

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 16, 2009

**SUBJECT:** GENERAL PLAN AMENDMENT NO. 1051 – EA No. 41928 - Applicant: Robert S McCall - Engineer/Representative: Michael D. Reilly – Fourth Supervisorial District – South Palo Verde Zoning District – Palo Verde Valley Area Plan - Agriculture: Agriculture (AG) (10 AC min.) – Location: Northerly of Seeley, southerly of I-10, easterly of Keim Blvd – 20 Gross Acres – Zoning: Light Agriculture (A-1-10) Zone – REQUEST: The applicant proposes to amend the Eastern Coachella Valley Area Plan designation from “Agriculture: Agriculture” (AG:AG) (10 acre min.) to “Rural: Rural Residential” (R:RR) (5 acre min.) for an approximately 20-acre property. The project is located northerly of Seeley Avenue, southerly of I-10, and easterly of Keim Boulevard south of the city of Blythe, and southeasterly of the Palo Verde community. (Legislative)

**RECOMMENDED MOTION:** The Planning Department recommended approval; and,

**THE PLANNING COMMISSION UNANIMOUSLY RECOMMENDS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41928** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1051**, amending the Palo Verde Valley Area Plan from “Agriculture: Agriculture” (AG:AG) (10 acre min.) to “Rural: Rural Residential” (R:RR) (5 acre min.) in accordance with Exhibit 7, and the attached Planning Commission General Plan Amendment resolution; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors.

Ron Goldman  
Planning Director

RG:jd

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande  
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

**BACKGROUND:** GENERAL PLAN AMENDMENT NO. 1051 was heard and unanimously approved by the Planning Commission on November 19, 2008.

The Planning Commission identified the Airport Land Use Commission (ALUC) consistency finding as the primary basis for their decision, and noted that this property is changing use, but is not detracting from agriculture in the area, based upon looking at air photos.

The project has gone through the General Plan Initiation Process (GPIP) with the Planning Commission commenting on May 14, 2008, and the Board of Supervisors issuing an order to initiate on September 2, 2008. The general plan amendment involves a change from the Agriculture Foundation Component to the Rural Foundation Component.

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 19, 2008  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

I. **AGENDA ITEM 5.5: GENERAL PLAN AMENDMENT NO. 1051** – Intent to Adopt a Mitigated Negative Declaration- (AGRICULTURAL AMENDMENT) – Applicant: Robert S. McCall - Engineer/Representative: Michael D. Reilly – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan - Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – 20 Gross Acres – Location: Northerly of Seeley Avenue, southerly of I-10, and easterly of Keim Boulevard - Zoning: Light Agriculture, 10 Acre Minimum (A-1-10) – APN(s): 863-070-010. (Legislative)

II. **PROJECT DESCRIPTION**

The general plan amendment proposes to amend the Palo Verde Valley Area Plan designation from Agriculture: Agriculture (AG:AG) (10-Acre Minimum) to Rural: Rural Residential (R:RR) (5-Acre Minimum) for an approximate 20-acre property.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner, Judy Deertrack, at 760-863-8277 or e-mail [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org).

No one spoke in favor, neutral or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**  
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors:

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41928** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1051**, amending the Palo Verde Valley Area Plan from "Agriculture: Agriculture" (AG:AG) (10 acre min.) to "Rural: Rural Residential" (R:RR) (5 acre min.) in accordance with Exhibit 7, and the attached Planning Commission General Plan Amendment resolution; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors.

VI. **CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 7.2  
Area Plan: Palo Verde Valley  
Zoning District: South Palo Verde  
Supervisorial District: Fourth  
Project Planner: Judith E. Deertrack  
Planning Commission: November 19, 2008

General Plan Amendment No. 1051  
E.A. Number: 41928  
Applicant: Robert S. McCall  
Engineer/Rep.: Michael D. Reilly

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan from "Agriculture: Agriculture" (AG:AG) (10 acre min.) to "Rural: Rural Residential" (R:RR) (5 acre min.) for an approximately 20-acre property. The project is located northerly of Seeley Avenue, southerly of I-10, and easterly of Keim Boulevard south of the city of Blythe, and southeasterly of the Palo Verde community.

**ISSUES OF CONCERN:**

There are no issues of concern.

**SUMMARY OF FINDINGS:**

- |                                            |                                                                                                                                          |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing Land Use (Ex. #1):             | Vacant                                                                                                                                   |
| 2. Surrounding Land Use (Ex. #1):          | Agriculture to the North; Vacant Land in the adjoining parcels to the South and East; SFR to the West; Agriculture in the extended area. |
| 3. Existing Zoning (Ex. #2):               | A-1-10                                                                                                                                   |
| 4. Surrounding Zoning (Ex. #2):            | A-1-10 to the north, south, east, and west.                                                                                              |
| 5. Riverside County General Plan (Exh. #6) | Land Use: AG:AG (10 AC MIN.)                                                                                                             |
| 6. Project Data:                           | Total Acreage: 20                                                                                                                        |
| 7. Environmental Concerns:                 | Not applicable at this time                                                                                                              |

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41928** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO. 905**, amending the Palo Verde Valley Area Plan from "Agriculture: Agriculture" (AG:AG) (10 acre min.) to "Rural: Rural Residential" (R:RR) (5 acre min.) in accordance with Exhibit 7, and the attached Planning Commission General Plan Amendment resolution; pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

**CONCLUSIONS:**

1. The recommended change to the land use designation for the 20-acre property is in conformance with all elements of the Riverside County General Plan and the purpose and intent of the Palo Verde Valley Area Plan.

2. The public's health, safety and general welfare will be compatible with the recommended change in land use designation to Rural: Rural Residential (R:RR).
3. The proposed project is compatible with the present and future logical development of the area.
4. The proposed project will not have a significant effect on the environment.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is currently designated "Agriculture: Agriculture" on the Palo Verde Valley Area Plan.
2. The project site is surrounded by properties which are designated Agriculture to the north, east, south, and west.
3. Staff has recommended a change in land use designation from Agriculture: Agriculture (AG:AG) to Rural: Rural Residential (R:RR) because the terrain does not appear suitable to ongoing agricultural production from changes in elevations that affect 50% or more of the property on a relative small parcel of 20 acres, and the dry streambed habitat and terrain that makes agriculture production unsuitable.
4. The Riverside County Integrated Plan Land Use Designations-Zoning Consistency Guidelines find the proposed land use designation change of Rural: Rural Residential (R:RR) (5 ac/min) inconsistent with current zoning for A-1-10. Applicant will apply for a change of zone at the time he files his land use entitlement.
5. The project site is surrounded by properties, which are zoned A-1-10 to the north, east, south, and west.
6. The Riverside County Airport Land Use Commission will consider this project on November 13, 2008. Preliminary findings from the Airport Land Use Commission have found the project consistent with the Airport Land Use Plan for the Blythe Airport, Zone E.
7. The findings of the initial study performed pursuant to Environmental Assessment No. 41928 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, that there is no evidence that the project will have a potential for adverse effects on wildlife resources, and incorporated a mitigation monitoring/reporting program.
8. The California Department of Fish and Game issued a "CEQA Filing Fee No Effect Determination" and no payment of a CEQA filing fee for this agency is required.
9. The proposed GPA involves a change from the Agriculture Foundation Component to the Rural Foundation Component. Under the provisions of Ordinance 348.4573, the Board cannot authorize agricultural conversion of lands in excess of 7% from the base year of January 1, 2004. The total acreage of land converted within the Agricultural Foundation Component as of November 19,

2008, is well under the 7% base acreage figure, and does not impose a limitation to this request for conversion of agriculture lands.

10. Environmental Assessment No. 41928 found no areas of potentially significant impacts
11. The project is not located in the sphere of influence of any city. The City of Blythe city limits exist about one mile to the north. No comments have been received from the City in response to department transmittals.
12. The project has gone through the General Plan Initiation Process (GPIP) with the Planning Commission commenting on May 14, 2008, and the Board of Supervisors issuing an order to initiate on September 2, 2008.
13. The project is subject to the consultation requirements of Senate Bill 18. The Senate Bill 18 consultation period ended on September 17, 2008, with no requests for consultation.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letter in opposition or in favor of this project has been received. In addition to the regular notice of hearing publication newspapers (Desert Sun and Press Enterprise), the notice of hearing was also published in the Palo Verde Valley Times.
  2. The project site is not located within:
    - a. Fringe Toed Lizard sand source area, fee area, or preserve
    - b. Conservation area or fee area
    - c. General Plan overlay area
    - d. Redevelopment area
    - e. Agricultural preserve
    - f. Flood district
  3. The project site is located within:
    - a. The boundaries of the Palo Verde Valley Unified School District.
    - b. Farmland of local importance
  4. The project site is currently designated as Assessor's Parcel Number 863-070-010.
-

**RESOLUTION  
RECOMMENDING ADOPTION OF  
GENERAL PLAN AMENDMENT NO. 1051**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in La Quinta, California on November 19, 2008, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on November 19, 2008, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**CERTIFICATION** of the environmental document and **ADOPTION** of General Plan Amendment No. 1051 from "Agriculture" (AG:AG) (10 acre min.) to "Rural: Rural Residential" (R:RR) (5 acre min.) for an approximately 20-acre property.

Supervisor Wilson  
District 4  
Date Drawn: 4/22/08

# GPA01051 VICINITY MAP

Planner: Judy Deertrack  
Date: 7/9/08  
Vicinity Map



THIS MAP IS A PRELIMINARY MAP. IT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

## RIVERSIDE COUNTY PLANNING DEPARTMENT

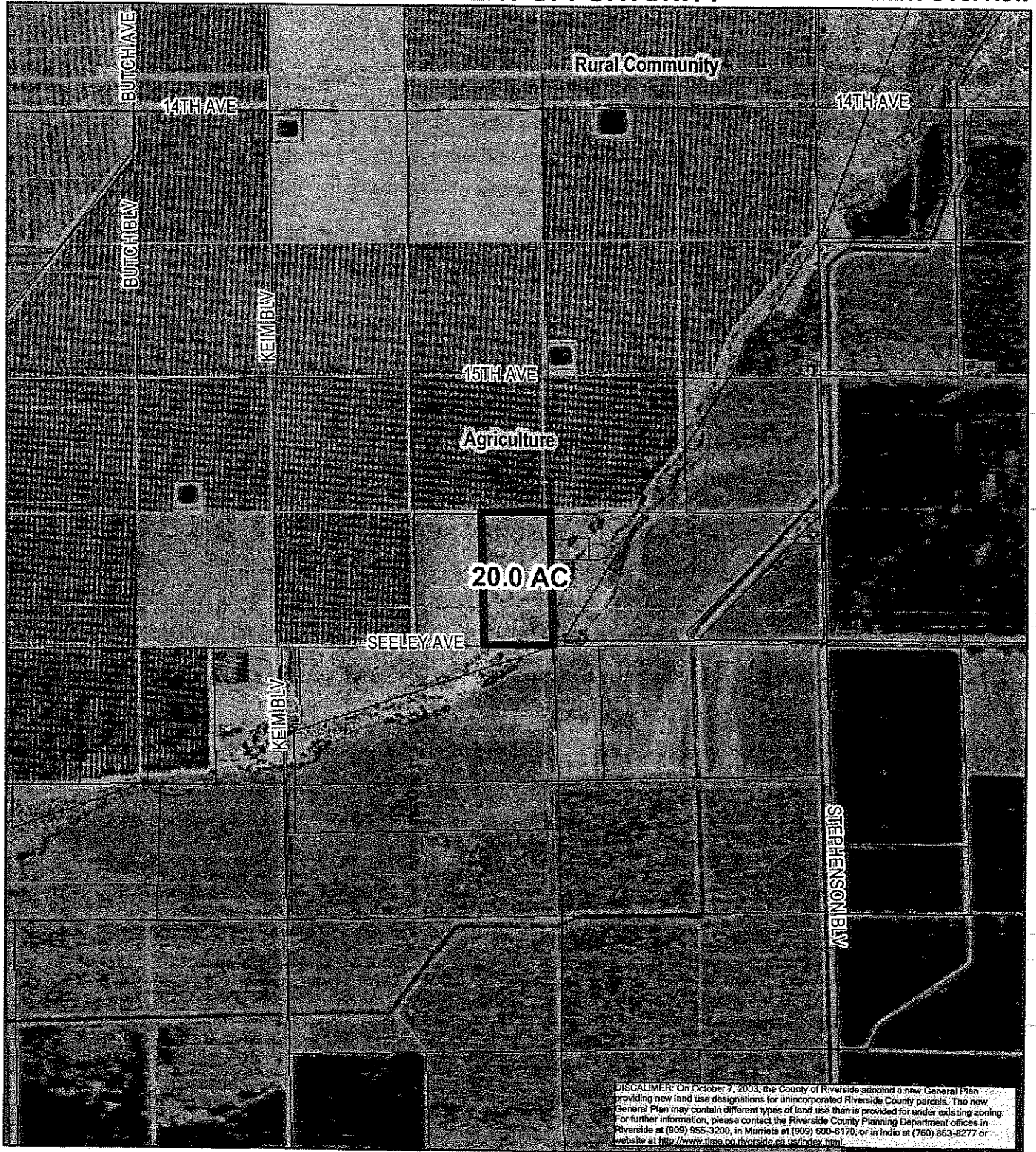
Zone: South Palo Verde  
Area: T7SR22E  
Township/Range: T7SR22E  
Section: 4

Assessors  
Bk. Pg. 863-07  
Thomas  
Bros. Pg. 392 B11



# GPA01051

## DEVELOPMENT OPPORTUNITY



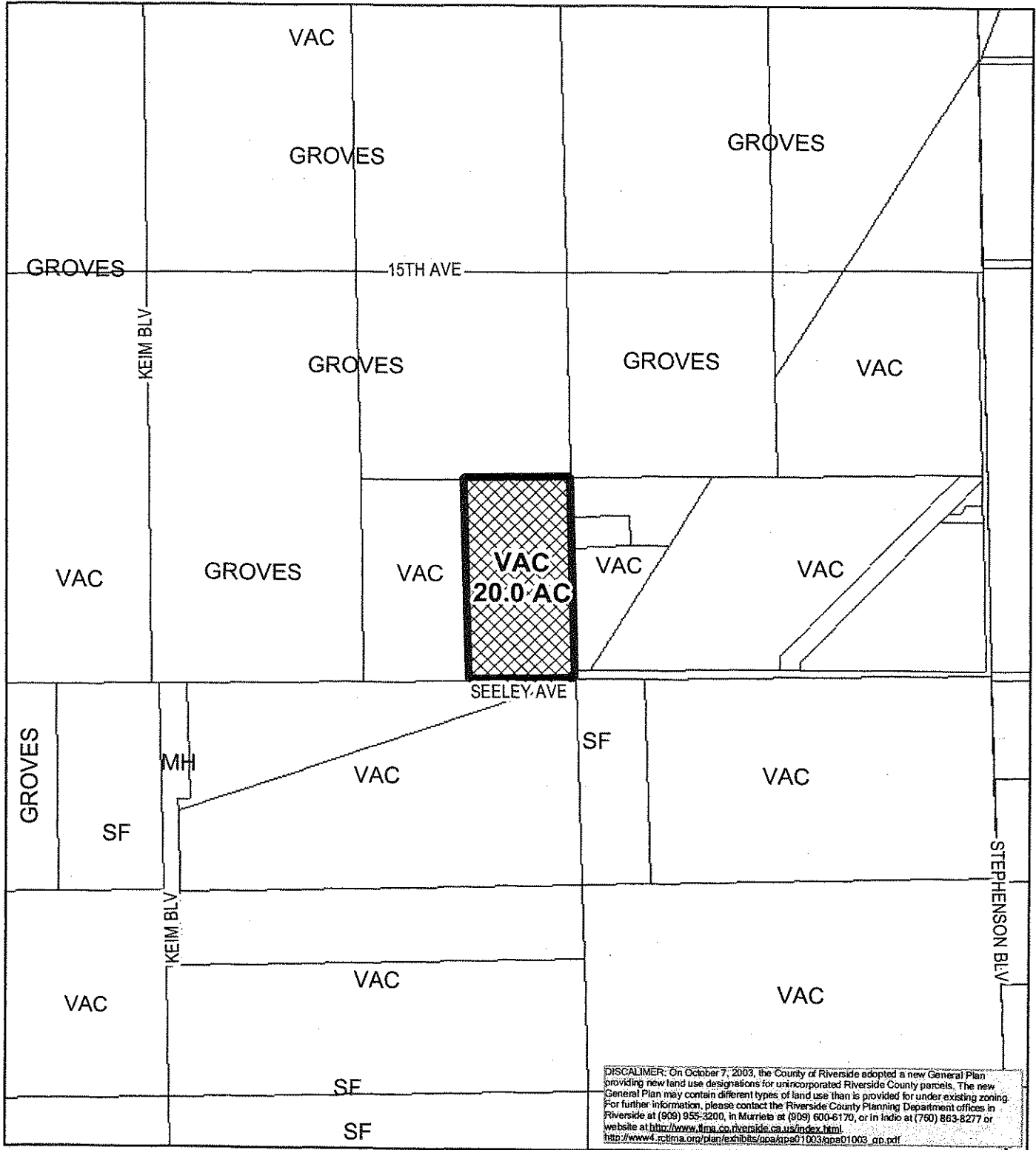
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.plm.co.riverside.ca.us/index.html>.

Area \_\_\_\_\_  
Plan: South Palo Verde  
Township/Range: T7SR22E  
Section: 4

### RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 863-07  
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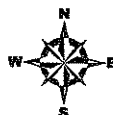




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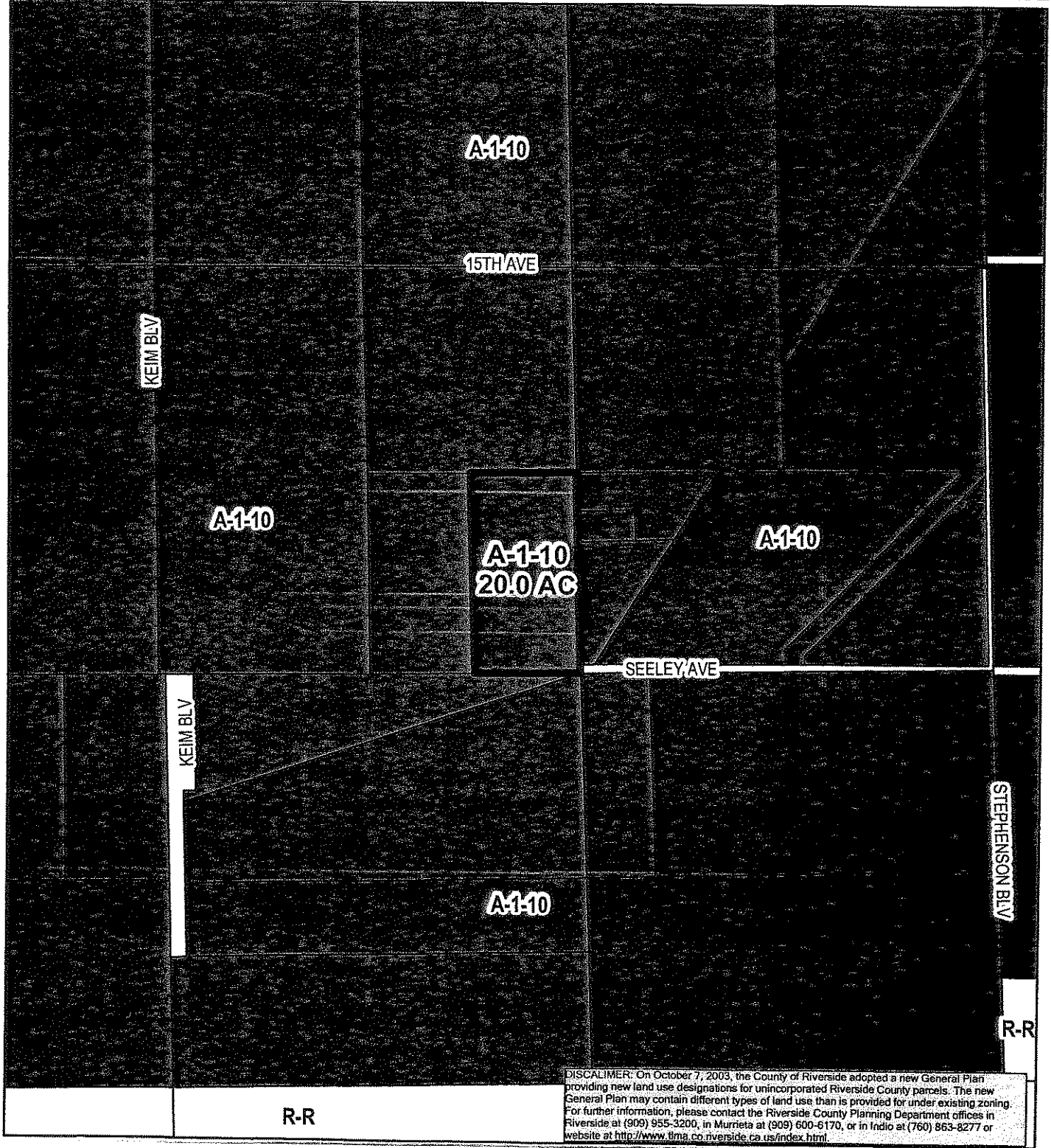
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 Area: South Palo Verde  
 Township/Range: T7SR22E  
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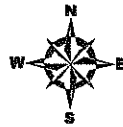


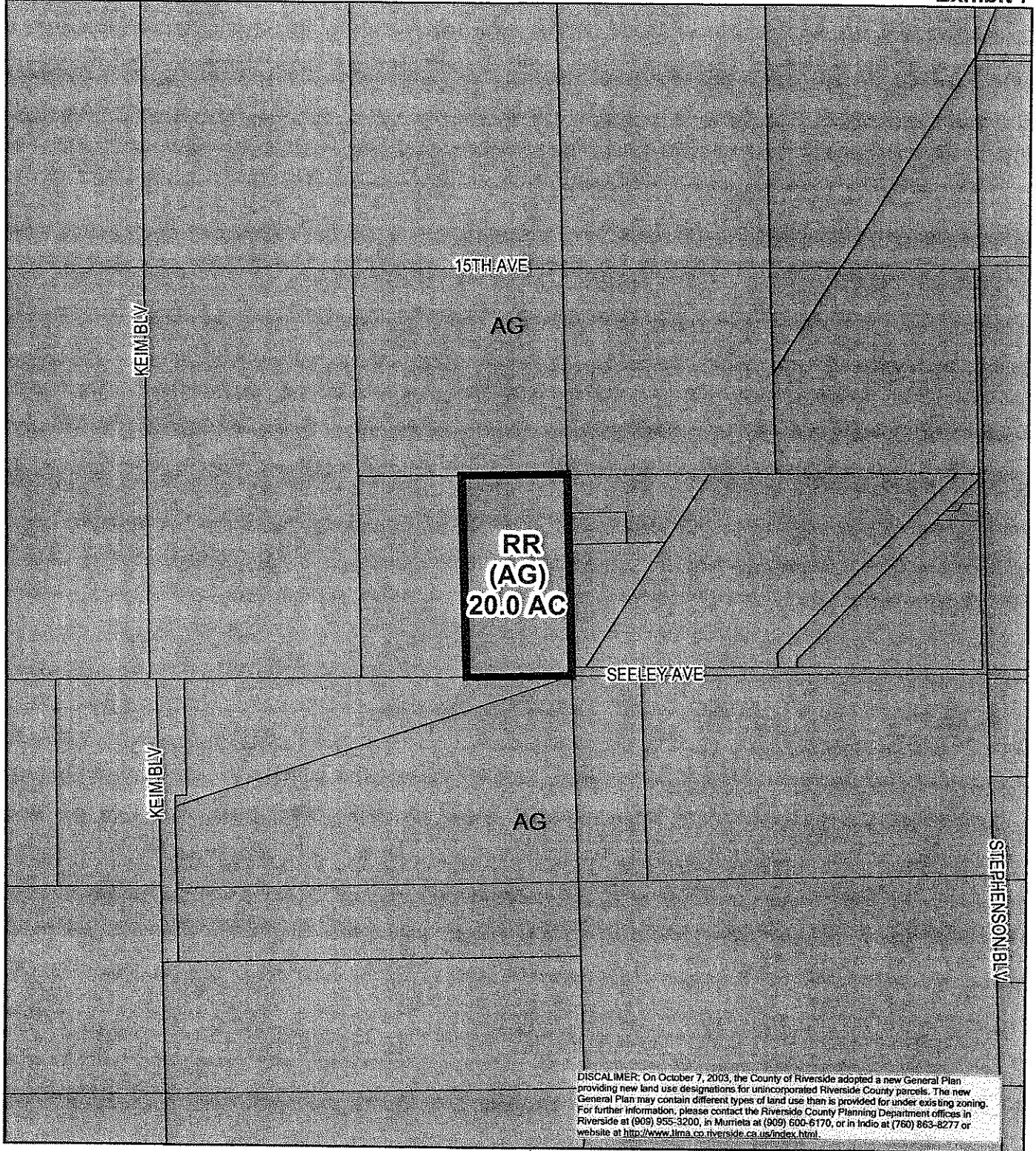


Zone  
Area: South Palo Verde  
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
Area: South Palo Verde  
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[http://www4.rcdima.org/plan/exhibits/gpa/gpa01003/gpa01003\\_pp.pdf](http://www4.rcdima.org/plan/exhibits/gpa/gpa01003/gpa01003_pp.pdf)

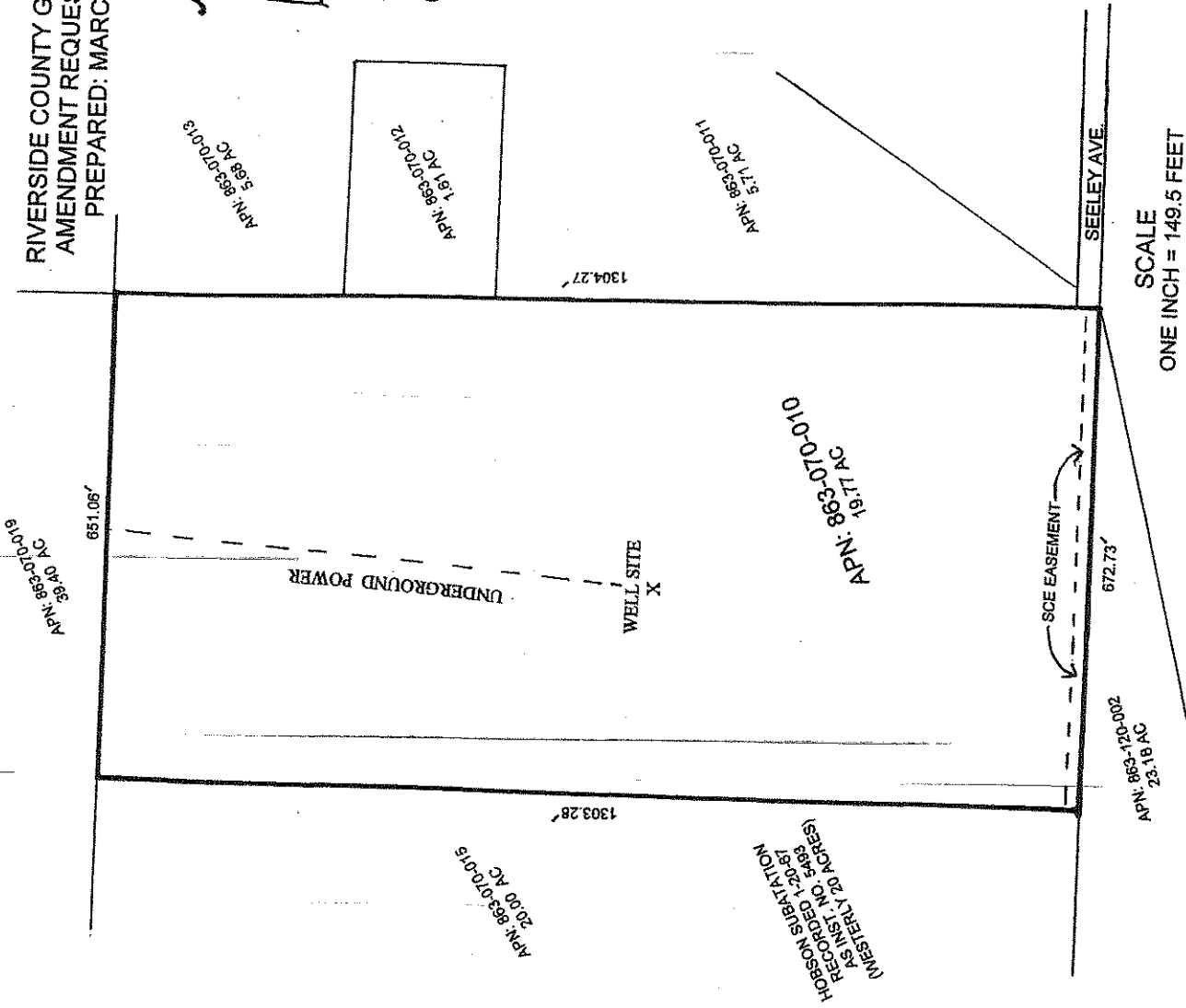
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Zone  
Area: South Palo Verde  
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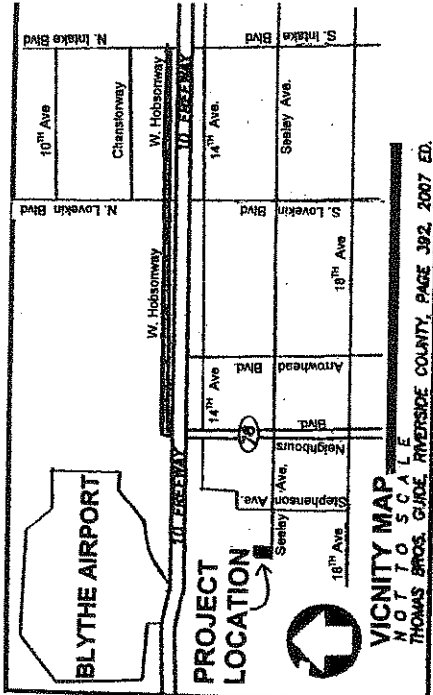


Assessors  
Bk. Pg. 863-07  
Thomas  
Bros. Pg. 392 B11

RIVERSIDE COUNTY GENERAL PLAN  
 AMENDMENT REQUEST SITE PLAN  
 PREPARED: MARCH 28, 2008



SCALE  
 ONE INCH = 149.5 FEET



**VICINITY MAP**  
 NOT TO SCALE  
 THOMAS BROS. GRADE, RIVERSIDE COUNTY, PAGE 392, 2007 ED.

**OWNER / APPLICANT / MAP PREPARER:**  
 Robert Stephen McCall  
 405 East Murphy Street  
 Blythe, CA 92225  
 760 922 4260 Cell 760 220 5850

**LEGAL DESCRIPTION:**  
 Tract 56, Section 4, Township 7 South, Range 22 East

**EXCEPTING THEREFROM** the Westerly 20 acres of Tract 56 of Section 4, Township 7 South, Range 22 East, San Bernardino Base and Meridian.

**ALSO EXCEPTING THEREFROM** an easement for the construction, Reconstruction, use, repair and maintenance of a roadway, in, on, over and Across that certain real property in said County and State, described as follows: The Southerly 20 feet of Tract 56 of Section 4, Township 7 South, Range 22 East, San Bernardino Base and Meridian.

**EXISTING GENERAL PLAN DESIGNATION:** AG

**PROPOSED GENERAL PLAN DESIGNATION:** EDR-RC

**AMENDMENT DESCRIPTION:**  
 Amend Palo Verde Valley Area Plan from Agricultural to Estate Density Residential - Rural Community on 19.77 acres (APN 863070010).

**IMPROVEMENTS:**

There are no existing structures. Electrical power and the original ten inch, one hundred fifty foot deep cased well established in 1959 are the only improvements. Underground power was re-established to the well site under county permit no. 900189 issued Aug. 19, 1999.

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41928  
**Project Case Type (s) and Number(s):** General Plan Amendment No. 1051  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 38686 El Cerrito Road, Palm Desert, California 92211  
**Contact Person:** Judith Deertrack, Project Planner  
**Telephone Number:** 760-863-8277  
**Applicant's Name:** Robert S. McCall  
**Applicant's Address:** 406 East Murphy Street, Blythe, California 92225

### I. PROJECT INFORMATION

**A. Project Description:** The project proposes to amend the General Plan's Palo Verde Valley Area Plan from "Agriculture" (AG:AG) (10 acre min.) to "Rural: Rural Residential" (R:RR) (5 acre min.) for an approximately 20-acre property.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 19.77 gross acres

Residential Acres: 19.77	Lots: 4	Units: Unknown	Projected No. of Residents: Unk.
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

**D. Assessor's Parcel No(s):** 863-070-010

**E. Street References:** The project site is located northerly of Seeley Avenue at its westerly point of termination as a developed street, southerly of I-10, and easterly of Keim Boulevard, southwest of the City of Blythe.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Tract 56, Section 4, Township 7 South, Range 22 East, SBBM.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant, native desert land, with one existing single family residence on the parcel immediately east of the project. The surrounding land use is agriculture to the north, vacant land in the adjoining parcels to the south, west, and east, and agriculture in the extended area. An old streambed intersects approximately 1/2 to 1/3 of the property in a line running northeast to southwest across the parcel, with elevation changes from approximately 213 feet to 338 feet. The southern boundary of the City of Blythe lies approximately 1 1/2 miles northeast of the project.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

**1. Land Use:** The Riverside County General Plan Land Use Element functions as a land use guide for future development in the County, and designates the general distribution, general location, and extent of land uses. The project is within the Palo Verde Valley Area Plan. The current land use is Agriculture (AG), with a zoning classification of A-1-10

(10 acre min.), and a request for general plan amendment to Rural: Rural Residential (R:RR) (5 AC min.). The proposed project was reviewed through the general plan initiation process by the Riverside County Planning Commission on May 14, 2008, with a comment that adoption of an order initiating proceedings for General Plan Amendment No. 1051 would be appropriate for Rural: Rural Residential (R:RR) (5 acre min.) The general plan amendment was initiated by the Board of Supervisors on September 2, 2008. The general plan amendment is a stand-alone request for a change in land use designation, and is not accompanied by an application for land use entitlement or change of zone.

**B. General Plan Area Plan(s):** Palo Verde Valley

**C. Foundation Component(s):** Agriculture

**D. Land Use Designation(s):** Agriculture (AG)

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** Blythe Airport Influence Area (Zone E)

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The parcel lies within the South Palo Verde Zoning District Area; within the foundation and land use designation, Agriculture: Agriculture (AG:AG); and is sited approximately 1 ½ miles southwesterly from the southern boundary of the City of Blythe.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Light Agriculture (A-1-10) (10-acre minimum)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Light Agriculture (A-1-10) to the north, west, south, and east.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ( x ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- |                                                |                                                        |                                                             |
|------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics            | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality           | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources  | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Other                              |
| <input type="checkbox"/> Geology/Soils         | <input type="checkbox"/> Population/Housing            | <input type="checkbox"/> Mandatory Findings of Significance |

#### IV. DETERMINATION

On the basis of this initial evaluation:

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

*Judith E. Deertrack*  
Signature

October 20, 2008  
Date

Judith E. Deertrack  
Printed Name

For Ron Goldman, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AESTHETICS** Would the project

<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways", On-site Inspection  
Findings of Fact: The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources. The project is located approximately 1 1/2 miles southwesterly from the southern boundary of the City of Blythe in a predominantly agricultural area, with scattered single-family residences. Visual impacts would be generated by future development. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site.  
Mitigation: None required.  
Monitoring: None required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)  
Findings of Fact: According to the RCIP, the project site is located outside of the 45 mile perimeter of influence from the Mt. Palomar Observatory.  
Mitigation: None required.  
Monitoring: None required.

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<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required

Monitoring: None required

**AGRICULTURE RESOURCES** Would the project

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: The project is directly affected by agriculture programs and land use standards of the RCIP. The project site is designated as farmland of local importance, and does not lie within an agricultural preserve. The project is located approximately 100 feet from the southwest corner of the "Blythe 15" agricultural preserve established pursuant to the Williamson Act. This proposed project may cause development of non-agricultural uses within 300 feet of agriculturally zoned property.

The proposed general plan amendment would change the land use designation on the subject site from the Agriculture Foundation Component to the Rural Foundation Component. The general plan establishes Agriculture Foundation Amendment cycles in 2½ year increments. The first cycle began on January 1, 2004 and ended on June 30, 2006. The current amendment falls within the second cycle which began on June 1, 2006 and will end on December 31, 2008. Within each cycle, up to seven percent (7%) of all land designated as Agriculture may be changed to other Foundation and land use designations without additional review by the Agricultural Task Forces established for this purpose. The general plan divides the County into three areas subject to the 7% threshold: the Palo Verde Valley Area Plan, the Desert Center Area Plan, and the Eastern Desert Land Use Plan (i.e., Eastern County); the area covered by the Eastern Coachella Valley and Western Coachella Valley Area Plans (i.e., Coachella Valley); and, the area covered by all other Area Plans (i.e., Western County). The general plan establishes an Agricultural Task Force for each of these areas. The

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proposed amendment is located within the Eastern County. County records indicate that the proposed amendment will not exceed the seven percent (7%) threshold for this cycle within the Eastern County and so does not require additional review by the Agricultural Task Force.

The approximate 20-acre parcel subject to this request may no longer be viable for crops or agricultural uses, unlike other parcels in the surrounding vicinity. The original parcel size of 40 acres was reduced to 20 acres in 1966 when the Southern California Edison acquired the westerly 20 acres of the original 40-acre parcel. Approximately 50% of the remaining twenty acres has an elevation change of approximately 125 feet from east to west in less than 650 feet because the property lies on the bank of a stream tributary originally part of the Colorado River.

Mitigation: None required.

Monitoring: None required.

**AIR QUALITY** Would the project

**5. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application. At the time of land use entitlement, the applicant will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. The project is located within the administrative boundary of the Mojave Desert Air Quality Management District.

Mitigation: None required.

Monitoring: None required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Project Application Description

Findings of Fact: The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will not result in adverse impacts on MSHCP-listed plant or animal species. U.S Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required.

Monitoring: None required.

**CULTURAL RESOURCES** Would the project

**7. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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Code of Regulations, Section 15064.5?

Source: GIS Aerial Photos, Riverside County General Plan Figure OS-7 "Historical"

Findings of Fact: The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application. The site is currently vacant. Aerial photographs show an absence of any structures or other features that could be deemed as significant historic resources. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: None required.

Monitoring: None required.

**8. Archaeological Resources**

- |                                                                                                                                                      |                          |                          |                          |                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site.                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area?                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS Aerial Photos; Riverside County General Plan Figure OS-6 "Archaeological Sensitivity"

Findings of Fact: The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application. No historic, prehistoric sites or isolated artifacts were detected from the aerial surveys of the project site. Future construction and earth disturbance shall need to comply with the conditions of approval as mitigation to any archaeological impacts. In the event of an accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, State Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code Section 5097.98.

Mitigation: None required.

Monitoring: None required.

**9. Paleontological Resources**

- |                                                                                                           |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|-----------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: GIS database; Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: Paleontological sensitivity is undetermined for this area. The project area is underlain by sedimentary rocks for which literature and unpublished studies are not available. These areas must be inspected by a field survey. The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

The site has an elevation change of approximately 125 feet from east to west in less than 650 feet because the property lies on the bank of a stream tributary originally part of the Colorado River. No unique geological feature exists within the project boundaries other than the gradation of lands created from the adjoining dry streambed.

Mitigation: None required.

Monitoring: None required.

**GEOLOGY AND SOILS** Would the project

**10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database  
Findings of Fact: The project does not lie within a fault zone, nor is it within 1/2 mile of a fault. The project site is not within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. A general plan amendment changing the current land use and zoning from Agriculture: Agriculture (10 AC/MIN.) to Rural: Rural Residential (5 AC/MIN.) on an approximate 20-acre parcel will allow for four parcels instead of two. Agriculture and Rural land use designations share similar intensities of use, and would result in a less than significant risk given the relatively small parcel size.

Mitigation: None required

Monitoring: None required

**11. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database  
Findings of Fact: No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

The project is located within an area that varies from low to a very high Liquefaction Potential Zone and is susceptible to subsidence. The high liquefaction area appears to be roughly correlated with the elevation changes and topography associated with the dry streambed cutting diagonally southwest across the lower 1/3 of the parcel. Under a general plan amendment that allows five-acre minimum parcels, the two lower parcels adjoining Seeley Avenue would particularly be subject to high liquefaction.

Mitigation: None required.

Monitoring: None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-18 "Ground Shaking," GIS database

Findings of Fact: There are no active or potentially active faults that traverse the site. The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required

Monitoring: None required

**13. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GIS database

Findings of Fact: No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application. The project site may be amenable to landslide, collapse, or rockfall hazards in the areas subject to very high liquefaction, particularly where the streambed topography results in elevation changes of approximately 125 feet over a ground area of 650 feet. Future development of the area will be conditioned to avoid hazard areas under the County's general plan standards.

Mitigation: None required.

Monitoring: None required.

**14. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: RCIP, Resolution No. 94-125, GIS database

Findings of Fact: Land subsidence occurs when large amounts of ground water have been withdrawn from certain types of rocks, such as fine-grained sediments. The rock compacts because the water is partly responsible for holding the ground up. When the water is withdrawn, the rocks fall in on itself. The project area is susceptible to subsidence. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: GIS database

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard as no standing water body is located on the project site.

Mitigation: None required

Monitoring: None required

**16. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800 Scale Slope Maps, GIS database, Project Materials

Findings of Fact: The project topography is affected by a dry streambed that intersects the parcel in a southwesterly direction along the lower 1/3 section. The site elevation varies approximately 125 feet from east to west in less than 650 feet. The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required

Monitoring: None required

**17. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, GIS database

Findings of Fact: The soils underlying the site are undetermined, and are underlain by sedimentary rocks for which literature and unpublished studies are not available. The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required

Monitoring: None required

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, GIS database

Findings of Fact: A streambed is located on or adjacent to the project site, intersecting the parcel in a southwesterly direction along the lower 1/3 section. The site elevation varies approximately 125 feet

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from east to west in less than 650 feet. The change to a five-acre minimum parcel size under Rural:Rural Residential may increase the likelihood that construction will occur in areas with elevation changes. The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required

Monitoring: None required

**19. Wind Erosion and Blowsand from project either on or off site.**

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project does not impact erosion issues since the general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required.

Monitoring: None required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Description

Findings of Fact: The project does not impact hazards and hazardous materials since the general plan amendment does not involve grading or construction.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>21. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database  
Findings of Fact: The project site is located within Airport Zone E of the Blythe Airport Influence Area, and is within the area of significant safety concern of, or is otherwise affected by, the Blythe Airport. The land use compatibility criterion for Airport Zone E has no density limitations. Additionally, residential dwellings are permissible in Airport Zone E. The applicant's general plan amendment is consistent with the Blythe Airport Land Use Compatibility Plan (BLALUCP) Zone E criteria. The project will require review by the Airport Land Use Commission (ALUC), or appropriate staff. An ALUC hearing is scheduled for November 13, 2008. No project proposing physical development of the land is proposed in conjunction with the general plan amendment.  
Mitigation: Compliance with conditions of approval on file in LMS, including 5 .PLANNING. 2 - ALUC Review / Approvals.  
Monitoring: None required.

<b>22. Hazardous Fire Area</b>				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database  
Findings of Fact: The project is not located within a High Fire Area identified by Ordinance No. 546.  
Mitigation: None required  
Monitoring: None required

<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. Water Quality Impacts</b>				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Exhibit A Map for General Plan Amendment No. 01051

Findings of Fact: The project is within the Palo Verde Irrigation District (PVID). The original ten inch, one-hundred fifty foot (150') deep cased well established in 1959 is the only water improvement. Underground power was re-established to the well site under County Permit No. 900189, issued August 19, 1999. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required.

Monitoring: None required.

#### 24. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database

Findings of Fact: The project is not in a flood district, and Flood Plain (Zone A - 100 Year) is not required. The general plan amendment was reviewed and approved by the Riverside County Flood Control District. No project proposing physical development of the land is proposed in conjunction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required.

Monitoring: None required.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Description

Findings of Fact: General Plan Amendment No. 1051 is a stand-alone application and proposes to amend the project site's general plan land use designation from Agriculture: Agriculture (AG:AG) (10-acre minimum) to Rural: Rural Residential (R:RR) (5-acre minimum) for an approximately 20-acre property. Properties to the north, west, south, and east are designated Agriculture: Agriculture (AG:AG). Land parcels north of the project site are in active agricultural production. The parcels that directly adjoin the project on the west, south, and east are vacant and are not in agricultural production, possibly from the restrictions of the streambed drainage channel that runs through the project site, and also impacts the neighboring parcels. There is one single-family residence on the parcel directly west of the project site, on the lot closest to Seeley Avenue. The extended area north, west, south, and east, is in active agricultural production. The community of Blythe is approximately 1 1/2 miles north-northeast of the project. Interstate 10 and State Highway 78 are about 1 1/2 miles north and east of the project site, respectively, and are zoned Estate Density Residential (2 AC/MIN) along the roadway. The project site is not within a city sphere of influence. The project site is designated Agriculture (AG) by the Land Use Allocation Map of the Palo Verde Valley Area Plan. This project is not within a conservation area.

The general plan amendment would result in an increase of land use intensity on an approximate twenty-acre parcel from its current ten-acre minimum to a five-acre minimum, which would allow the possibility of two extra lots. The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required.

Monitoring: None required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source: Riverside County General Plan Land Use Element, Staff review, GIS database  
Findings of Fact: The project site is designated Agriculture:Agriculture (AG:AG) (10-acre minimum) and is proposed to be changed through a general plan amendment to Rural: Rural Residential (5-acre minimum). The project site and surrounding parcels to the north, west, south and east are currently zoned A-1-10.

The project and its eventual entitlements must comply with general plan land use compatibility policies, including, but not limited to the following, which applies to properties designated within the Rural Residential land use designations on the area plan land use maps:

LU 17.1 Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23); LU 17.2 Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3); LU 17.3 Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3); LU 17.4 Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. While lot sizes may vary, the overall project density must not exceed that of the underlying land use designation unless associated with an incentive program; LU 17.5 Encourage parcel consolidation. (AI 29)

The project would be conditionally compatible with proposed surrounding land uses due to the application of the Guidelines and land use concepts. Both Agriculture land uses and Rural Residential land uses allow for single-family residential, and similar light agriculture, animal husbandry, farm animals, agricultural mobile homes for farm workers, farm labor camps, and other light agriculture land uses. The primary difference in land use would be intensity of use through a reduction of the minimum parcel size from a ten-acre minimum to five-acre minimum, which would result in insignificant impacts from a relatively small parcel size of 20 acres. Agricultural production on the parcel may be infeasible because the original parcel size was reduced from 40 acres to 20 acres upon sale of the western 1/2 portion to Southern California Edison for an air quality monitoring station that was not built. Approximately 1/2 to 1/3 of the remaining project site is constrained by elevation changes and rough topography within a dry streambed tributary of the Colorado River that cuts diagonally across the property in a southwesterly direction. However, farming operations on the property will not be prohibited by the recommended Rural Residential classification.

The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required.  
Monitoring: None required.

**MINERAL RESOURCES** Would the project

27. Mineral Resources      
 a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required

Monitoring: None required

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**28. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The project site is located within the Blythe Airport Influence Area, in the Blythe Zone E Airport Compatibility Zone. An ALUC hearing is scheduled for November 13, 2008. The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application. The size of the potential future parcels on overall density is compatible with airport noise standards.

Mitigation: None required.

Monitoring: None required.

**29. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

Findings of Fact: The project would not be affected by railroad noise. No project proposing physical development of the land is proposed in conjunction with the general plan amendment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required  
Monitoring: None required

**30. Highway Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: The project is not influenced by highway noise issues as identified in the RCIP as the project site is approximately 1 1/2 miles from the nearest highway.

Mitigation: None required  
Monitoring: None required

**31. Other Noise**

NA  A  B  C  D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: None required  
Monitoring: None required

**32. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required.  
Monitoring: None required.

**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: The proposed project will reduce the minimum lot size on a twenty-acre parcel from a ten-acre minimum under Agriculture Land Use to a five-acre minimum under Rural Land Use. This may result in two additional lots. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Housing impacts would be minimal considering the relatively small parcel size.

Mitigation: None required

Monitoring: None required

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: No project proposing physical development of the land is proposed in conjunction with the general plan amendment. This project represents future development which will have some impacts to fire protection services, and payment of development mitigation fees pursuant to Ordinance No. 659, will off-set any possible impacts.

Mitigation: None required

Monitoring: None required

**35. Sheriff Services**

Source: RCIP

Findings of Fact: No project proposing physical development of the land is proposed in conjunction with the general plan amendment. This project represents future development which will have some impacts to sheriff services, and payment of development mitigation fees pursuant to Ordinance No. 659, will off-set any possible impacts.

Mitigation: None required

Monitoring: None required

**36. Schools**

Source: Desert Sands Unified School District correspondence, GIS database

Findings of Fact: The requirements of state law provide for the mechanism for mitigation of school service impacts. The payment of school fees at the time of future development has been provided for with this approval action.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required  
Monitoring: None required

**37. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: No project proposing physical development of the land is proposed in conjunction with the general plan amendment. This project represents future development which will have some impacts to library services, and payment of development mitigation fees pursuant to Ordinance No. 659, will off-set any possible impacts.

Mitigation: None required  
Monitoring: None required

**38. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: No project proposing physical development of the land is proposed in conjunction with the general plan amendment. This project represents future development which will have some impacts to health services, and payment of development mitigation fees pursuant to Ordinance No. 659, will off-set any possible impacts.

Mitigation: None required  
Monitoring: None required

**RECREATION**

**39. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) ~~Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?~~

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land -- Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact: The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required.  
Monitoring: None required.

**40. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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amendment. This project represents future development which may have impacts to recreational trails, and payment of development mitigation fees pursuant to Ordinance No. 659, will off-set any possible impacts.

Mitigation: None required.

Monitoring: None required.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application. This project represents future development which will have some impacts to transportation, and payment of development mitigation fees pursuant to Ordinance No. 659, will off-set any possible impacts. Access to the project site is provided by Seeley Avenue, which abuts the southern property boundary of the project.

Mitigation: None required.

Monitoring: None required.

**42. Bike Trails**

Source: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: None required

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**UTILITY AND SERVICE SYSTEMS** Would the project

<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review  
Findings of Fact: The project is not impacted by domestic water issues since the general plan amendment does not involve grading or construction.  
Mitigation: None required.  
Monitoring: None required.

<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review  
Findings of Fact: The project is not impacted by domestic sewer issues since the general plan amendment does not involve grading or construction.  
Mitigation: None required.  
Monitoring: None required.

<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP  
Findings of Fact: The project does not impact solid waste issues since the general plan amendment does not involve grading or construction.  
Mitigation: None required.  
Monitoring: None required.

<b>46. Utilities</b>				
a) Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The general plan amendment does not involve grading or construction. No project proposing physical development of the land is proposed in conjunction with the general plan amendment. Any future physical development will be evaluated for environmental impact at the time of the appropriate land permit application.

Mitigation: None required

Monitoring: None required

#### MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

Findings of Fact: The project as proposed would not impact Aesthetics, Agriculture, Air Quality, Cultural Resources, Geology/Soils, Land Use/ Planning, Noise, and Recreation. These items are discussed individually elsewhere in this initial study.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not applicable

RCIP: Riverside County Integrated Project  
Riverside County Land Information System (RCLIS)

AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY



RECEIVED

NOV 18 2008

Riverside County  
Planning Department  
Desert Office

CHAIR  
Simon Housman  
Rancho Mirage

November 13, 2008

VICE CHAIRMAN  
Rod Ballance  
Riverside

Ms. Judy Deertrack  
Riverside County Planning Department  
38-686 El Cerrito Road  
Palm Desert CA 92211

COMMISSIONERS

STOP # 4035

Arthur Butler  
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Robin Lowe  
Hemet

File No.: ZAP1004BL08  
Related File No.: GPA 01051 (General Plan Amendment)  
Assessor's Parcel No.: 863-070-010

John Lyon  
Riverside

Glen Holmes  
Hemet

Dear Ms. Deertrack:

Melanie Fesmire  
Indio

On November 13, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project (amending the land use designation of the above-referenced parcel from Agriculture to Rural Residential) **CONSISTENT** with the 2004 Blythe Airport Land Use Compatibility Plan.

STAFF

Director  
Ed Cooper

If you have any questions, please contact Brenda Ramirez, Airport Land Use Commission staff planner, at (951) 955-0549.

John Guerin  
Brenda Ramirez  
Barbara Santos

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

County Administrative Center  
4080 Lemon St., 9<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-6132

  
Edward C. Cooper, Director

[www.rcaluc.org](http://www.rcaluc.org)

JJGG:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff  
Robert S. McCall  
Blythe Airport (Attn.: Charles Hull, Airport Manager)  
Riverside County EDA -- Indio office - Aviation Division (Attn.: Daryl Shippy)

Y:\ALUC\Blythe\ZAP1004BL08.LTR.doc

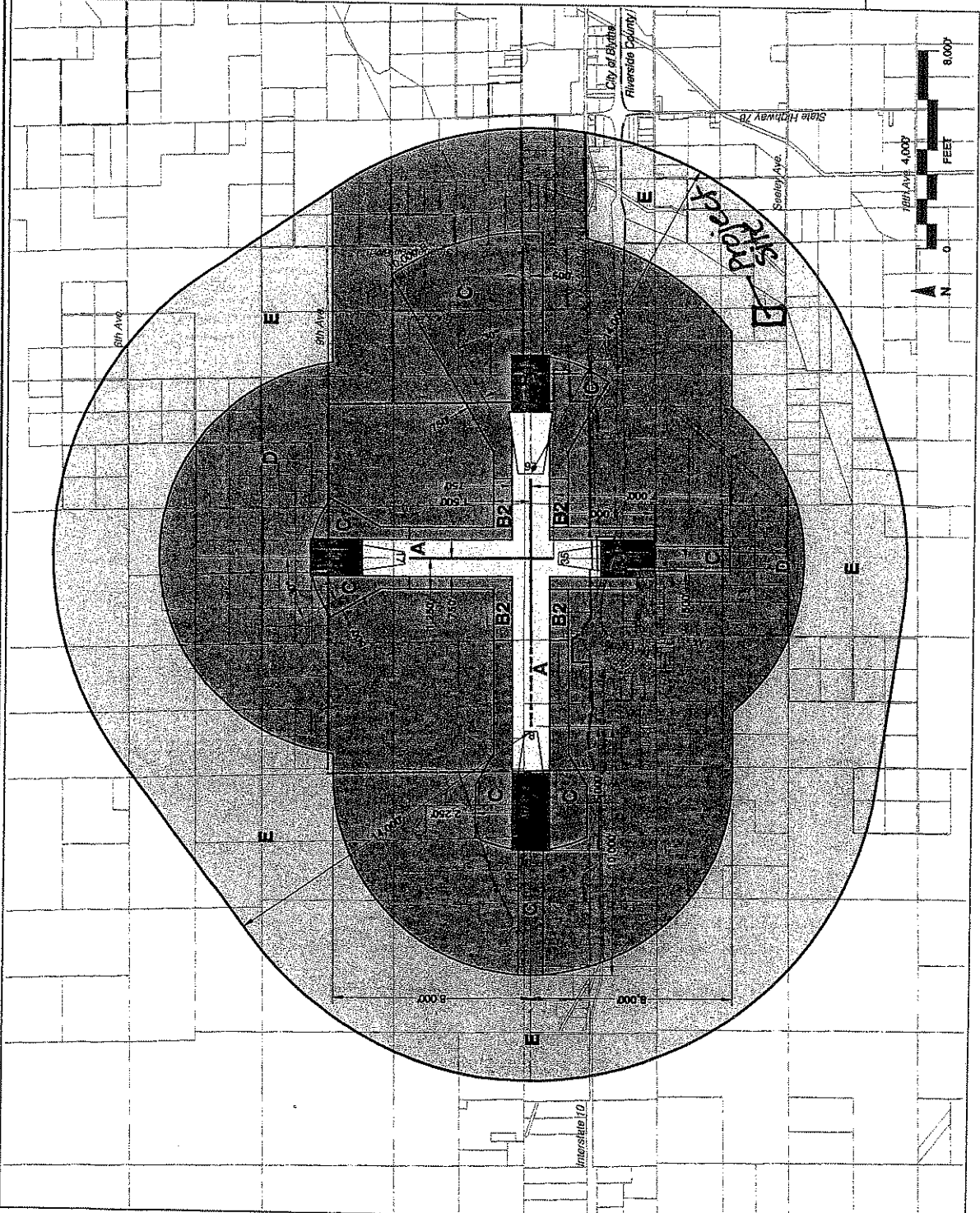
# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

**Legend**

- Compatibility Zones**
- Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- Airport Influence Area Boundary
  - Airport Property Line
  - City Limits

**Note**  
 Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerline.  
 See Chapter 2, Table 2A for compatibility criteria associated with this map.



Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document  
 (Adopted October 2004)

Map BL-1

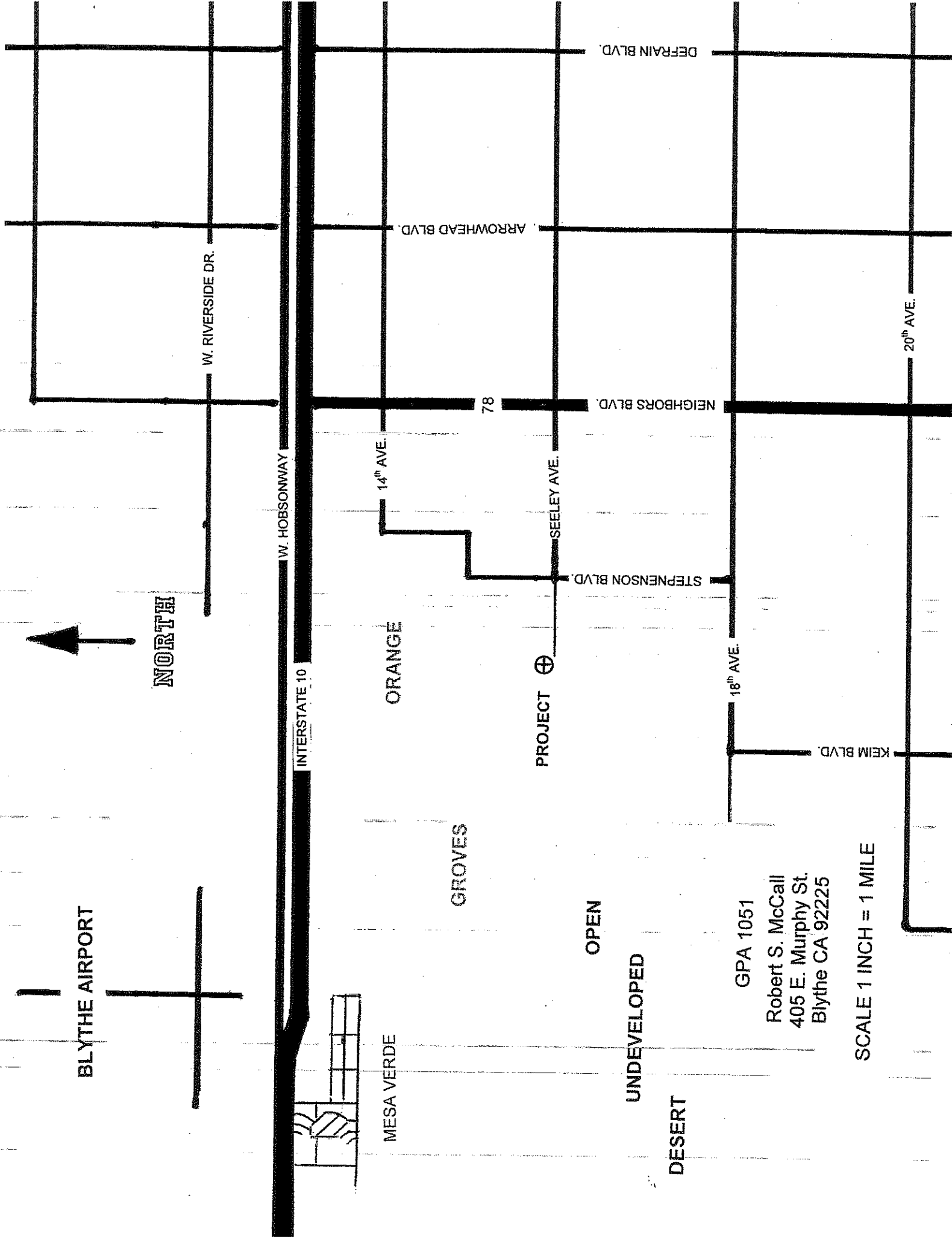
**Compatibility Map**  
 Blythe Airport



BLYTHE AIRPORT



NORTH



W. HOBSONWAY

INTERSTATE 10

W. RIVERSIDE DR.

14<sup>th</sup> AVE.

ORANGE

GROVES

78

PROJECT ⊕

SEELEY AVE.

STEPHENSON BLVD.

NEIGHBORS BLVD.

DEFFRAIN BLVD.

18<sup>th</sup> AVE.

KEIM BLVD.

20<sup>th</sup> AVE.

GPA 1051  
Robert S. McCall  
405 E. Murphy St.  
Blythe CA 92225

SCALE 1 INCH = 1 MILE

# RIVERSIDE COUNTY GIS



Selected parcel(s):  
863-070-010

## LEGEND

SELECTED PARCEL

PARCELS

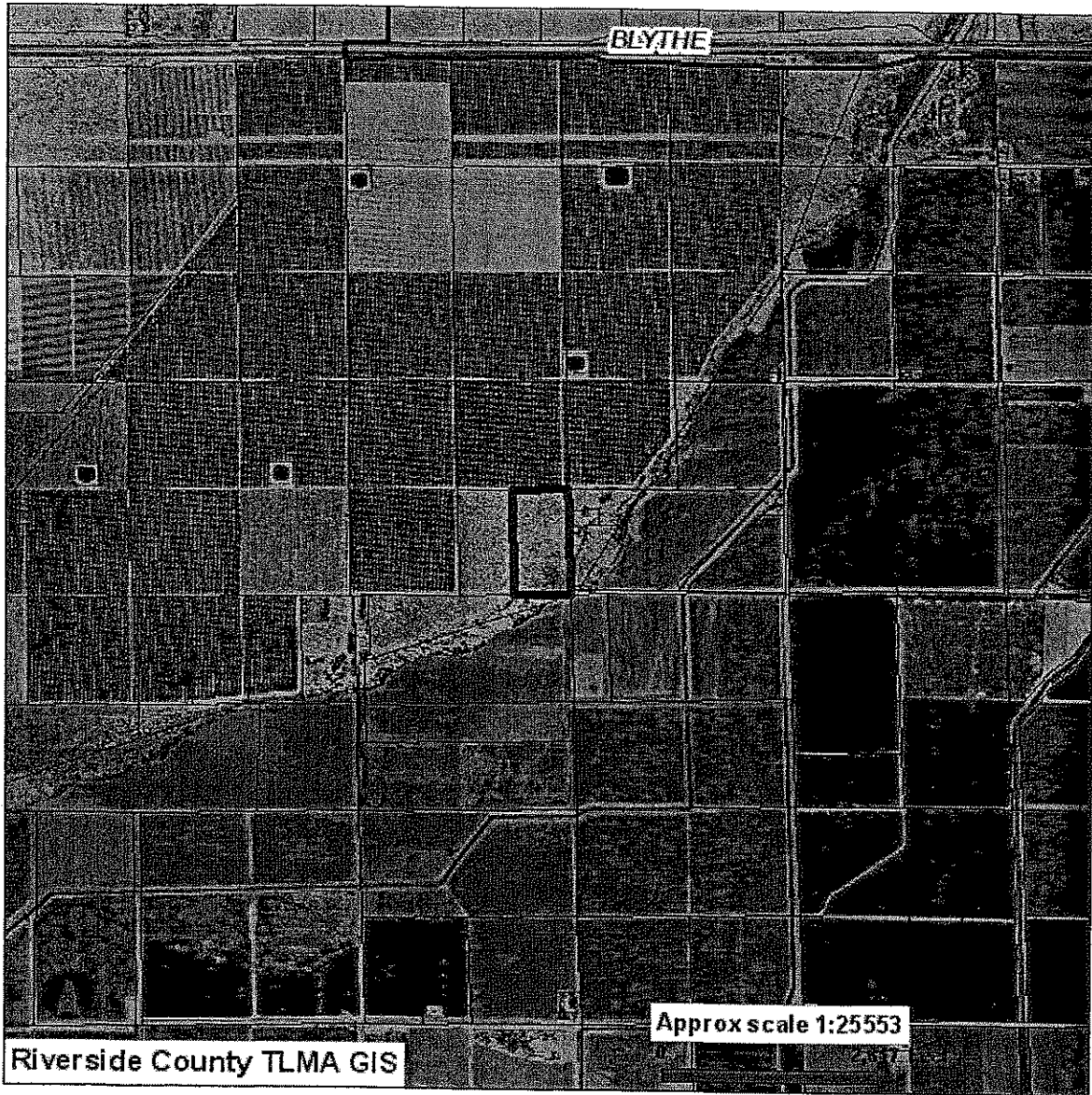
CITY BOUNDARY

### \*IMPORTANT\*

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Oct 29 09:39:02 2008

RIVERSIDE COUNTY GIS



Selected parcel(s):  
863-070-010

LEGEND

SELECTED PARCEL

PARCELS

CITY BOUNDARY

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REPORT PRINTED ON...Wed Oct 29 09:40:13 2008

RIVERSIDE COUNTY GIS



Selected parcel(s):  
863-070-010

LEGEND

SELECTED PARCEL

PARCELS

CITY BOUNDARY

**\*IMPORTANT\***

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PLANNING REPORT

APN(s): 863-070-010-3

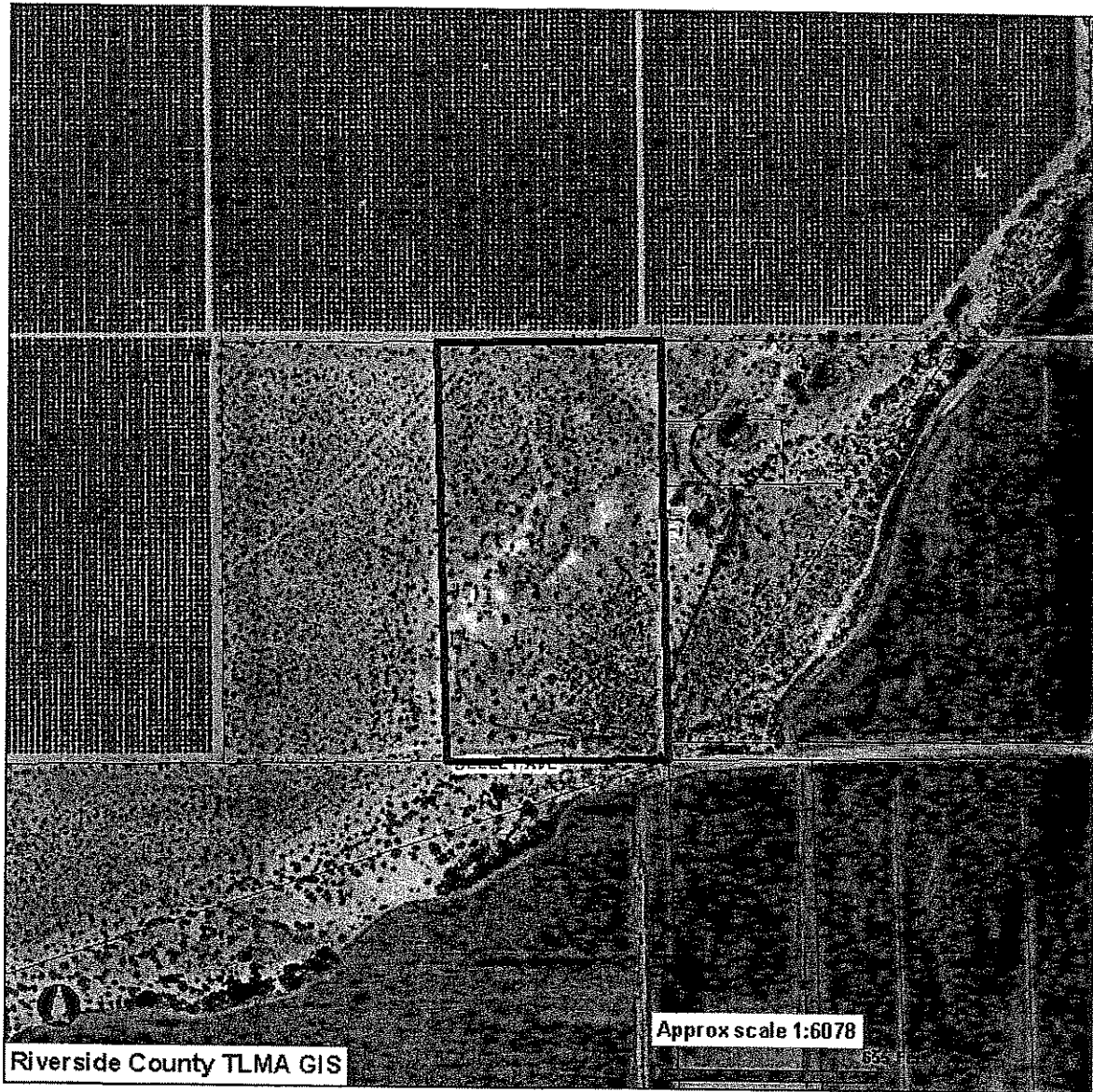
OWNER NAME / ADDRESS:

- 863-070-010  
ROBERT STEPHEN MCCALL  
ADDRESS NOT AVAILABLE

MAIL TO NAME/ADDRESS:

- 863-070-010  
- C/O STEVE MCCALL  
- 405 E MURPHY ST  
- BLYTHE CA. 92225

RIVERSIDE COUNTY GIS



Selected parcel(s):  
863-070-010

LEGEND

SELECTED PARCEL

PARCELS

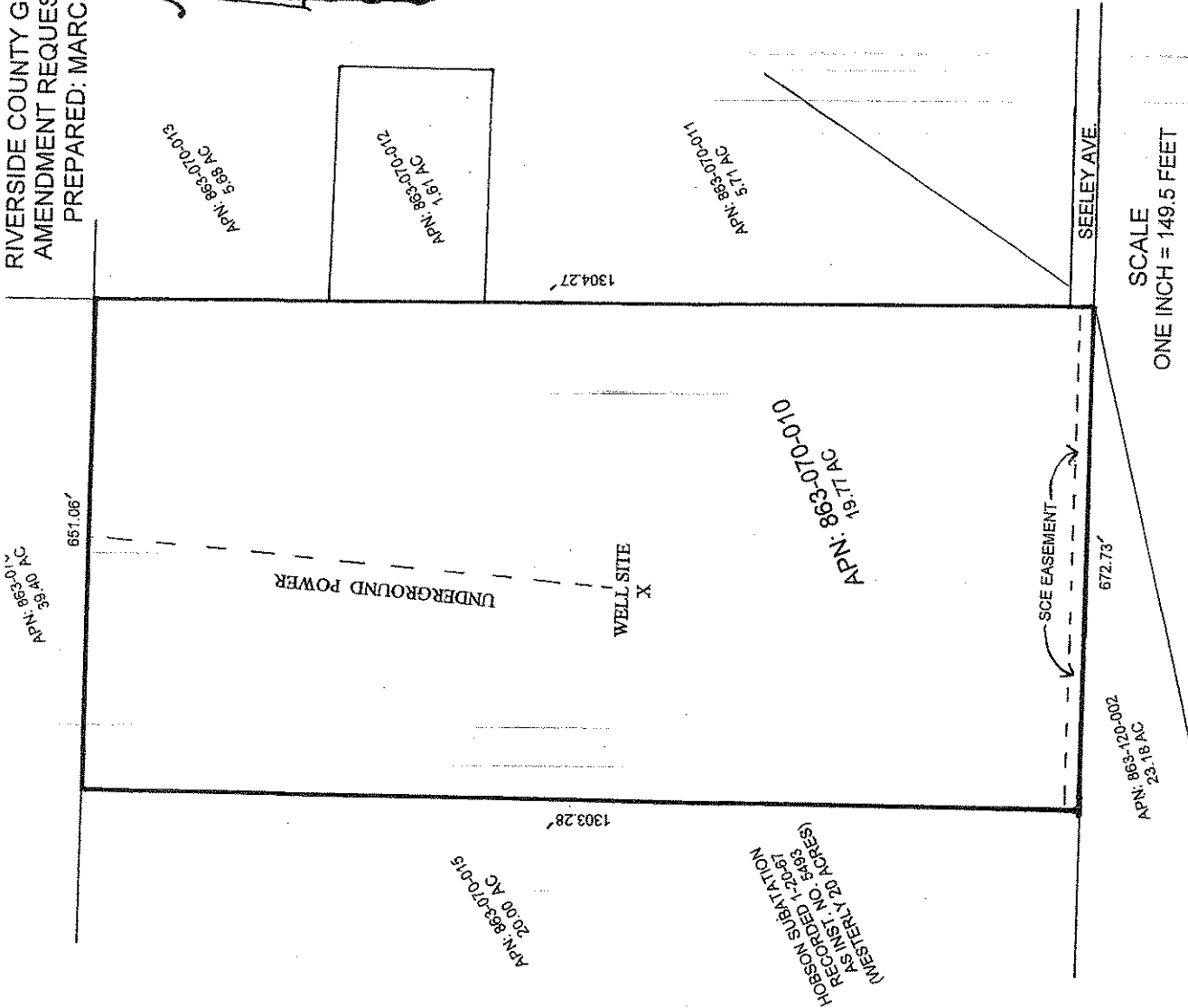
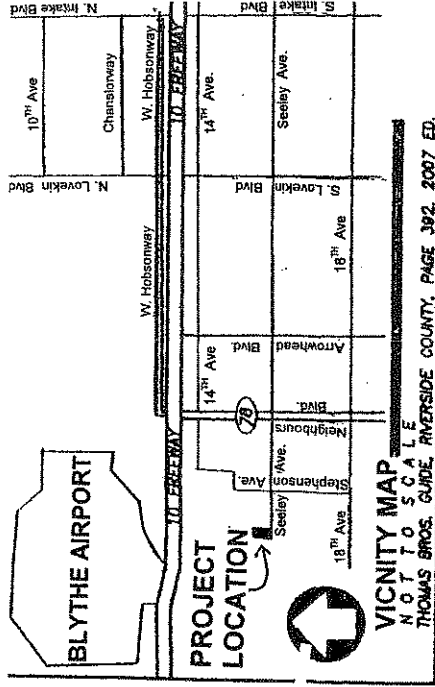
CITY BOUNDARY

**\*IMPORTANT\***

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Mon Oct 27 15:47:36 2008

RIVERSIDE COUNTY GENERAL PLAN  
 AMENDMENT REQUEST SITE PLAN  
 PREPARED: MARCH 28, 2008



**OWNER / APPLICANT / MAP PREPARER:**

Robert Stephen McCall  
 405 East Murphy Street  
 Blythe, CA 92225  
 760 922 4260 Cell 760 220 5850

**LEGAL DESCRIPTION:**

Tract 56, Section 4, Township 7 South, Range 22 East

EXCEPTING THEREFROM the Westerly 20 acres of Tract 56 of Section 4, Township 7 South, Range 22 East, San Bernardino Base and Meridian.

ALSO EXCEPTING THEREFROM an easement for the construction, Reconstruction, use, repair and maintenance of a roadway, in, on, over and Across that certain real property in said County and State, described as follows: The Southerly 20 feet of Tract 56 of Section 4, Township 7 South, Range 22 East, San Bernardino Base and Meridian.

EXISTING GENERAL PLAN DESIGNATION: AG

PROPOSED GENERAL PLAN DESIGNATION: RR - 5 acre minimums

**AMENDMENT DESCRIPTION:**

Amend Palo Verde Valley Area Plan from Agricultural to Rural Residential - 5 acre minimums on 19.77 acres (APN 863070010).

**IMPROVEMENTS:**

There are no existing structures. Electrical power and the original ten inch, one hundred fifty foot deep cased well established in 1959 are the only improvements. Underground power was re-established to the well site under county permit no. 900189 issued Aug. 19, 1999.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman - Planning Director*

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPAD/051

DATE SUBMITTED: 4/14/08

**I. GENERAL INFORMATION**

EA41928  
CF685275

**APPLICATION INFORMATION**

Applicant's Name: Robert S. McCall

E-Mail: rsmac4x4@gmail.com

Mailing Address: 405 E. Murphy Steet

Blythe Street CA 92225  
City State ZIP

Daytime Phone No: ( 760 ) 220-5850 Fax No: ( 760 ) 922-4260

Engineer/Representative's Name: Michael D. Reilly E-Mail: reillypop@aol.com

Mailing Address: 3830 Sandy Point Drive

Blythe Street CA 92225  
City State ZIP

Daytime Phone No: ( 951 ) 901-5403 Fax No: ( 760 ) 921-1096

Property Owner's Name: Robert S. McCall E-Mail: rsmac4x4@gmail.com

Mailing Address: 405 E. Murphy Street

Blythe Street CA 92225  
City State ZIP

Daytime Phone No: ( 760 ) 220-5850 Fax No: ( 760 ) 922-4260

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Robert S. McCall

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Robert S. McCall

PRINTED NAME OF PROPERTY OWNER(S)

Robert S. McCall  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 863070010

Section: 4 Township: 7 South Range: 22 East

Approximate Gross Acreage: 19.77

General location (nearby or cross streets): North of 18th. Ave., South of 14th. Ave, East of Keim Blv., West of Seeley Ave.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: 2008/392/11-B

Existing Zoning Classification(s): A-1-10

Existing Land Use Designation(s): AG

Proposal (describe the details of the proposed general plan amendment):

This proposal will be to amend The Riverside County General Plan to allow parcel number 863070010 to be removed from its current AG plan and placed under an EDR-RC plan allowing the 19.77 acre parcel to be divided into four (4) equal but separate parcels.

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_

E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	Verizon	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Palo Verde Irrigation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District		<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes  No  Ten (10) inch cased well

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) approximately six miles

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River       Santa Margarita River       San Jacinto River       Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near 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 our project with respect to its location on or near an identified hazardous waste site 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 or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Robert S. McCool Date 4/8/08  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Palo Verde Valley

EXISTING DESIGNATION(S): AG

PROPOSED DESIGNATION(S): EDR-RC

RECEIVED  
MAY 07 2008

April 7, 2008

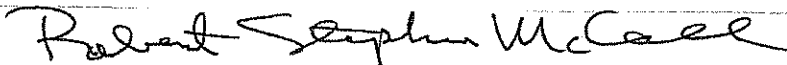
Riverside County  
Transportation & Land  
Management Agency  
PLANNING DIVISION  
REQUEST FOR CHANGE IN GPA

The following is a request by Robert Stephen McCall to the Riverside County Planning Department regarding GPA #1051.

I am requesting that the proposed GENERAL PLAN DESIGNATION of EDR-RC as indicated in GPA #1051 and attached site map, be changed to an RR designation with 5 acre minimums.

Thank you for your help in this matter.

Respectfully:



Robert Stephen McCall  
405 E. Murphy St.  
Blythe, CA 92225

## JUSTIFICATION FOR AMENDMENT

The parcel in question is 19.77 acres APN 863070010, located at the west end of Seeley Ave., Section 4, Township 7 South, Range 22 East. It was purchased by me, Robert S. McCall from The Mason Family Trust in 1998. When the Mason Family purchased it in 1958 it was a full forty acre undeveloped parcel. It was purchased for the purpose of pasturing cattle. The improvements at that time were a roadway from the end of 16<sup>th</sup> Ave. (now Seeley Ave.) up the face of the mesa to the upper portion of the property, and a 150 foot deep 10 inch cased well. Power to the well site was brought in by California Electric Power Co. (now Southern California Edison) to power the well and a caretaker's mobile home. A moveable sprinkler system was put in place and a variety of grasses were grown on approximately thirty of the forty acres. I was told by a Mason family member that the pasturing venture was considered a success.

In 1966 Southern California Edison acquired the westerly 20 acres of the 40 for the construction of an air quality monitoring station in conjunction with the proposed Sun Desert Nuclear Power Plant to be constructed in the Palo Verde area south of Blythe. The Mason's had no desire to part with any portion of their parcel but due to the power and pressure applied by SCE they had no choice. The power plant never materialized and the SCE acreage acquired from the Masons remains vacant and unimproved. The section of property acquired by SCE contained 80% of the more easily irrigated area of the forty. A large portion of the remaining twenty has an elevation change of approximately ninety feet from east to west in less than 650 feet. In conjunction with the upper western section the easterly half of the parcel had been worth irrigating, now it was not. The property was abandoned and the improvements deteriorated.

The property history above is to demonstrate, after losing the western 20 acres to SCE, the Masons decision to abandon the remaining twenty acres, (after the expense of the access road, power, well and mobile home), shows that this particular parcel lacks agricultural assets. This parcel is only one among several in this area that have no realistic agricultural possibilities. Of the other parcels in the immediate area, 863070002, 867070011, 867070012, 867070013 and 863070015, only one, Edison's (863070015), shows any agricultural possibilities and those are severely limited now by lack of size, access and water. The rest share the common denominator of once being part of the west bank of the Colorado River. This generally creates an extreme change in elevation severally hindering agricultural development.

Kontilis Farms and Fisher Farms both own and farm adjacent properties. Kontilis to the south, and Fisher to the east. Nether have fully developed their fields out to their property lines because of the changes in elevation. Kontilis Farms also owns 863120002 a separate 23.18 acre parcel that joins their property being farmed to the south and my parcel to the north. They do not farm these 23 acres because of its topography, lack of water, and access.

My parcel, along with the five parcels around me, are completely surrounded by successful agricultural developments, which with out question, belong under the AG

plan. Our parcels, having little or no agricultural possibilities, seem likely to fit more appropriately in a development friendly plan other than the AG plan they are now governed by. It also seems very unfair for a property owner whose property has been lumped into a plan because of the surrounding properties should be required to go through the lengthy and very expensive process of moving it from the plan it's under to a more appropriate and fitting plan. It also would seem the plan for this area should at least accommodate some of the parcels already in place. These would be 863070011, 5.71 acres, 863070012, 1.66 acres and 863070013, 5.68 acres. All of which share my parcels (863070010) easterly property line. Each one of the three also supports a residence. On the 863070011, 5.71 acre parcel is a newly constructed 1,976 square foot home. According to the owner of this new home, to his knowledge, no adjustments were required or made by Riverside County to accommodate the new construction on less than 10 acres inside this AG plan area. I realize these parcels were most likely in place before the current AG plan went into effect. Notwithstanding, they are still out of compliance.

In the Blythe area small parcels in the country (one to five acres) are not only desirable and sought after but rare. This acreage at the West end of Seeley Ave. not only has the potential of providing such parcels, but due to the raised elevations, also provide outstanding views of the eastern and southern Palo Verde Valley and the mountain ranges to the north and west. A beautiful setting for country homes.

As you are aware, Riverside County is looking into the possibility of extending Seeley Ave. west and north to Nichols Warm Springs (AKA Mesa Verde). I am aware of this project due to my cooperation with Ms. Lorie Houghlan in the Riverside County Real Estate Division who's working directly with the Transportation Dept. and Supervisor Roy Wilson's office on this project. If indeed this project is approved and becomes a reality it will in no way improve agriculturally mine or it's surrounding parcels, but it will improve dramatically the development prospects. This would, once again show a distinct need for a change in the land use plan. Less than a mile to the north and a mile and a half to the east are a number of parcels that are in an EDR-RC plan. As oppose to the parcels in question here most of these parcels are legitimate farmland, being farmed. It would also appear due to the number of property owners involved that this land use change from AG to EDR-RC was initiated by the County and not the property owners. With or without the Seeley Ave. extension, everything considered, there would appear to be more than enough existing circumstance to justify on amendment to the Riverside County General Plan. I respectfully request that parcel number 863070010 be removed from the AG Land Use Plan and placed in an EDR-RC Plan.

Thank you for your help and consideration in this matter.

Robert S. McCall

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1051 – EA NO. 41928 (AGRICULTURAL AMENDMENT) – Applicant: Robert S. McCall - Engineer/Representative: Michael D. Reilly – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan - Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – 20 Gross Acres – Location: Northerly of Seeley Avenue, southerly of I-10, and easterly of Keim Boulevard - Zoning: Light Agriculture, 10 Acre Minimum (A-1-10) – REQUEST: The general plan amendment proposes to amend the Palo Verde Valley Area Plan designation from Agriculture: Agriculture (AG:AG) (10-Acre Minimum) to Rural: Rural Residential (R:RR) (5-Acre Minimum) for an approximate 20-acre property – APN(s): 863-070-010.  
(Legislative)

TIME OF HEARING: 9:30 A.M. or as soon as possible thereafter.  
DATE OF HEARING: November 19, 2008  
PLACE OF HEARING: City of La Quinta Council Chambers  
78-495 Calle Tampico, La Quinta, CA 92253

For further information regarding this project, please contact Judy Deertrack, Project Planner at 760-863-8277 or e-mail [jdeertra@rctlma.org](mailto:jdeertra@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Judy Deertrack, Project Planner  
38686 El Cerrito Road, Palm Desert, CA 92211

# PROPERTY OWNERS CERTIFICATION FORM

I, CARLOS MUNOZ certify that on September 17, 2008

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers 863-070-010 For

Company or Individual's Name Riverside County Planning Department

Distance buffered 2,400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Carlos Munoz 

TITLE Planning Technician II

ADDRESS: 38686 El Cerrito Road

Palm Desert, CA 92211

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (760) 863-8277

**CASE # GPA01051**

APN: 863050007 ASMT: 863050007  
COCOPAH NURSERIES  
81880 ARUS AVE  
INDIO CA 92201

APN: 863060004 ASMT: 863060004  
FELIPE BARRAZA  
MARTHA BARRAZA  
1649 ARROYO VIEJO DR  
SAN JACINTO CA 92583

APN: 863060015 ASMT: 863060015  
WM D YOUNG & SONS INC  
81910 ARUS AVE  
INDIO CA 92201

APN: 863070010 ASMT: 863070010  
ROBERT STEPHEN MCCALL  
C/O STEVE MCCALL  
405 E MURPHY ST  
BLYTHE CA 92225

APN: 863070011 ASMT: 863070011  
PATRICK CONNOLLY  
680 W CALIFORNIA  
BLYTHE CA 92225

APN: 863070012 ASMT: 863070012  
MARY JANE COX  
1020 N LOVEKIN NO 40  
BLYTHE CA 92225

APN: 863070013 ASMT: 863070013  
VERNON E STINSON  
STUART B WAHLBERG  
2610 PALOMA SENDA  
BULLHEAD CITY AZ 86442

APN: 863070014 ASMT: 863070014  
PVID  
180 W 14TH AVE  
BLYTHE CA 92225

APN: 863070015 ASMT: 863070015  
SOUTHERN CALIFORNIA EDISON CO  
P O BOX 800  
ROSEMEAD CA 91770

APN: 863070016 ASMT: 863070016  
MICHELLE OWEN WALKER  
15937 STEPHENSON BLVD  
BLYTHE CA 92225

APN: 863100004 ASMT: 863100004  
ROSARIO HURTADO  
MARTHA HURTADO  
432 BLUEWATER DR  
PARKER AZ 85344

APN: 863100016 ASMT: 863100016  
COCOPAH NURSERIES INC  
81910 ARUS AVE  
INDIO CA 92201

APN: 863120002 ASMT: 863120002  
BILL V KONTILIS  
7400 PETRIS AVE  
BAKERSFIELD CA 93308

APN: 863120005 ASMT: 863120005  
RICHARD C COX  
DONNA L COX  
918 E MURPHY  
BLYTHE CA 92225

APN: 863120008 ASMT: 863120008  
FISHER FAMILY PROP  
10610 ICEPLANT RD  
BLYTHE CA 92225

Palo Verde Irrigation Dist.  
180 W. 14<sup>th</sup> Ave.  
Blythe, CA 92225

Southern California Edison  
36100 Cathedral Canyon  
Cathedral City, CA 92234

Southern California Gas Co.  
211 N. Sunrise Way  
Palm Springs, CA 92262

Southern California Gas Co.  
P.O. Box 2300  
Chatsworth, CA 91313-2300

Verizon  
295 N. Sunrise Way  
Palm Springs, CA 92262

City of Blythe  
Development Services Dept.  
235 N. Broadway  
Blythe, CA 92225

Palo Verde Unified School Dist.  
187 North 7<sup>th</sup> Street  
Blythe, CA 92225

**EASTERN INFORMATION CENTER**  
Archeological Research Unit  
University of California  
Riverside, CA 92521

Native American Heritage Commission  
915 Capitol Mall, Rm 364  
Sacramento, CA 95814

Robert S. McCall  
405 E Murphy Street  
Blythe, CA 92225

Michael D Reilly  
3830 Sandy Point Dr  
Blythe, CA 92225

Extra Labels for  
GPA01051

County of Riverside  
Planning Department Desert Office  
38686 El Cerrito Rd  
Palm Desert, CA 92211

Robert McCall  
405 E. Murphy Street  
Blythe, CA 92225

FIRST CLASS

9241051

County of Riverside  
Planning Department Desert Office  
38686 El Cerrito Rd  
Palm Desert, CA 92211

Michael Reilly  
3830 Sandy Point Dr.  
Blythe, CA 92225

FIRST CLASS

CPA-1051

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
*George A. Johnson · Agency Director*  
**Planning Department**  
*Ron Goldman · Planning Director*

**NEGATIVE DECLARATION**

Project/Case Number: EA41928 / General Plan Amendment No. 1051

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Judy Deertrack Title: Planner IV Date: March 16 2009

Applicant/Project Sponsor: Robert S. McCall Date Submitted: April 14, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 38686 El Cerrito Road, Palm Desert California 92211

For additional information, please contact Judy Deertrack at 760 863 8277.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA41928 ZCFG5275 .

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

EA41928 / General Plan Amendment No. 1051

*Project Title/Case Numbers*

Judy Deertrack  
*County Contact Person*

760 863 8277  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Robert S. McCall  
*Project Applicant*

405 East Murphy Street, Blythe, California 92225  
*Address*

The project is located northerly of Seeley Avenue, southerly of I-10, and easterly of Keim Boulevard south of the city of Blythe, in the South Palo Verde Zoning District.

*Project Location*

The general plan amendment proposes to amend the Palo Verde Valley Area Plan designation from "Agriculture: Agriculture" (AG:AG) (10 acre min.) to "Rural: Rural Residential" (R:RR) (5 acre min.) for an approximately 20-acre property. APN(s) No. 863-070-010.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_ and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$64.00 plus CFG waiver)
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 38686 El Cerrito Road, Palm Desert, CA 92211.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc Revised 01/15/08

Please charge deposit fee case#: ZEA41928 ZCFG5275 .

**FOR COUNTY CLERK'S USE ONLY**



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: Robert Steve McCall Date Submitted: 10-1-08

Applicant Address: 405 East Murphy Street, Blythe, California 92225

Project Name: General Plan Amendment No. 01051 (GPA01051)

CEQA Lead Agency: Riverside County Planning Department, Desert Office

CEQA Document Type: (ND, MND, EIR): MND

SCH Number and/or Local Agency ID Number: Not Applicable

Project Location: 405 East Murphy Street, Blythe, California 92225, APN#863-070-010

Brief Project Description: The General Plan Amendment proposes to amend the project site's general plan land use designation from Agriculture: Agriculture (AG:AG) (10-AC. MIN.) to Rural: Rural Residential (R:RR) (5-AC. MIN.) for an approximate 20-acre property. The justification statement (attached) demonstrates that project lands are no longer viable for agriculture. At least 1/2 of the project area lies within an old streambed with elevation changes and topography that would preclude agriculture production. The approximate 20-acre parcel directly to the west of the project is owned by Southern California Edison, and was originally under common ownership with the project parcel. The lot size of five acres is compatible with single-family residential within the agricultural area. The parcel is approximately 1 1/2 - 2 miles southerly from Interstate 10, westerly of State Highway 78, and the community of Blythe.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

Application: Robert S. McCall (GPA01051, APN# 863-070-010)  
Page 2

DFG Approval By: David J. Elms DAVID ELMS Date: 10-29-08  
Title: SENIOR ENVIRONMENTAL SCIENTIST

DFG 753.5 (01/07)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* I0801121

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: MCCALL ROBERT S  
paid by: CK 5422  
paid towards: CFG05275 CALIF FISH & GAME: DOC FEE  
CFG FOR GPA01051  
at parcel #: 15500 SEELEY AVE BLYT  
appl type: CFG3

\$64.00

By KHAFLIGE Apr 14, 2008 09:35  
posting date Apr 14, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)