



COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC) AGENDA

<https://planning.rctlma.org>

4080 Lemon Street
12th Floor
Riverside, CA 92501

John Hildebrand
Planning Director
(951) 955-3200

October 5, 2023

10:00 AM

County Administrative Center

The COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC), meeting will be conducted by teleconference and at the place of hearing, as listed above. Information on how to participate or speak remotely is available by contacting the Project Planner Andrew Svitek at (951) 955-8514 or email at: asvitek@rivco.org. Any person wishing to comment on an agenda item may submit their comments in writing by mail, email, or by phone. All comments/ correspondence received prior to the meeting and during the meeting will be retained for the official record. Additional information is available on the Planning Department website <https://planning.rctlma.org>.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Project Planner Andrew Svitek by phone at (951) 955-8514 or by email at asvitek@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting.

1. **[Agricultural Preserve Diminishment \(APD\) No. 230001](#)** (Diminishment/Cancellation of Contract)
Applicant: IP Easley, LLC
Subject Property: 808-240-007 (20.07 acres) Agricultural
Use: Vacant and uncultivated
Alternative Use: Utility-scale solar photovoltaic electrical generating and storage facility and associated infrastructure
Current Zoning: A-1-20 (Light Agriculture–20 Acre Min.), an agricultural zone per Ord 348, Sec 21.3b. Related Cases: Conditional Use Permit No. 220021, Development Agreement No. 2200016, Public Use Permit No. 230002
Agricultural Preserve: Chuckwalla Agricultural Preserve No. 2, established by Map No. 622
2. **[Agricultural Preserve Diminishment \(APD\) No. 230002](#)** (Diminishment/Cancellation of Contract)
Applicant: IP Easley, LLC
Subject Property: 811-270-001 (20.08 acres), 811-270-002 (20.07 acres), 811-270-003 (20.07 acres), 811-270-004 (20.06 acres), 811-270-005 (20.06 acres), 870-270-007 (20.06 acres), for a total of 120.4 acres.
Agricultural Use: Vacant and uncultivated
Alternative Use: Utility-scale solar photovoltaic electrical generating and storage facility and associated infrastructure.
Current Zoning: A-1-10 (Light Agriculture–20 Acre Min.), an agricultural zone per Ord 348, Sec 21.3b. Related Cases: Conditional Use Permit No. 220021, Development Agreement No. 2200016, Public Use Permit No. 230002
Agricultural Preserve: Chuckwalla Agricultural Preserve No. 3, established by Map No. 629

3. [**Agricultural Preserve Diminishment \(APD\) No. 230003**](#) (Diminishment/Cancellation of Contract)
Applicant: IP Easley, LLC
Subject Property: 808-023-018 (70.00 acres) Agricultural
Use: Vacant and uncultivated
Alternative Use: Utility-scale solar photovoltaic electrical generating and storage facility and associated infrastructure
Zoning: A-1-20 (Light Agriculture–20 Acre Min.), an agricultural zone per Ord 348, Sec 21.3b. Related Cases: Conditional Use Permit No. 220021, Development Agreement No. 2200016, Public Use Permit No. 230002
Agricultural Preserve: Chuckwalla Agricultural Preserve No. 1 established by Map No. 588

4. [**Agricultural Preserve Diminishment \(APD\) No. 220001**](#) (Diminishment/Cancellation of Contract)
Applicant: Ron Gilliland (Lost Ranch Winery)
Subject Property: 942-030-007 (12.48 acres)
Agricultural Use: Vineyards (4.8 acres), remainder of property vacant and uncultivated
Alternative Use: Continued maintenance of vineyards and development of a proposed winery within the 1.54-acre non-contracted/diminished portion
Current Zoning: C/V-10 (Citrus Vineyard Zone – 10 Acre Minimum), proposed zone change to WC_W (Wine Country–Winery Zone), an agricultural zone per Ord 348, Sec 21.3b.
Agricultural Preserve: Rancho California Agricultural Preserve No. 7, established by Map No. 295 and last amended by Map No. 816.

5. [**Agricultural Preserve Diminishment \(APD\) No. 220002**](#) (Diminishment/Cancellation of Contract)
Applicant: Austin Vineyards, LLC
Subject Property: 942-030-011 (22.32 acres)
Agricultural Use: Vineyards (17.75 acres), existing residence, remainder vacant and uncultivated Alternative Use: Continuation of vineyards and residence, development of a proposed winery within the 3.46-acre non-contracted/diminished portion
Current Zoning: WC-W (Wine County–Winery Zone), an agricultural zone per Ord 348, Sec 21.3b. Related Case: Plot Plan No. 210132
Agricultural Preserve: Rancho California Agricultural Preserve No. 7, established by Map No. 295 and last amended by Map No. 816.