

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM: 3.69  
(ID # 28397)

**MEETING DATE:**

Tuesday, July 29, 2025

**FROM :** TLMA-PLANNING

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: POLICY ITEM ON AGRICULTURAL PRESERVE DIMINISHMENT NOS. 230001 & 230002 and CERTIFICATE OF FINAL CANCELLATION RESOLUTION NOS. 2025-216 & 2025-217 – Applicant: IP Easley, LLC –Representative: Aspen Environmental –Fourth Supervisorial District –Chuckawalla Zoning Area –Desert Center Area Plan –Open Space: Rural (OS: RUR), Agriculture (AG) –Location: northeast of Highway 177/Orion Rd & north of Oasis Rd, east of Kaiser Rd, south of Investor Ave –Zoning: Controlled Development Areas (W-2-10 & W-2-20), Light Agriculture (A-1-20), Natural Assets (N-A) -REQUEST: ADOPT FINAL CANCELLATION Resolution No. 2025-216 & 2025-217 Approving Agricultural Preserve Diminishment Case Nos. 230001 & 230002 and Finalize the Certificate of Cancellation and Diminishment of a portions of Chuckwalla Agricultural Preserve Nos. 2 and 3, amending the current Map No. 622 and Map No. 629 with Map Nos. 230001 & 230002 to allow the Easley Renewable Energy project development. APN: 808-023-005, 018, 031, 032; 808-030-002, 011; 808-240-007; 808-280-001 to 008; 811-141-011; 811-270-001 to 007, & 015 - Nothing Further Required under CEQA. District 4. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT Resolution No. 2025-216 Approving Agricultural Preserve Diminishment Case No. 230001 and Finalize Certificate of Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve No. 2**, amending the current Map No. 622 with Map No. 230001, based upon the findings and conclusions incorporated in this resolution and the CAPTAC report;

Continued on Page2

**ACTION:Policy**

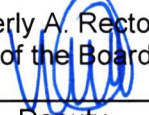
  
John Hildebrand, Planning Director 7/29/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Gutierrez, seconded by Supervisor Medina and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 29, 2025  
xc: Planning, Director of Conservation, ACR, Recorder

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

2. **ADOPT Resolution No. 2025-217 Approving Agricultural Preserve Diminishment Case No. 230002 and Finalize Certificate of Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve No. 3**, amending the current Map No. 629 with Map No. 230002, based upon the findings and conclusions incorporated in this resolution and the CAPTAC report; and,
3. **Direct** the Clerk of the Board to record the Certificates of Final Cancellation with the County Recorder and transmit copies of Resolution No. 2025-216 and 2025-217 to the Riverside County Planning Department, the Director of Conservation of the State of California, and the Office of the Assessor of Riverside County.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: 100% Applicant Funded</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

The public hearing on the Easley Renewable Energy Project (“Project”) was held on August 27, 2024 (agenda item 21.5). At the conclusion of public testimony, the Board of Supervisors closed the public hearing and: (i) adopted Resolution No. 2024-205 Certifying the Environmental Impact Report for the Easley Solar Project (SCH No. 2022-11-0240), approving Alternative B, as the Project, adopting environmental findings and statement of overriding considerations pursuant to the California Environmental Quality Act, adopting a Mitigation Monitoring and Reporting Program; (ii) approved Conditional Use Permit No. 220021, Public Use Permit No. 230002, adopted Resolution Nos. 2024-194 and 2024-195 amending the current maps with Map Nos. 230001 and 230002 and issuing a Certificate of Tentative Cancellation and Diminishment of a portion of Chuckwalla Agricultural Preserve Nos. 2, and 3; all subject to the conditions of approval, advisory notification document and based upon the findings and conclusions incorporated in the staff report and in Resolution No. 2024-205; and (iii) introduced Ordinance No. 664.109 approving Development Agreement No. 2200016 based upon the findings and conclusions incorporated in the staff report and in Resolution No. 2024-205.

This policy action is to adopt the final cancellation for Resolution Nos. 2025-216 and 2025-217 as the final payments have been made in association with Map Nos. 230001 and 230002 (APD230001 and APD230002). For APD230001 payment was received in the amount of \$45,125.00 for APN 808-240-007 associated with Agricultural Preserve Chuckwalla No. 2. For APD230002 payment was received in the amount of \$297,875.00 for APN 811-270-001, 002, 003, 004, 005, & 007 associated with Agricultural Preserve Chuckwalla No. 3.

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

**Impact on Residents and Businesses**

All potential project impacts were studied under approved CEQA document. This final payment of cancellation will not have a effect on the public.

**Additional Fiscal Information**

All fees are paid by the applicant; there is no General Fund obligation.

**ATTACHMENTS:**

- A. Letter of payment received for APD230001
- B. Letter of payment received for APD230002
- C. Resolution No. 2025-216 (Final Certificate of Cancellation)
- D. Resolution No. 2025-217 (Final Certificate of Cancellation)
- E. Resolution No. 2024-194 (Tentative Cancellation)
- F. Resolution No. 2024-195 (Tentative Cancellation)

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst                      7/23/2025

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel                      7/22/2025

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

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

**2025-0233295**

07/30/2025 03:38 PM Fee: \$ 0.00

Page 1 of 8

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



THIS SPACE FOR RECORDERS USE ONLY

6080

**RESOLUTION NO. 2025-216**

CERTIFICATE OF FINAL CANCELLATION AND DIMINISHMENT OF CHUCKWALLA  
AGRICULTURAL PRESERVE NO. 2 (GOVERNMENT CODE SECTION 51283.4)  
(FOURTH SUPERVISORIAL DISTRICT)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING – ITEM 3.69 of 07/29/2025)

2 **RESOLUTION NO. 2025-216**

3 **CERTIFICATE OF FINAL CANCELLATION AND**

4 **DIMINISHMENT OF CHUCKWALLA**

5 **AGRICULTURAL PRESERVE NO. 2**

6 **(Government Code Section 51283.4)**

7  
8 **WHEREAS**, the Chuckwalla Agricultural Preserve No. 2 was established on February 24,  
9 1987, pursuant to Map No. 622 (“Agricultural Preserve”); and,

10 **WHEREAS**, the Agricultural Preserve is generally located northeast of Highway 177/Orion  
11 Road, north of Oasis Road, east of Kaiser Road, and south of Investor Avenue; and,

12 **WHEREAS**, the Agricultural Preserve was established with land comprised of 29 parcels  
13 totaling 578.73 acres, identified as Assessor Parcel Numbers 808-240-001, 808-240-005, 808-240-006,  
14 808-240-007, 808-240-008, 808-240-009, 808-240-010, 808-240-011, 808-240-012, 808-240-013, 808-  
15 240-014, 808-240-015, 808-240-016, 808-250-001, 808-250-002, 808-250-003, 808-250-004, 808-250-  
16 005, 808-250-006, 808-250-007, 808-250-008, 808-250-009, 808-250-010, 808-250-011, 808-250-012,  
17 808-250-013, 808-250-014, 808-250-015, 808-250-016; and,

18  
19 **WHEREAS**, there have been no amendments to the Agricultural Preserve since the date of  
20 establishment; and,

21 **WHEREAS**, Jojoba Plantation Investors, Ltd, entered into an agreement with the County of  
22 Riverside pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) for land  
23 within the Agricultural Preserve, and which was recorded on March 9, 1987 as Instrument No. 64239 in the  
24 Office of the County Recorder of Riverside County, California, and which took effect on January 1, 1988  
25 (“Land Conservation Contract”); and,  
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27  
28

FORM APPROVED COUNTY COUNSEL  
BY: AARON C. GETTIS  
DATE: 7.22.25

1           **WHEREAS**, on November 18, 2015, the Sally Skinner Draskovich and Todd Culver  
2 Draskovich Revocable Living Trust (“Property Owner”) was granted ownership of property identified as  
3 Assessor’s Parcel Number 808-240-007 (“Property”), within the unincorporated area of the Riverside  
4 County, California, that is subject to the Land Conservation Contract, and which is within the Agricultural  
5 Preserve; and,

6           **WHEREAS**, the ownership of Property by Property Owner is shown on the grant deed  
7 recorded as Instrument No. 2016-0028960, recorded in the Office of the County Recorder of Riverside  
8 County, California; and,

9           **WHEREAS**, the Property is further described in the exhibit which is attached hereto and  
10 incorporated herein by reference, and which contains the legal description of the Property; and,

11           **WHEREAS**, the area of the Property is 20.07 acres per County Assessor’s records; and,

12           **WHEREAS**, on July 14, 2023, the Property Owner served a notice of non-renewal on the  
13 Land Conservation Contract on the County of Riverside, which was recorded on August 22, 2023, as  
14 Instrument No. 2023-0248703, in the Office of the County Recorder of Riverside County, California  
15 (“Notice of Non-Renewal); and,

16           **WHEREAS**, Agricultural Preserve Diminishment No. 230001 is Amendment No. 1 to the  
17 Agricultural Preserve and will amend the current Map No. 622 with Map No. 230001” incorporated herein;  
18 and,

19           **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules  
20 and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been  
21 satisfied, including the preparation of an Environmental Impact Report; and,

22           **WHEREAS**, the purpose of the diminishment was to allow for the development of the  
23 Easley Renewable Energy Project, which is being authorized through Conditional Use Permit No. 220024,  
24 which is a proposal to construct, operate, maintain, and decommission an up to 400 megawatts (MW) solar  
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1 power plant with up to a 650 MW battery energy storage system (BESS), an onsite electrical substation  
2 which would consist of the BESS area, a 5,200 square foot operation & maintenance (O&M) building with  
3 10 parking spaces, associated access roads, and generation-tie (gen-tie) line, a 6.7-mile 500 kilovolt (kV)  
4 gen-tie line would mainly traverse BLM federal land and across into the Oberon Renewable Energy Project  
5 (BLM project) site, a Public Use Permit No. 230002 which would allow gen-ties crossings of roadways  
6 under County jurisdiction, including medium voltage collector line crossings of Investor Road, Bellsby  
7 Road, and Jojoba Road, and the 500 kV gen-tie line crossing of Orion Road, and Development Agreement  
8 No. 2200016 consistent with the County’s solar power plant program per Board of Supervisors Policy No.  
9 B-29 regarding solar power plants (“Alternative Land Use”); and,

11           **WHEREAS**, according to the Natural Resource Conservation Service, the Soils Capability  
12 Classification as indicated in the USDA Soil Survey for Riverside County indicates Farmland Mapping &  
13 Monitoring Program the subject land is designated as Area Not Mapped which is an “area which falls  
14 outside of the NRCS soil survey and is not mapped by the FMMP;

16           **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section  
17 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be  
18 \$45,125; and,

20           **WHEREAS**, a duly-noticed public hearing was held on this matter by the Comprehensive  
21 Agricultural Technical Advisory Committee (CAPTAC) on October 5, 2023; and,

22           **WHEREAS**, at said hearing, discussion of the request was held and no public comments  
23 were received; and,

24           **WHEREAS**, after discussion of the characteristics of the property and the surrounding area,  
25 CAPTAC found the request consistent with the state and local regulations regarding agricultural preserves  
26 and land conservation contracts. CAPTAC determined that the evidence presented substantiated the  
27 required findings and recommended to the Board of Supervisors approval of the contract cancellation and  
28 agricultural preserve diminishment, by a vote of 3-0; and,

1           **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
2 Supervisors on August 27, 2024, where the Board of Supervisors, at the conclusion of public testimony: (i)  
3 adopted Resolution No. 2024-205 Certifying the Environmental Impact Report for the Easley Solar Project  
4 (SCH No. 2022-11-0240), approving Alternative B, as the Project, adopting environmental findings and  
5 statement of overriding considerations pursuant to the California Environmental Quality Act, adopting a  
6 Mitigation Monitoring and Reporting Program; (ii) approved Conditional Use Permit No. 220021, Public  
7 Use Permit No. 230002, adopted Resolution Nos. 2024-194 and 2024-195 amending the current maps with  
8 Map Nos. 230001 and 230002 and issuing a Certificate of Tentative Cancellation and Diminishment of a  
9 portion of Chuckwalla Agricultural Preserve Nos. 2, and 3; all subject to the conditions of approval,  
10 advisory notification document and based upon the findings and conclusions incorporated in the staff report  
11 and in Resolution No. 2024-205; and (iii) introduced Ordinance No. 664.109 approving Development  
12 Agreement No. 2200016 based upon the findings and conclusions incorporated in the staff report and in  
13 Resolution No. 2024-205; and,  
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16           **WHEREAS**, for Map No. 230001 (APD230001) payment was received in the amount of  
17 \$45,125.00 for APN 808-240-007 associated with Agricultural Preserve Chuckwalla No. 2.

18           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
19 Supervisors of the County of Riverside, State of California, in regular session assembled on July 29, 2025,  
20 that:  
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- 22           1. The above recitals are incorporated herein by this reference.
- 23           2. The Property Owner has satisfied all conditions and contingencies enumerated in the Certificate  
24 of Tentative Cancellation, Resolution No. 2024-194, for the portion of Chuckwalla Agricultural  
25 Preserve No. 2, as amended through Map No. 230001 (APD230001); and,
- 26           3. The Land Conservation contract for the Chuckwalla Agricultural Preserve No. 2, as amended  
27 through Map No. 230001, recorded on March 9, 1987 as Instrument No. 64239 in the Office of  
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1 the County Recorder of Riverside County, California, and which took effect on January 1, 1988,  
2 is hereby cancelled, thereby removing from the effect of said contract the real property in the  
3 County of Riverside, State of California, as herein described.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside,  
5 State of California, in regular session assembled on July 29, 2025, that the Clerk of this Board shall file and  
6 record copies of this Certificate of Final Cancellation, in the Office of the County Recorder of Riverside  
7 County, California, and transmit copies thereof to the Director of Conservation of the State of California,  
8 the Treasurer of Riverside County, and the Assessor of Riverside County.  
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3 RESOLUTION NO. 2025-216

4 CERTIFICATE OF FINAL CANCELLATION AND  
5 DIMINISHMENT OF CHUCKWALLA  
6 AGRICULTURAL PRESERVE NO. 2  
7 (GOVERNMENT CODE SECTION 51283.4)

8 ROLL CALL:

9 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

10 Nays: None

11 Absent: None

12  
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
14 Supervisors on the date therein set forth.

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16  
17 KIMBERLY A. RECTOR, Clerk of said Board

18  
19 By:  \_\_\_\_\_

20 Deputy

**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: 07/29/2025

Signature: \_\_\_\_\_

Print Name: Whitney Mayo, Clerk of the Board Assistant

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

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

**2025-0233296**

07/30/2025 03:38 PM Fee: \$ 0.00

Page 1 of 7

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



THIS SPACE FOR RECORDERS USE ONLY

6080

**RESOLUTION NO. 2025-217**

CERTIFICATE OF FINAL CANCELLATION AND DIMINISHMENT OF CHUCKWALLA  
AGRICULTURAL PRESERVE NO. 3 (GOVERNMENT CODE SECTION 51283.4)  
(FOURTH SUPERVISORIAL DISTRICT)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING – ITEM 3.69 of 07/29/2025)

2 **RESOLUTION NO. 2025-217**

3 **CERTIFICATE OF FINAL CANCELLATION AND**

4 **DIMINISHMENT OF CHUCKWALLA**

5 **AGRICULTURAL PRESERVE NO. 3**

6 **(Government Code Section 51283.4)**

7 **WHEREAS**, the Chuckwalla Agricultural Preserve No. 3 was established on February 24,  
8 1987, pursuant to Map No. 629 (“Agricultural Preserve”); and,

9 **WHEREAS**, the Agricultural Preserve is generally located northeast of Highway 177/Orion  
10 Road, north of Oasis Road, east of Kaiser Road, and south of Investor Avenue; and,

11 **WHEREAS**, the Agricultural Preserve was established with land comprised of 11 parcels  
12 totaling approximately 232.66 acres, identified as Assessor Parcel Numbers 811-270-001, 811-270-002,  
13 811-270-003, 811-270-004, 811-270-005, 811-270-007, 811-270-008, 811-270-009, 811-270-010, 811-  
14 270-011, 811-270-012; and,

15 **WHEREAS**, there have been no amendments to the Agricultural Preserve since the date of  
16 establishment; and,

17 **WHEREAS**, on July 25, 1983, Spindle Top Bayou Farm, Inc. (“Property Owner”) was  
18 granted ownership of 6 parcels totaling approximately 132 acres and identified as Assessor Parcel Numbers  
19 811-270-001, 811-270-002, 811-270-003, 811-270-004, 811-270-005, and 811-270-007, within the  
20 unincorporated area of the Riverside County, California (“Property”), that is subject to the Land  
21 Conservation Contract, and which is within the Agricultural Preserve; and,

22 **WHEREAS**, on February 24, 1987, the Property Owner entered into an agreement with the  
23 County of Riverside pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et  
24 seq.) for land within the Agricultural Preserve, and which document was recorded on March 9, 1987 as  
25 Instrument No. 64243 in the Office of the County Recorder of Riverside County, California, and which  
26 took effect on January 1, 1988 (“Land Conservation Contract”); and,

FORM APPROVED COUNTY COUNSEL  
BY: *AC* 7-22-25  
AARON C. GETTIS DATE

1           **WHEREAS**, the ownership of Property by Property Owner is shown on the grant deed  
2 recorded as Instrument No. 1983.150146, recorded in the Office of the County Recorder of Riverside  
3 County, California; and,

4           **WHEREAS**, the Property is further described in the exhibit which is attached hereto and  
5 incorporated herein by reference, and which contains the legal description of the Property; and,

6           **WHEREAS**, the area of the Property is 132 acres per County Assessor’s records; and,

7           **WHEREAS**, on May 24, 2023, the Property Owner served a notice of non-renewal on the  
8 Land Conservation Contract on the County of Riverside, which was recorded on August 22, 2023, as  
9 Instrument No. 2023-0248702, in the Office of the County Recorder of Riverside County, California  
10 (“Notice of Non-Renewal”); and,

11           **WHEREAS**, Agricultural Preserve Diminishment No. 230002 is Amendment No. 1 to the  
12 Agricultural Preserve and will amend the current Map No. 629 with Map No. 230002 incorporated herein;  
13 and,

14           **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules  
15 and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been  
16 satisfied, including the preparation of an Environmental Impact Report; and,

17           **WHEREAS**, the purpose of the diminishment was to allow for the development of the  
18 Easley Renewable Energy Project, which is being authorized through Conditional Use Permit No. 220024,  
19 which is a proposal to construct, operate, maintain, and decommission an up to 400 megawatts (MW) solar  
20 power plant with up to a 650 MW battery energy storage system (BESS), an onsite electrical substation  
21 which would consist of the BESS area, a 5,200 square foot operation & maintenance (O&M) building with  
22 10 parking spaces, associated access roads, and generation-tie (gen-tie) line, a 6.7-mile 500 kilovolt (kV)  
23 gen-tie line would mainly traverse BLM federal land and across into the Oberon Renewable Energy Project  
24 (BLM project) site, a Public Use Permit No. 230002 which would allow gen-ties crossings of roadways  
25 under County jurisdiction, including medium voltage collector line crossings of Investor Road, Bellsby  
26 Road, and Jojoba Road, and the 500 kV gen-tie line crossing of Orion Road, and Development Agreement  
27 No. 2200016 consistent with the County’s solar power plant program per Board of Supervisors Policy No.  
28 B-29 regarding solar power plants (“Alternative Land Use”); and,

1           **WHEREAS**, according to the Natural Resource Conservation Service, the Soils Capability  
2 Classification as indicated in the USDA Soil Survey for Riverside County indicates Farmland Mapping &  
3 Monitoring Program the subject land is designated as Area Not Mapped which is an “area which falls  
4 outside of the NRCS soil survey and is not mapped by the FMMP;

5           **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section  
6 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be  
7 \$297,875; and,  
8

9           **WHEREAS**, a duly-noticed public hearing was held on this matter by the Comprehensive  
10 Agricultural Technical Advisory Committee (CAPTAC) on October 5, 2023; and,

11           **WHEREAS**, at said hearing, discussion of the request was held and no public comments  
12 were received; and,

13           **WHEREAS**, after discussion of the characteristics of the property and the surrounding area,  
14 CAPTAC found the request consistent with the state and local regulations regarding agricultural preserves  
15 and land conservation contracts. CAPTAC determined that the evidence presented substantiated the  
16 required findings and recommended to the Board of Supervisors approval of the contract cancellation and  
17 agricultural preserve diminishment, by a vote of 3-0; and,

18           **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
19 Supervisors on August 27, 2024, where the Board of Supervisors, at the conclusion of public testimony: (i)  
20 adopted Resolution No. 2024-205 Certifying the Environmental Impact Report for the Easley Solar Project  
21 (SCH No. 2022-11-0240), approving Alternative B, as the Project, adopting environmental findings and  
22 statement of overriding considerations pursuant to the California Environmental Quality Act, adopting a  
23 Mitigation Monitoring and Reporting Program; (ii) approved Conditional Use Permit No. 220021, Public  
24 Use Permit No. 230002, adopted Resolution Nos. 2024-194 and 2024-195 amending the current maps with  
25 Map Nos. 230001 and 230002 and issuing a Certificate of Tentative Cancellation and Diminishment of a  
26 portion of Chuckwalla Agricultural Preserve Nos. 2, and 3; all subject to the conditions of approval,  
27  
28

1 advisory notification document and based upon the findings and conclusions incorporated in the staff report  
2 and in Resolution No. 2024-205; and (iii) introduced Ordinance No. 664.109 approving Development  
3 Agreement No. 2200016 based upon the findings and conclusions incorporated in the staff report and in  
4 Resolution No. 2024-205; and,

5           **WHEREAS**, for Map No. 230002 (APD230002) payment was received in the amount of  
6 \$297,875.00 for APN 811-270-001, 002, 003, 004, 005, & 007 associated with Agricultural Preserve  
7 Chuckwalla No. 3.

8           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
9 Supervisors of the County of Riverside, State of California, in regular session assembled on July 29, 2025,  
10 that:

- 11           1. The above recitals are incorporated herein by this reference.
- 12           2. The Property Owner has satisfied all conditions and contingencies enumerated in the Certificate  
13 of Tentative Cancellation, Resolution No. 2024-195, for the portion of Chuckwalla Agricultural  
14 Preserve No. 3, as amended through Map No. 230002 (APD230002); and,
- 15           3. The Land Conservation contract for the Chuckwalla Agricultural Preserve No. 3, as amended  
16 through Map No. 230002, recorded on March 9, 1987 as Instrument No. 64243 in the Office of  
17 the County Recorder of Riverside County, California, and which took effect on January 1, 1988,  
18 is hereby cancelled, thereby removing from the effect of said contract the real property in the  
19 County of Riverside, State of California, as herein described.

20           **BE IT FURTHER RESOLVED** by the Board of Supervisors of the County of Riverside,  
21 State of California, in regular session assembled on July 29, 2025, that the Clerk of this Board shall file and  
22 record copies of this Certificate of Final Cancellation, in the Office of the County Recorder of Riverside  
23 County, California, and transmit copies thereof to the Director of Conservation of the State of California,  
24 the Treasurer of Riverside County, and the Assessor of Riverside County.

2  
3 RESOLUTION NO. 2025-217

4 CERTIFICATE OF FINAL CANCELLATION AND  
5 DIMINISHMENT OF CHUCKWALLA  
6 AGRICULTURAL PRESERVE NO. 3  
7 (GOVERNMENT CODE SECTION 51283.4)

8 ROLL CALL:

9 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

10 Nays: None

11 Absent: None

12  
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
14 Supervisors on the date therein set forth.

15  
16  
17 KIMBERLY A. RECTOR, Clerk of said Board

18 By:  \_\_\_\_\_

19 Deputy

**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: 07/29/2025

Signature: \_\_\_\_\_

Print Name: Whitney Mayo, Clerk of the Board Assistant

**RESOLUTION NO. 2024-195**

**APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 230002**

**ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**

**DIMINISHMENT OF CHUCKWALLA**

**AGRICULTURAL PRESERVE NO. 3**

**(Government Code Section 51283.4)**

**WHEREAS**, the Chuckwalla Agricultural Preserve No. 3 was established on February 24, 1987, pursuant to Map No. 629 (“Agricultural Preserve”); and,


**WHEREAS**, the Agricultural Preserve is generally located northeast of Highway 177/Orion Road, north of Oasis Road, east of Kaiser Road, and south of Investor Avenue; and,

**WHEREAS**, the Agricultural Preserve was established with land comprised of 11 parcels totaling approximately 232.66 acres, identified as Assessor Parcel Numbers 811-270-001, 811-270-002, 811-270-003, 811-270-004, 811-270-005, 811-270-007, 811-270-008, 811-270-009, 811-270-010, 811-270-011, 811-270-012; and,

**WHEREAS**, there have been no amendments to the Agricultural Preserve since the date of establishment; and,

**WHEREAS**, on July 25, 1983, Spindle Top Bayou Farm, Inc. (“Property Owner”) was granted ownership of 6 parcels totaling approximately 132 acres and identified as Assessor Parcel Numbers 811-270-001, 811-270-002, 811-270-003, 811-270-004, 811-270-005, and 811-270-007, within the unincorporated area of the Riverside County, California (“Property”), that is subject to the Land Conservation Contract, and which is within the Agricultural Preserve; and,

**WHEREAS**, on February 24, 1987, the Property Owner entered into an agreement with the County of Riverside pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) for land within the Agricultural Preserve, and which document was recorded on March 9, 1987 as Instrument No. 64243 in the Office of the County Recorder of Riverside County, California, and which took effect on January 1, 1988 (“Land Conservation Contract”); and,

FOR AN APPROVED COUNTY COUNSEL  
BY:  AARON C. GETTIS  
8-21-24  
DATE

1           **WHEREAS**, the ownership of Property by Property Owner is shown on the grant deed  
2 recorded as Instrument No. 1983.150146, recorded in the Office of the County Recorder of Riverside  
3 County, California; and,

4           **WHEREAS**, the Property is further described in the exhibit which is attached hereto and  
5 incorporated herein by reference, and which contains the legal description of the Property; and,

6           **WHEREAS**, the area of the Property is 132 acres per County Assessor's records; and,

7           **WHEREAS**, on May 24, 2023, the Property Owner served a notice of non-renewal on the  
8 Land Conservation Contract on the County of Riverside, which was recorded on August 22, 2023, as  
9 Instrument No. 2023-0248702, in the Office of the County Recorder of Riverside County, California  
10 ("Notice of Non-Renewal); and,

11           **WHEREAS**, Agricultural Preserve Diminishment No. 230002 is Amendment No. 1 to the  
12 Agricultural Preserve and will amend the current Map No. 629 with Map No. 230002 as shown on Exhibit  
13 A, attached hereto and incorporated herein; and,

14           **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules  
15 and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been  
16 satisfied, including the preparation of an Environmental Impact Report; and,

17           **WHEREAS**, the purpose of the diminishment is to allow for the development of the Easley  
18 Renewable Energy Project, which is being authorized through Conditional Use Permit No. 220024, which  
19 is a proposal to construct, operate, maintain, and decommission an up to 390 megawatts (MW) solar power  
20 plant with up to a 650 MW battery energy storage system (BESS), an onsite electrical substation which  
21 would consist of the BESS area, operation & maintenance (O&M) building with 10 parking spaces,  
22 associated access roads, and generation-tie (gen-tie) line, a 500 kilovolt (kV) gen-tie line would mainly  
23 traverse BLM federal land and across into the Oberon Renewable Energy Project (BLM project) site, a  
24 Public Use Permit No. 230002 which would allow gen-ties crossings of roadways under County  
25 jurisdiction, including medium voltage collector line crossings of Investor Road, Bellsby Road, and  
26 Jojoba Road, and the 500 kV gen-tie line crossing of Orion Road, and Development Agreement No.  
27 2200016 consistent with the County's solar power plant program per Board of Supervisors Policy No. B-  
28 29 regarding solar power plants ("Alternative Land Use"); and,

1           **WHEREAS**, according to the Natural Resource Conservation Service, the Soils Capability  
2 Classification as indicated in the USDA Soil Survey for Riverside County indicates Farmland Mapping &  
3 Monitoring Program the subject land is designated as Area Not Mapped which is an “area which falls  
4 outside of the NRCS soil survey and is not mapped by the FMMP;

5           **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section  
6 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be  
7 \$297,875; and,

8           **WHEREAS**, a duly-noticed public hearing was held on this matter by the Comprehensive  
9 Agricultural Technical Advisory Committee (CAPTAC) on October 5, 2023; and,

10           **WHEREAS**, at said hearing, discussion of the request was held and no public comments  
11 were received; and,

12           **WHEREAS**, after discussion of the characteristics of the property and the surrounding area,  
13 CAPTAC found the request consistent with the state and local regulations regarding agricultural preserves  
14 and land conservation contracts. CAPTAC determined that the evidence presented substantiated the  
15 required findings and recommended to the Board of Supervisors approval of the contract cancellation and  
16 agricultural preserve diminishment, by a vote of 3-0; and,

17           **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
18 Supervisors on August 27, 2024.

19           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
20 Supervisors of the County of Riverside, State of California, in regular session assembled on August 27,  
21 2024, that:

- 22           1. The above recitals are incorporated herein by this reference.
- 23           2. The subject parcel affected by the proposed diminishment is included under the Land  
24 Conservation Contract.
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1. 3. Pursuant to the Notice of Non-Renewal, the Land Conservation Contract will expire on  
2 December 31, 2032 (Government Code section 51245 and Revenue and Taxation Code section  
3 426(c)).

4 4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of  
5 \$297,875.

6 5. The petition for cancellation and request for diminishment is authorized in conjunction with the  
7 approval of the Easley Renewable Energy Project pursuant to Conditional Use Permit No.  
8 220004, Public Use Permit No. 230002 and Development Agreement No. 2200016 and which  
9 constitutes the proposed Alternative Land Use for the area of diminishment.

10 6. The Alternative Land Use is consistent with the Riverside County General Plan, as the Easley  
11 Renewable Energy Project may be authorized in the A-1-20 (Light Agriculture - 20 Acre  
12 Minimum) Zone with a conditional use permit and a public use permit.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 14 1. The cancellation is for land on which a Notice of Non-Renewal has been served.  
15 2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as  
16 the Project will not affect the ability to use adjacent lands for agriculture and will remove  
17 approximately 51.8% of the total area (232.66 acres) of the Agricultural Preserve. There is  
18 currently no agriculture on the Property and minimal other agricultural operations (aquafarms)  
19 that would not be affected by the Easley Renewal Energy Project. The soils survey and lack of  
20 water availability indicate that this region is not well suited for agricultural uses in the future.  
21 3. The cancellation is for an Alternative Land Use that is consistent with the applicable provisions  
22 of the Riverside County General Plan. The Property is designated as Agriculture and is located  
23 within the Desert Center Area Plan. The Easley Renewable Energy Project is a utility-scale solar  
24 photovoltaic electrical generating and battery energy storage facility, and associated  
25 infrastructure to generate, store, and deliver renewable electricity to the statewide electricity  
26 transmission grid. The zoning will remain as Light Agriculture – 20 Acre Minimum (A-1-20).  
27 The land use application includes requests pursuant to the Riverside County Land Use Ordinance  
28 No. 348, including Conditional Use Permit No. 220021 (Section 18.28), Development

1 Agreement No. 2200016 (Section 18.26b.), Public Use Permit No. 230002 (Section 18.29.A.2).

2 The proposed alternative use will be consistent with the Riverside County General Plan upon its  
3 approval by the County Board of Supervisors according to provisions of Ordinance 348.

4 4. The cancellation will not result in a discontinuous pattern of urban development as the alternative  
5 use of land is for a project that is typically in a rural area and not in an urban area. The Easley  
6 Renewable Energy Project will not increase the long-term population of the area. The  
7 construction phase will involve construction workers and the operational phase will involve  
8 maintenance staff, but due to the large area of the overall project (appx. 3,685 acres of land) the  
9 number of workers will not be consistent with an urban environment. The low profile of the  
10 structures is compatible with the rural and open space nature of the surrounding area. The  
11 surrounding area has existing solar development or recently approved solar projects.

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

20 6. Therefore, based on the above, the proposed cancellation is consistent with the purposes of the  
21 Land Conservation Act of 1965 (Government Code section 51282 (a) (1)), and as a result, the  
22 Board of Supervisors may grant the proposed diminishment.

23 7. The Board of Supervisors has considered the Environmental Impact Report and, based thereon,  
24 determined that the proposed diminishment of the Agricultural Preserve will not have a  
25 significant adverse impact upon the environment.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall  
27 comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect  
28 to the Property as outlined in Government Code Section 51283.4:

- 1 1. The cancellation fee of \$297,875 shall be paid; and,
- 2 2. All conditions necessary for the County to issue grading permits for Conditional Use Permit No.  
3 220021, Development Agreement No. 2200016, Public Use Permit No. 230002 shall have been  
4 met; and,
- 5 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
6 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the  
7 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination  
8 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to  
9 be executed and recorded a Certificate of Final Cancellation with respect to the Land  
10 Conservation Contract.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that upon fulfillment of all of  
12 the conditions, the landowners will be entitled to a Certificate of Final Cancellation that provides as follows:

- 13 1. Chuckwalla Agricultural Preserve No. 3, Map No. 629, as adopted on February 24, 1987, is  
14 further amended by Map No. 230002, deleting therefrom the area shown and described in  
15 Exhibit A, attached hereto, being on file in the Office of the Clerk of the Board.
- 16 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land  
17 referenced in the petition for cancellation of the aforementioned property owner, thereby  
18 removing from the effect of said contract the real property in the County of Riverside, State of  
19 California, described in Exhibit A attached hereto.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the  
21 cancellation fee of \$297,875 is not paid within one year following the recordation of this Certificate of  
22 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section  
23 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the recomputed  
24 fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the  
26 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use  
27 if the Board finds that such amendment is consistent with the findings made pursuant to Government Code  
28 Section 51282.

1                   **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board  
2 shall file and record copies of this resolution, Property description as shown in Exhibit A and Map No. 629,  
3 Chuckwalla Agricultural Preserve No. 3, as amended by Map No. 230002, as shown on Exhibit B, in the  
4 Office of the County Recorder of Riverside County, California, and transmit copies thereof to the Director  
5 of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside  
6 County.

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**EXHIBIT A**  
**CHUCKWALLA AGRICULTURAL PRESERVE NO. 3**  
**MAP NO. 629**  
**(NOTICE OF NON-RENEWAL)**

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

**LEGAL DESCRIPTION:**

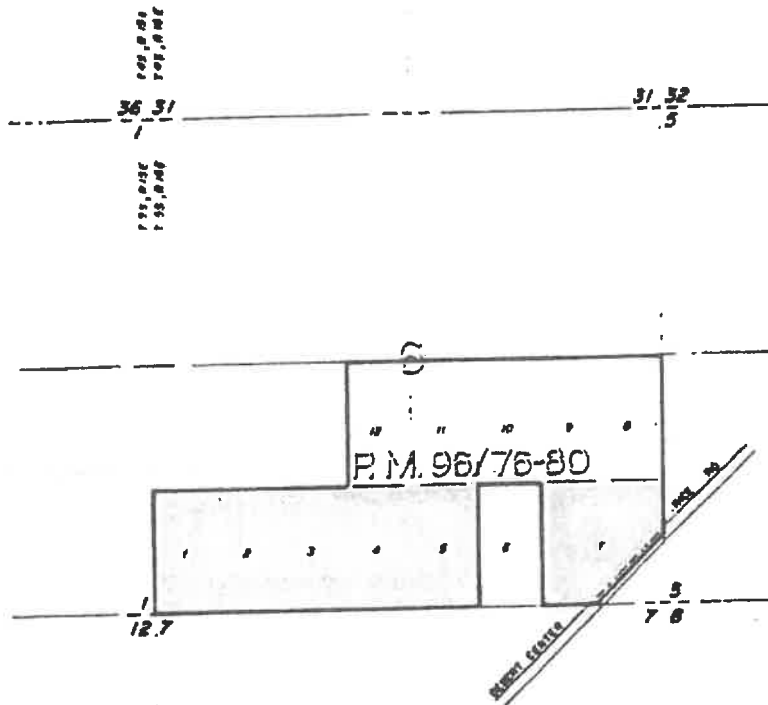
Parcels 1, 2, 3, 4, 5, and 7 of Parcel Map 16129 as per map recorded in Book 96, pages 76 through 80, inclusive, of Maps, Riverside County Records.

This Corporation Grant Deed is made and given subject to all encumbrances of record, including those covenants, conditions, and restrictions set forth in that certain Declaration of Restrictions recorded October 15, 1981, at Book 1981, Page 193789, Official Records of Riverside County, and that certain Supplemental Declaration of Covenants, Conditions and Restrictions recorded December 14, 1981, at Book 1981, Page 230049, Official Records of Riverside County, all of which by this reference are incorporated in this conveyance and made a part hereof as though set out in full.

<b>Assessor Parcel No.</b>	<b>Acres (net)</b>	<b>Owner</b>
811-270-001-4	20.07	Spindle Top Bayou Farm Inc
811-270-002-5	20.07	
811-270-003-6	20.07	
811-270-004-7	20.06	
811-270-005-8	20.06	
811-270-007-0	32.08	
<b>Total:</b>	<b>132.95</b>	

# MAP NO. 629 CHUCKWALLA AGRICULTURAL PRESERVE NO. 3

T. 5 S., R. 16 E.



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



**RESOLUTION NO. 2024-194**

**APPROVING AGRICULTURAL PRESERVE DIMINISHMENT NO. 230001**

**ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**

**DIMINISHMENT OF CHUCKWALLA**

**AGRICULTURAL PRESERVE NO. 2**

**(Government Code Section 51283.4)**

**WHEREAS**, the Chuckwalla Agricultural Preserve No. 2 was established on February 24, 1987, pursuant to Map No. 622 (“Agricultural Preserve”); and,

**WHEREAS**, the Agricultural Preserve is generally located northeast of Highway 177/Orion Road, north of Oasis Road, east of Kaiser Road, and south of Investor Avenue; and,

**WHEREAS**, the Agricultural Preserve was established with land comprised of 29 parcels totaling 578.73 acres, identified as Assessor Parcel Numbers 808-240-001, 808-240-005, 808-240-006, 808-240-007, 808-240-008, 808-240-009, 808-240-010, 808-240-011, 808-240-012, 808-240-013, 808-240-014, 808-240-015, 808-240-016, 808-250-001, 808-250-002, 808-250-003, 808-250-004, 808-250-005, 808-250-006, 808-250-007, 808-250-008, 808-250-009, 808-250-010, 808-250-011, 808-250-012, 808-250-013, 808-250-014, 808-250-015, 808-250-016; and,

**WHEREAS**, there have been no amendments to the Agricultural Preserve since the date of establishment; and,

**WHEREAS**, Jojoba Plantation Investors, Ltd, entered into an agreement with the County of Riverside pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) for land within the Agricultural Preserve, and which was recorded on March 9, 1987 as Instrument No. 64239 in the Office of the County Recorder of Riverside County, California, and which took effect on January 1, 1988 (“Land Conservation Contract”); and,

FURN APPROVED COUNTY COUNSEL  
BY: AARON C. GETTIS  
DATE: 6-21-24

1           **WHEREAS**, on November 18, 2015, the Sally Skinner Draskovich and Todd Culver  
2 Draskovich Revocable Living Trust (“Property Owner”) was granted ownership of property identified as  
3 Assessor’s Parcel Number 808-240-007 (“Property”), within the unincorporated area of the Riverside  
4 County, California, that is subject to the Land Conservation Contract, and which is within the Agricultural  
5 Preserve; and,

6  
7           **WHEREAS**, the ownership of Property by Property Owner is shown on the grant deed  
8 recorded as Instrument No. 2016-0028960, recorded in the Office of the County Recorder of Riverside  
9 County, California; and,

10           **WHEREAS**, the Property is further described in the exhibit which is attached hereto and  
11 incorporated herein by reference, and which contains the legal description of the Property; and,

12           **WHEREAS**, the area of the Property is 20.07 acres per County Assessor’s records; and,

13  
14           **WHEREAS**, on July 14, 2023, the Property Owner served a notice of non-renewal on the  
15 Land Conservation Contract on the County of Riverside, which was recorded on August 22, 2023, as  
16 Instrument No. 2023-0248703, in the Office of the County Recorder of Riverside County, California  
17 (“Notice of Non-Renewal); and,

18           **WHEREAS**, Agricultural Preserve Diminishment No. 230001 is Amendment No. 1 to the  
19 Agricultural Preserve and will amend the current Map No. 622 with Map No. 230001” as shown on Exhibit  
20 B, attached hereto and incorporated herein; and,

21  
22           **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules  
23 and Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been  
24 satisfied, including the preparation of an Environmental Impact Report; and,

25           **WHEREAS**, the purpose of the diminishment is to allow for the development of the Easley  
26 Renewable Energy Project, which is being authorized through Conditional Use Permit No. 220024, which  
27 is a proposal to construct, operate, maintain, and decommission an up to 390 megawatts (MW) solar power  
28

1 plant with up to a 650 MW battery energy storage system (BESS), an onsite electrical substation which  
2 would consist of the BESS area, operation & maintenance (O&M) building with 10 parking spaces,  
3 associated access roads, and generation-tie (gen-tie) line, a 500 kilovolt (kV) gen-tie line would mainly  
4 traverse BLM federal land and across into the Oberon Renewable Energy Project (BLM project) site, a  
5 Public Use Permit No. 230002 which would allow gen-ties crossings of roadways under County  
6 jurisdiction, including medium voltage collector line crossings of Investor Road, Bellsby Road, and  
7 Jojoba Road, and the 500 kV gen-tie line crossing of Orion Road, and Development Agreement No.  
8 2200016 consistent with the County's solar power plant program per Board of Supervisors Policy No. B-  
9 29 regarding solar power plants ("Alternative Land Use"); and,  
10

11 **WHEREAS**, according to the Natural Resource Conservation Service, the Soils Capability  
12 Classification as indicated in the USDA Soil Survey for Riverside County indicates Farmland Mapping &  
13 Monitoring Program the subject land is designated as Area Not Mapped which is an "area which falls  
14 outside of the NRCS soil survey and is not mapped by the FMMP;  
15

16 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section  
17 51283.4 of the Government Code, has been determined and certified by the Board of Supervisors to be  
18 \$45,125; and,  
19

20 **WHEREAS**, a duly-noticed public hearing was held on this matter by the Comprehensive  
21 Agricultural Technical Advisory Committee (CAPTAC) on October 5, 2023; and,  
22

23 **WHEREAS**, at said hearing, discussion of the request was held and no public comments  
24 were received; and,  
25

26 **WHEREAS**, after discussion of the characteristics of the property and the surrounding area,  
27 CAPTAC found the request consistent with the state and local regulations regarding agricultural preserves  
28 and land conservation contracts. CAPTAC determined that the evidence presented substantiated the  
required findings and recommended to the Board of Supervisors approval of the contract cancellation and  
agricultural preserve diminishment, by a vote of 3-0; and,

1           **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of  
2 Supervisors on August 27, 2024.

3           **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of  
4 Supervisors of the County of Riverside, State of California, in regular session assembled on August 27,  
5 2024, that:

- 6           1. The above recitals are incorporated herein by this reference.
- 7           2. The subject parcel affected by the proposed diminishment is included under the Land  
8 Conservation Contract.
- 9           3. Pursuant to the Notice of Non-Renewal, the Land Conservation Contract will expire on  
10 December 31, 2032 (Government Code section 51245 and Revenue and Taxation Code section  
11 426(c)).
- 12           4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of  
13 \$45,125.
- 14           5. The petition for cancellation and request for diminishment is authorized in conjunction with the  
15 approval of the Easley Renewable Energy Project pursuant to Conditional Use Permit No.  
16 220004, Public Use Permit No. 230002 and Development Agreement No. 2200016 and which  
17 constitutes the proposed Alternative Land Use for the area of diminishment.
- 18           6. The Alternative Land Use is consistent with the Riverside County General Plan, as the Easley  
19 Renewable Energy Project may be authorized in the A-1-20 (Light Agriculture - 20 Acre  
20 Minimum) Zone with a conditional use permit and a public use permit.

21           **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

- 22           1. The cancellation is for land on which a Notice of Non-Renewal has been served.
- 23           2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as  
24 the Project will not affect the ability to use adjacent lands for agriculture and will remove only a  
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1 small portion, or approximately 3.5% (20.07 acres) of the total area (578.73 acres) of the  
2 Agricultural Preserve. There is currently no agriculture on the Property and minimal other  
3 agricultural operations (aquafarms) that would not be affected by the Easley Renewal Energy  
4 Project. The soils survey and lack of water availability indicate that this region is not well suited  
5 for agricultural uses in the future.

- 6
- 7 3. The cancellation is for an Alternative Land Use that is consistent with the applicable provisions  
8 of the Riverside County General Plan. The Property is designated as Agriculture and is located  
9 within the Desert Center Area Plan. The Easley Renewable Energy Project is a utility-scale solar  
10 photovoltaic electrical generating and battery energy storage facility, and associated  
11 infrastructure to generate, store, and deliver renewable electricity to the statewide electricity  
12 transmission grid. The zoning will remain as Light Agriculture – 20 Acre Minimum (A-1-20).  
13 The land use application includes requests pursuant to the Riverside County Land Use Ordinance  
14 No. 348, including Conditional Use Permit No. 220021 (Section 18.28), Development  
15 Agreement No. 2200016 (Section 18.26b.), Public Use Permit No. 230002 (Section 18.29.A.2).  
16 The proposed alternative use will be consistent with the Riverside County General Plan upon its  
17 approval by the County Board of Supervisors according to provisions of Ordinance 348.  
18
- 19 4. The cancellation will not result in a discontinuous pattern of urban development as the alternative  
20 use of land is for a project that is typically in a rural area and not in an urban area. The Easley  
21 Renewable Energy Project will not increase the long-term population of the area. The  
22 construction phase will involve construction workers and the operational phase will involve  
23 maintenance staff, but due to the large area of the overall project (appx. 3,685 acres of land) the  
24 number  
25 of workers will not be consistent with an urban environment. The low profile of the structures is  
26 compatible with the rural and open space nature of the surrounding area. The surrounding area  
27 has existing solar development or recently approved solar projects.  
28

1 5. There is no proximate noncontracted land which is both available and suitable for the use to which  
2 it is proposed the contracted land be put. The Easley Renewable Energy Project requires a large  
3 area of contiguous land which is available in this area. There are other large scale uses in the area,  
4 including other existing and proposed utility-scale solar farms, which would not allow for the use  
5 to be located elsewhere. The project requires a location near transmission lines and infrastructure  
6 which is present in this area. Public lands within the Project area include lands designated as  
7 Development Focus Area (DFA) by the Desert Renewable Energy Conservation Plan (DRECP)  
8 and have been targeted for renewable energy development.  
9

10 6. Therefore, based on the above, the proposed cancellation is consistent with the purposes of the  
11 Land Conservation Act of 1965 (Government Code section 51282 (a) (1)), and as a result, the  
12 Board of Supervisors may grant the proposed diminishment.  
13

14 7. The Board of Supervisors has considered the Environmental Impact Report and, based thereon,  
15 determined that the proposed diminishment of the Agricultural Preserve will not have a  
16 significant adverse impact upon the environment.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall  
18 comply with the following conditions prior to issuance of a Certificate of Final Cancellation with respect  
19 to the Property as outlined in Government Code Section 51283.4:  
20

- 21 1. The cancellation fee of \$45,125 shall be paid; and,
- 22 2. All conditions necessary for the County to issue grading permits for Conditional Use Permit No.  
23 220021, Development Agreement No. 2200016, Public Use Permit No. 230002 shall have been  
24 met; and,
- 25 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
26 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the  
27 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination  
28

1 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause to  
2 be executed and recorded a Certificate of Final Cancellation with respect to the Land  
3 Conservation Contract.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that upon fulfillment of all of  
5 the conditions, the landowners will be entitled to a Certificate of Final Cancellation that provides as follows:  
6

- 7 1. Chuckwalla Agricultural Preserve No. 2, Map No. 622 is further amended by Map No. 230001,  
8 deleting therefrom the area shown and described in Exhibit A, attached hereto; being on file in  
9 the Office of the Clerk of the Board.
- 10 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land  
11 referenced in the petition for cancellation of the aforementioned property owner, thereby  
12 removing from the effect of said contract the real property in the County of Riverside, State of  
13 California, described in Exhibit A attached hereto.  
14

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the  
16 cancellation fee of \$45,125 is not paid within one year following the recordation of this Certificate of  
17 Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section  
18 51283.4(a), and the applicable landowner shall be required to pay the applicable portion of the recomputed  
19 fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.  
20

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the  
22 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use  
23 if the Board finds that such amendment is consistent with the findings made pursuant to Government Code  
24 Section 51282.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board  
26 shall file and record copies of this resolution, Property description as shown in Exhibit A and Map No. 108,  
27 Chuckwalla Agricultural Preserve No. 2, as amended by Map No. 230001, as shown on Exhibit A, in the  
28

1 Office of the County Recorder of Riverside County, California, and transmit copies thereof to the Director  
2 of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside  
3 County.  
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**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:

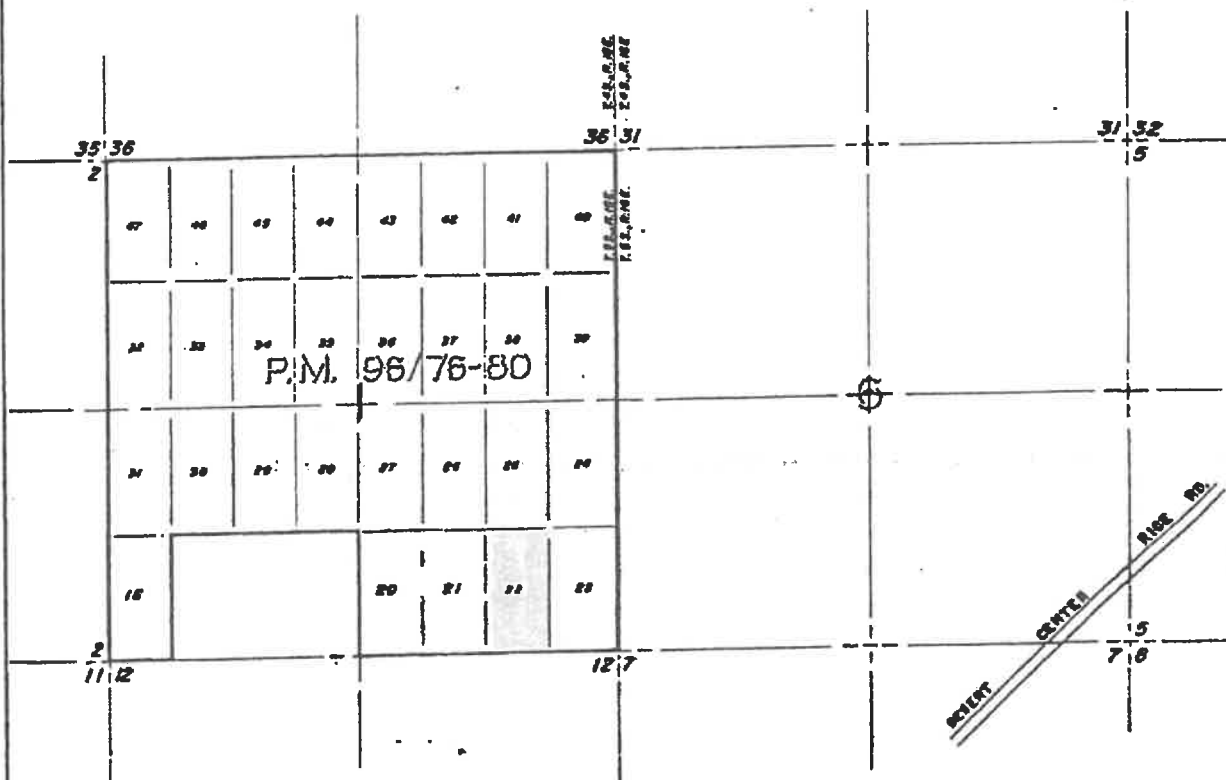
An easement and right-of-way for water line purposes, and all appurtenances thereto, over, under, along, through, and across a strip of land being 12 feet wide, 6 feet on each side of any water lines (excepting therefrom the small drip irrigation feeder lines commonly known as "tapes") located on the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

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

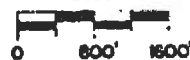
6460

# MAP NO. 622 CHUCKWALLA AGRICULTURAL PRESERVE NO. 2

T. 5 S., R. 15 E.



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



RIVERSIDE

COUNTY

PLANNING

COMMISSION

MATTHEW JENNINGS  
*County of Riverside Treasurer - Tax Collector*

**Giovane Pizano**  
*Assistant Treasurer*



**Melissa Johnson**  
*Assistant Tax Collector*

June 16, 2025

Spindle Top Bayou Farm, Inc  
P.O. Box 642  
Brenham, TX 77834

Re: Receipt of Agricultural Preserve Cancellation Valuation Chuckwalla Number 3, Parcel Number(s) 811270001, 811270002, 811270003, 811270004, 811270005 & 811270007

Dear Spindle Top Bayou Farm, Inc,

Please accept this as confirmation that the Office of the Treasurer-Tax Collector has received \$297,875.00 from you for the Agricultural Preserve Cancellation Valuation Chuckwalla Number 3, Parcel Number(s) 811270001, 811270002, 811270003, 811270004, 811270005 & 811270007. The funds are deposited in the County Treasury. Attached is a copy of your check and a Treasury Certificate of Receipt, as proof that the funds have been deposited.

Should you have any questions or need additional information, please contact Desiree Taylor, Chief Deputy Treasurer-Tax Collector, at (951) 955-3859.

Sincerely,

  
Desiree Taylor  
Chief Deputy Treasurer-Tax Collector



# County of Riverside

## Treasury Cash Receipt

Report ID: RVARX081  
Run Date/Time: 06/11/2025 12:22:14 PM  
Page No: 1 of 1

Business Unit	Deposit ID	Approval Date	Approved By	Posted Date	Control Total
ACARC	40837	06/11/2025	E266366	06/11/2025	\$297,875.00

Treasurer's Signature: *Amy Villarreal* Date: 06/11/25

INTERSECT POWER, LLC  
9450 SW GEMINI DR.  
PMB #68743  
BEAVERTON, OR 97008

# Payment Attached

RIVERSIDE COUNTY  
COLLECTOR  
PO BOX 12005  
RIVERSIDE, CA 92502-2205

TREASURER - TAX

# \$297875.00

INVOICE NUMBER	INVOICE DATE	ORIG. AMOUNT	AMOUNT DUE	DISCOUNT APPLIED	CREDIT APPLIED	PAID AMOUNT
(CK)-05.09.25_Riverside2	05/09/2025	297875	297875	0	0	297875
Description: Riverside County Treasurer - Tax Collector - Agricultural Preserve Cancellation Valuation Case No. APD230002						
		297875	297875	0	0	297875

Intersect Power, LLC  
9450 SW Gemini Dr.  
PMB #68743  
Beaverton, OR 97008

HSBC BANK USA, N A  
Buffalo, NY  
0002/0220

Memo:

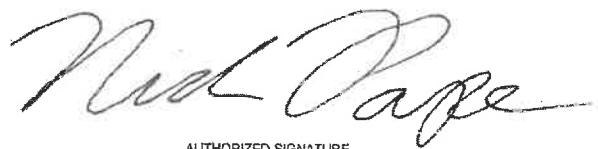
1100001191

Date:  
05/12/2025

Amount:  
\$297875.00

PAY: Two Hundred Ninety-seven Thousand Eight Hundred Seventy-five and 00/100\*\*\*\*\*

TO THE ORDER OF: Riverside County Treasurer - Tax Collector  
PO Box 12005  
Riverside, CA 92502-2205



AUTHORIZED SIGNATURE

911023348



PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

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

Website: [www.riversideacr.com](http://www.riversideacr.com)  
Portal: [www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

**NOTICE OF AGRICULTURE PRESERVE CANCELLATION VALUE**

October 12, 2023

Spindle Top Bayou Farm, Inc.  
P.O. Box 642  
Brenham, TX 77834

Dear Spindle Top Bayou Farm, Inc.,

Re: Agricultural Preserve Cancellation Valuation; Agricultural Preserve Diminishment  
(Case No. APD230002); Agricultural Preserve Chuckwalla Number 3, County of  
Riverside, California

In accordance with the Government Code Section 51283, notice is hereby given that a valuation was done by the Riverside County Assessor's Office to determine the cancellation value of an agricultural preserve parcel in the Chuckwalla Agricultural Preserve Number 3 (County of Riverside, CA). The effective date of this valuation was Oct. 05, 2023. Within 45 days of receiving this notice, the landowner or the California Department of Conservation (DOC) may request formal review from the County Assessor. The DOC or landowner shall submit to the Assessor and the other party the reasons for believing the valuation is not accurate and the additional information the requesting party believes may substantiate a recalculation of the property valuation.

Assessor's Parcel Numbers	Cancellation Value/Fee
811270001 (20.08 Acres)	\$361,500
811270002 (20.07 Acres)	\$361,000
811270003 (20.07 Acres)	\$361,000
811270004 (20.06 Acres)	\$361,000
811270005 (20.06 Acres)	\$361,000
811270007 (32.08 Acres)	\$577,500
Total	\$2,383,000

Cancellation Fee @ 12.5% \$ 297,875

Sincerely,

Peter Aldana  
Assessor-Clerk-Recorder

*John E. O'Neil*  
By John E. O'Neil  
Supervising Appraiser

Agriculture Division  
CC: California Department of Conservation  
Cross Reference: APD230002



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

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

Website: [www.riversideacr.com](http://www.riversideacr.com)  
Portal: [www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

**ADDENDUM: Payment Instructions**

To remit payment of the cancellation penalty, please provide a copy of the "Notice of Agriculture Preserve Cancellation Value" along with the payment to the Riverside County Treasurer. The payment may be remitted in person directly to the following address:

Riverside County Treasurer  
4080 Lemon St., 4<sup>th</sup> Fl.  
Riverside, CA 92501

Or mailed to the following address:

Riverside County Treasurer  
P.O. Box 12005  
Riverside, CA 92502-2205

Please make checks payable to:

Riverside County Treasurer

Provide proof of payment to the applicable planning department for which the cancellation application was filed for the Final Cancellation to receive the department's Board of Supervisors' or City Council's approval.

MATTHEW JENNINGS  
*County of Riverside Treasurer - Tax Collector*

**Giovane Pizano**  
*Assistant Treasurer*



**Melissa Johnson**  
*Assistant Tax Collector*

May 29, 2025

Todd Culver, Sally Skinner and John Steven Draskovich  
2201 Whyte Park Ave  
Walnut, CA 94595

Re: Receipt of Deposit for Agricultural Preserve Diminishment Chuckwalla Number 2, Parcel Number 808240007

Dear Todd Culver, Sally Skinner and John Steven Draskovich,

Please accept this as confirmation that the Office of the Treasurer-Tax Collector has received \$45,125.00 from you for the Agricultural Preserve Diminishment Chuckwalla Number 2, Parcel Number 808240007. The funds are deposited in the County Treasury. Attached is a copy of your check and a Treasury Certificate of Receipt, as proof that the funds have been deposited.

Should you have any questions or need additional information, please contact Desiree Taylor, Chief Deputy Treasurer-Tax Collector, at (951) 955-3859.

Sincerely,

A handwritten signature in blue ink, appearing to read "D Taylor", is written over the printed name.

Desiree Taylor  
Chief Deputy Treasurer-Tax Collector



# County of Riverside

## Treasury Cash Receipt

Report ID: RVARX081  
Run Date/Time: 05/21/2025 10:47:08 AM  
Page No: 1 of 1

Business Unit	Deposit ID	Approval Date	Approved By	Posted Date	Control Total
ACARC	40740	05/21/2025	E228106	05/21/2025	\$45,125.00

Treasurer's Signature: Michelle Bryant August Date: 05/21/25

INTERSECT POWER, LLC  
9450 SW GEMINI DR.  
PMB #68743  
BEAVERTON, OR 97008

# Payment Attached

# 1100001192

May 12 2025

## \$45125.00

Memo:

Note:

RIVERSIDE COUNTY TREASURER - TAX COLLECTOR  
PO BOX 12005  
RIVERSIDE, CA 92502-2205

INVOICE NUMBER	INVOICE DATE	ORIG. AMOUNT	AMOUNT DUE	DISCOUNT APPLIED	CREDIT APPLIED	PAID AMOUNT
(CK)-05.09.25_Riverside.1	05/09/2025	45125	45125	0	0	45125
Description: Riverside County Treasurer - Tax Collector - Agricultural Preserve Cancellation Valuation Case No. APD230001						
		45125	45125	0	0	45125

## ACARC

Intersect Power, LLC  
9450 SW Gemini Dr.  
PMB #68743  
Beaverton, OR 97008

TCR  
40740

HSBC BANK USA, N.A.  
Buffalo, NY  
0002/0220

Memo:

1100001192

Date:  
05/12/2025

Amount:  
\$45125.00

PAY: Forty-five Thousand One Hundred Twenty-five and 00/100\*\*\*\*\*

TO THE ORDER OF: Riverside County Treasurer - Tax Collector  
PO Box 12005  
Riverside, CA 92502-2205



AUTHORIZED SIGNATURE

1100001192 02200020 911023348



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

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

Website: [www.riversideacr.com](http://www.riversideacr.com)  
Portal: [www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

**NOTICE OF AGRICULTURE PRESERVE CANCELLATION VALUE**

October 12, 2023

Todd Culver Draskovich  
Sally Skinner Draskovich  
John Steven Draskovich  
2201 Whyte Park Ave.  
Walnut, CA 94595

Dear Todd; Sally, & John Draskovich,

Re: Agricultural Preserve Cancellation Valuation; Agricultural Preserve Diminishment  
(Case No. APD230001); Agricultural Preserve Chuckwalla Number 2, County of  
Riverside, California

In accordance with the Government Code Section 51283, notice is hereby given that a valuation was done by the Riverside County Assessor's Office to determine the cancellation value of an agricultural preserve parcel in the Chuckwalla Agricultural Preserve Number 2 (County of Riverside, CA). The effective date of this valuation was Oct. 05, 2023. Within 45 days of receiving this notice, the landowner or the California Department of Conservation (DOC) may request formal review from the County Assessor. The DOC or landowner shall submit to the Assessor and the other party the reasons for believing the valuation is not accurate and the additional information the requesting party believes may substantiate a recalculation of the property valuation.

Assessor's Parcel Number	Cancellation Value/Fee
808240007 (20.07 Acres)	<u>\$361,000</u>
Total	\$361,000
Cancellation Fee @ 12.5%	\$ 45,125

Sincerely,

Peter Aldana  
Assessor-Clerk-Recorder

*John E. O'Neil*  
By John E. O'Neil  
Supervising Appraiser  
Agriculture Division

CC: California Department of Conservation



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

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

Website: [www.riversideacr.com](http://www.riversideacr.com)  
Portal: [www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

Cross Reference: APD230001

**ADDENDUM: Payment Instructions**

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Riverside, CA 92501

Or mailed to the following address:

Riverside County Treasurer  
P.O. Box 12005  
Riverside, CA 92502-2205

Please make checks payable to:

Riverside County Treasurer

Provide proof of payment to the applicable planning department for which the cancellation application was filed for the Final Cancellation to receive the department's Board of Supervisors' or City Council's approval.