



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MINUTE ORDER
COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL
ADVISORY COMMITTEE (CAPTAC) – JUNE 5, 2025
COUNTY ADMINISTRATIVE CENTER

1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

CALL TO ORDER: 2:00 p.m.

ROLL CALL: Members Present: Rudy Valencia, Dr. Chandra Richards, John E. O’Neil, Sarah Moore
Members Absent: Keir Thomas, Evan Olivas

1.0 CONSENT CALENDAR

NONE

2.0 PUBLIC HEARINGS CONTINUED

NONE

3.0 PUBLIC HEARINGS – NEW

3.1 **27951 CAPTAC STAFF REPORT – AGRICULTURE PRESERVE DIMINISHMENT (APD250002), AGRICULTURAL PRESERVE NON-RENEWAL NO. 240002 (APN240002)** — Applicant: Tommy Eckes, Pulte Homes– Representative: Mitch Adkison, Adkan Engineers – Second Supervisorial District – Lake Mathews District – Lake Mathews/Woodcrest Area Plan – Community Development: Medium Density Residential (CD:MDR); Rural Community: Low Density Residential (RC:LDR) – Location: North of El Sobrante Road, east of McAllister St. and west of Vista del Lago Dr. – 60.68 . Gross Acres – Zoning: Light Agriculture – 10-acre minimum/Agricultural Preserve One-Family Dwelling (R-1) – REQUEST: APD250002 would diminish 9.11 acres from the El Sobrante Agricultural Preserve. The APNs to be removed are APNs 270-160-022 and 270-160-024 from the Williamson Act Contract and remove APNs (not under contract but within the preserve) 270-160-018, -020, -021 and 023 from the El Sobrante Ag Preserve. APN240002 would wind down through a notice of nonrenewal APNs 270-160-022 and 270-160-024 from the Williamson Act Contract. RELATED CASES: TTM38910 to subdivide approximately 60.68 acres of vacant land into 128 single family residential detached lots located within the El Sobrante Policy Area and partially within El Sobrante Agricultural Preserve No. 1. CZ2400032 is a change of zone from Light Agriculture 10-acre minimum to One-Family Dwelling (R-1-10000). GPA240084 is to change the configuration of the land uses to match the site design layout, as parts of the site are mixed land use, the GPA is a technical change. Project APNs: 270-160-002, -003, -0018, -0020, -021, -022, -023, -024 – Project Planner: Jose Merlan at 951-955-0314 or via email at jmerlan@rivco.org.

CAPTAC Committee Actions:

Public Hearing: Closed

Motioned by Sarah Moore, 2nd by John E. O’Neil
By vote of 4-0 (Keir Thomas and Evan Olivas absent)

The CAPTAC Recommends that the Board of Supervisors take the following actions:

TENTATIVELY APPROVE Agricultural Preserve Diminishment and Cancellation Case No. APD250002.

4.0 PUBLIC COMMENTS

NONE

ADJOURNMENT: 2:20 P.M.