due to their location within BLM desert tortoise conservation area or ACECs, or because DRECP Conservation Management Actions or environmental constraints make solar development infeasible. Other parcels are unsuitable because they are either too small to be feasibly developed, are located directly proximate to the community of Lake Tamarisk, or are too isolated from the remainder of the Project site to be feasible to electrically connect.



0 0.5 1 Miles

<p><b>Unavailable Parcels</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; margin-right: 5px;"></span> Unavailable</li> <li><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> Unsuitable</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; margin-right: 5px;"></span> Unsuitable (too small)</li> </ul>	<p><span style="display: inline-block; border-top: 1px dashed cyan; width: 15px; margin-right: 5px;"></span> Easley 1-Mile Buffer</p> <p><span style="display: inline-block; border: 1px solid cyan; width: 15px; height: 10px; margin-right: 5px;"></span> Parcels within 1-mile of Project</p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; margin-right: 5px;"></span> Easley Project Boundary</p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: gray; margin-right: 5px;"></span> Proposed/Developed for Renewable Energy</p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; margin-right: 5px;"></span> Lake Tamarisk Surrounding Area</p> <p><span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(-45deg, transparent, transparent 2px, black 2px, black 4px); margin-right: 5px;"></span> BLM Development Focus Area (DFA)</p>	<p><span style="display: inline-block; border: 1px solid green; width: 15px; height: 10px; margin-right: 5px;"></span> Area of Critical Environmental Concern (ACEC)</p> <p><span style="display: inline-block; border: 1px solid purple; width: 15px; height: 10px; margin-right: 5px;"></span> Tortoise Conservation Area</p> <p><span style="display: inline-block; border: 1px solid red; width: 15px; height: 10px; margin-right: 5px;"></span> Agriculture Preserves and Land Conservation ("Williamson") Act Contracts</p> <p><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; margin-right: 5px;"></span> Bureau of Land Management</p>
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**Easley Renewable Energy Project**

**Surrounding Land**

Sources: Aspen, 2023; BLM, 2022; Esri, 2022.

**ATTACHMENT 4**

**PROPERTY OWNER INFORMATION**

JMP, Inc.

Brian E. Johnson

8011 SE Posey Street

Milwaukie, OR 97267



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

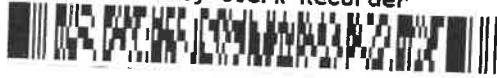
**RETURN TO: STOP #1010**  
RIVERSIDE COUNTY CLERK OF THE BOARD  
PO BOX 1147 – RIVERSIDE, CA 92502

**2023-0248704**

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

Page 1 of 8

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



6080

THIS SPACE FOR RECORDERS USE ONLY

**NOTICE OF NON-RENEWAL**  
**AGRICULTURAL PRESERVE (APN220001)**  
**Client Submittal Date: April 26, 2023**

**Chuckwalla Agricultural Preserve No. 1, Map No. 588**

**Current Owner:**  
**JMP, Inc., a Nevada Corporation**

**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 APN220001 FOR **A PORTION** OF 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 1/1/1984 and recorded on 2/29/1984 as Instrument No. 84-42184 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. 1, Map No. 588, dated 1/1/1984.

(See attached Legal)

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

808-023-018

**ORIGINAL OWNER(S)**

Signature (Title and Company if applicable)  
Jojoba Research Venture  
 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)  
JMP Inc, a Nevada Corporation (Brian E. Johnson)  
 Print Name

BRIAN JOHNSON  
 Print Name

Signature (Title and Company if applicable)  
 Print Name

Signature (Title and Company if applicable)  
 Print Name

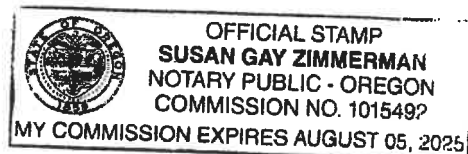
(All original and current owners must be listed)

Acknowledgement of Receipt

**KIMBERLY A. RECTOR** Clerk of the Board

By: Brian 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 Oregon )

COUNTY OF Clackamas )

On 4-17-2023 before me, Susan Gay Zimmerman,  
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

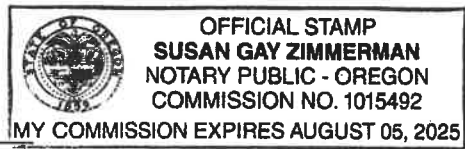
personally appeared Brian Johnson  
(Name(s) of signer(s))

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 Oregon ~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Gay Zimmerman  
Notary Public



**EXHIBIT A**  
**CHUCKWALLA AGRICULTURAL PRESERVE NO. 1**  
**MAP NO. 588**  
**(NOTICE OF NON-RENEWAL)**

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

**LEGAL DESCRIPTION**

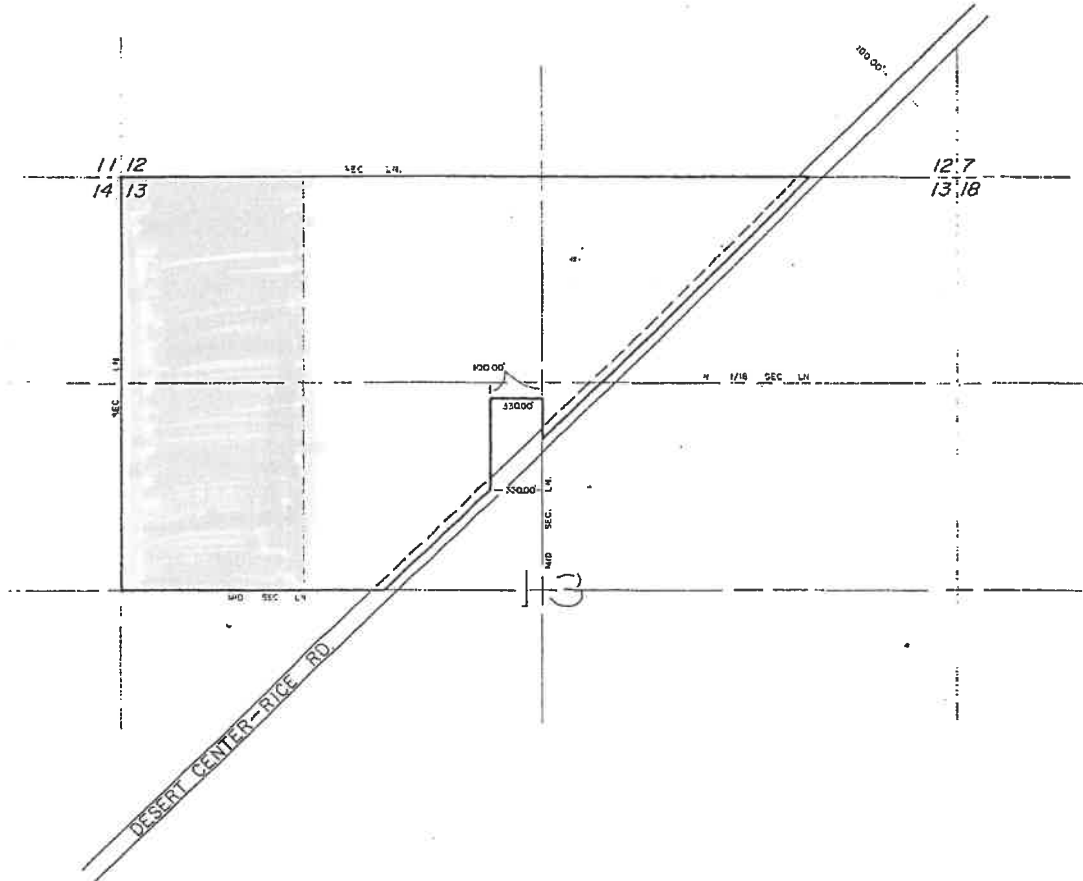
The West 70 acres of the North half of Section 13, Township 5 South, Range 15 East, San Bernardino Base and Meridian.

<b>Assessor Parcel No.</b>	<b>Acres (net)</b>	<b>Owner</b>
808-023-018-2	70.00	JMP INC

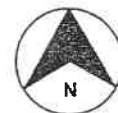
# MAP NO. 588 CHUCKWALLA AGRICULTURAL PRESERVE.

## NO. 1

T. 5 S. - R. 15 E.



ADOPTED ON FEBRUARY 28, 1984  
 BY THE BOARD OF SUPERVISORS  
 OF THE COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA.



**MINUTES OF SPECIAL MEETING  
OF THE  
BOARD OF DIRECTORS**

The special meeting of the Directors of J.M.P., Inc. was held at the office of said corporation at 8000 S. E. Roots Rd., Johnson City, Oregon, on the 26<sup>th</sup> day of April, 1999, at the hour of 1:30P.M.

Those present were Robert A. Johnson, Thomas S. Jarmer, Kevin R. Johnson, and Brian E. Johnson all being Directors of the corporation.

Susan Hanton presented the Board with a proposal from Storz Management. Under this proposal Storz Management would be responsible for the day to day operation of Johnson Mobile Estates. After discussion Kevin R. Johnson moved that the proposal be accepted. Seconded by Brian E. Johnson. Motion was passed unanimously.

Robert A. Johnson suggested that it would be in the best interest of the corporation if Brian E. Johnson had Board authority to okay all necessary contracts and sign same with the concurrence of Steve Goss, corporate attorney. After discussion Kevin R. Johnson moved and Thomas S. Jarmer seconded that the suggestion be adopted. Motion was passed unanimously.

There being no further business the meeting was adjourned.

  
Secretary

  
President

PROGRAMS RECEIVED BY  
FIRST AMERICAN TITLE INSURANCE COMPANY  
Title or Trust No. RIV-1777378-ND

Escrow or Loan No

WHEN RECORDED MAIL TO:

JMP, Inc.  
8000 SE Roots Road  
Johnson City, OR 97222

76460

76460

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

MAR 23 1988

Recorder's Office  
of Riverside County, California

*William P. Pinsky*  
Recorder

Page 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

5

MAIL TAX STATEMENTS TO:

Same as above

Documentary Transfer Tax \$ -0-  
 Grantee was the foreclosing beneficiary: consideration \$ 93,640.89  
unpaid debt \$ 93,640.89; non exempt amount \$ None  
 Computed on the consideration or value of property conveyed.  
 Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

FIRST AMERICAN TITLE INSURANCE COMPANY

Signature of Declarant or Agent

AP # 808-023-018-2

TRUSTEE'S DEED UPON SALE

FIRST AMERICAN TITLE INSURANCE COMPANY, a Corporation, (herein called Trustee) does hereby grant and convey, but without covenant or warranty, express or implied, to

JMP, Inc., successor by merger to Del Johnson, Incorporated, a Nevada Corporation (herein called Grantee) the real property in the unincorporated area of the County of Riverside State of California, described as follows:

The West 70 acres of the North half of Section 13, Township 5 South, Range 15 East, San Bernardino Base and Meridian.

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, or Successor Trustee, or Substituted Trustee, under that certain Deed of Trust executed by Jojoba Research Venture #2, A General Partnership

as Trustor, recorded May 17, 1982 as Document No. 84024 in Book - - - of Official Records in the Office of the Recorder of Riverside County, California; and pursuant to the Notice of Default recorded November 9, 1987 as Document No. 321338 in Book - - - page - - - of Official Records of said County, Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by said Deed of Trust, including, among other things, as applicable, the mailing of copies of notices or the publication of a copy of the notice of default or the personal delivery of the copy of the notice of default or the posting of copies of the notice of sale or the publication of a copy thereof.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said property above described at public auction on March 23, 1988 to said Grantee, being the highest bidder therefor, for \$ 93,640.89 cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Dated: March 23, 1988

FIRST AMERICAN TITLE INSURANCE COMPANY,  
as Trustee

STATE OF CALIFORNIA  
COUNTY OF

Riverside

On March 23, 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel H. Jones known to me to be an Authorized Officer of First American Title Insurance Company, the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same as Trustee

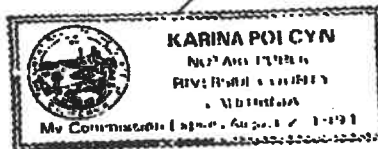
WITNESS my hand and official seal

Signature

*Karina Polcyn*

By *Daniel H. Jones*

Authorized Officer



(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

2076 (1/82)