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# **Galway Downs**

## **Initial Study/Environmental Checklist**

Prepared in accordance with the California Environmental Quality Act (CEQA)

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***Revision No. 1 to Conditional Use Permit No. 2303 (CUP 2303R1)***  
***Change of Zone No. 2000010 (CZ 2000010)***  
***Exception No. 9 to Riverside County Noise Ordinance No. 847***

**Lead Agency:**

County of Riverside  
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Riverside, CA 92501  
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**Applicant:**

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43599 Calle de Velardo  
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**CEQA Consultant:**

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Irvine, CA 92602

**January 7, 2025**

## COUNTY OF RIVERSIDE

### ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

#### 1.0 INTRODUCTION AND PROJECT INFORMATION

##### 1.1 PROJECT INFORMATION

**Project Case Type(s) and Number(s):** Revision No. 1 to Conditional Use Permit No. 2303 (CUP 2303R1), Exception No. 9 to Riverside County Ordinance No. 847, and Change of Zone No. 2000010 (CZ 22000010)

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

**Contact Person:** Russell Brady

**Telephone Number:** (951) 955-3025

**Applicant's Name:** SFT Realty Galway Downs, LLC

**Applicant's Address:** 43599 Calle de Velardo, Temecula, CA 92590

**A. Project Description:** Galway Downs is an existing events facility located at 38801 Los Corralitos Road within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County. The existing facility encompasses approximately 241.6 acres, and consists of a multi-faceted events facility that operates as a traditional equestrian facility the majority of the time but also hosts a variety of other activities during holidays and on the weekends. Galway Downs includes a variety of existing recreational- and event-related amenities, including a horse racetrack and equestrian facilities; multi-use sports fields; lodging facilities; restaurants; retail space; Recreational Vehicle (RV) park with club house; grooms quarter; barn structures; office space; and horse corrals. The existing facility operates under several approved Conditional Use Permits (CUPs), including CUP 001127, CUP 00966, CUP 01615, and CUP 02303. The Project Applicant (SFT Realty Galway Downs, LLC) is seeking approval of Revision No. 1 to CUP 02303 (CUP 2303R1), a Change of Zone (CZ 22000010), and Exception No. 9 to Riverside County Noise Ordinance No. 847, approval of which would permit an expansion of special events uses at the existing facility. A description of these applications is provided below.

**Revision No. 1 to Conditional Use Permit No. 2303 (CUP 2303R1).** Revision No. 1 to Conditional Use Permit No. 2303 (CUP 2303R1) is proposed to allow for the construction or installation of new buildings and facilities at the Galway Downs facility and to accommodate the expanded range of uses allowed pursuant to CZ 2000010 (as described below).

Under CUP 2303R1, events at the Galway Downs facility largely would be similar to existing conditions, but with slightly higher peak activities as compared to the average activities that occur under existing conditions, as well as an expanded range of permitted event types. Similar to existing conditions, under the proposed Project there would be four (4) event types that would take place on the property: Equine, Sports, Special Occasions, and Special Events. All of the events that would occur on-site can be characterized as either "spectator-driven" or "participant-driven." "Spectator-driven" programming is an activity where the attendance is driven primarily by fans/spectators, such as a concert or profile sports event. "Participatory-driven" programming is an activity where the attendance is driven by both the participants and the spectators who are typically supporting the participants

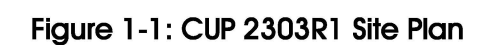


by their attendance (i.e., an “affiliated spectator”), such as an equestrian event or soccer game. A description of the four event types is provided below.

- Equine Events: Equine events are based on horse disciplines, including but not limited to English Style such as Dressage, Hunter/Jumper, Eventing, Peruvian, etc., or multiple disciplines of Western styles such as Reining, Barrel Racing, Roping, etc. The duration of Equine Events ranges from 2-5 days and would be considered both a participatory-driven and spectator-driven event.
- Sports Events: Sports events consist of competitive events including but not limited to soccer, lacrosse, rugby, and running (i.e., cross-country racing). Sporting events would vary by the number of teams/individuals in the competition and would include small, medium, or large events and would be considered both participatory-driven and spectator-driven events. Running events would consist of 1-day events. Field sports events primarily would consist of 2- or 3-day events on weekends.
- Special Occasions: Special occasions are private-hosted events such as weddings, bar mitzvahs, charity banquets corporate events, and other events of this type. These events vary in size, but attendance typically is limited to invited guests by the host or organizing committee.
- Special Events: Special events include a wide range of public event types including but not limited to live musical performances, seasonal holiday events, and others. Special Events typically are held on the weekend and require the purchase of tickets in advance of the event. However, a small portion of the total ticket allotment may be purchased on-site.

In addition, CUP 2303R1 would accommodate the construction/installation of several new structures on site, as depicted on Figure 1-1, *CUP 2303R1 Site Plan*, and as summarized in Table 1-1, *Summary of Proposed Structures*. In addition to the new structures on site, the Eastern Municipal Water District (EMWD) currently is planning to construct a new sewer main within De Portola Road, with the nearest future point of connection occurring approximately 2,025 feet north of the Galway Downs site. However, the precise timing of the new sewer line is not currently known. As part of CUP 2303R1, under interim conditions and prior to EMWD’s construction of the new sewer line within De Portola Road, sewer service for new uses on site would be accommodated via six (6) proposed temporary holding tanks, which would be regularly maintained and emptied by a portable toilet service company. Once the new sewer line is constructed by EMWD within nearby portions of De Portola Road, a new sewer connection would be constructed by the Project Applicant between the northwest corner of the Galway Downs site and De Portola Road. Once the new sewer lines are in place, the existing and proposed uses at the Galway Downs facility would be required to connect to the new sewer line, which would eliminate the current septic systems that are used to treat wastewater generated on site under existing conditions and any temporary holding tanks to be installed on site for the new uses, both of which would be abandoned in accordance with County and State regulations and requirements.

In accordance with the provisions of State CEQA Guidelines § 15125(a) and relevant CEQA case law, for proposed projects that seek to modify existing on-going permits, the operational characteristics of the “Project” evaluated by the CEQA document are the characteristic differences between the proposed permit provisions (maximum allowable operational characteristics) compared against the historical baseline average. A summary of the historical baseline average and proposed permit conditions is presented in Table 1-2, *Anticipated Increase in Site Operations*, and a discussion of each is provided below.





**Table 1-1 Summary of Proposed Structures**

Proposed Facilities	Construction Type	Quantity	Location
Restroom Building	Manufactured	1	Northwest portion of site, on the interior side of the western portion of the existing horse track.
Temporary Merchant Buildings	Manufactured	3	Central portion of property, south of existing horse track, abutting existing Grand Prix Arena.
Temporary Merchant Building	Wood Frame	1	
Bathroom Container Bay	Manufactured	1	Central portion of property, south of existing horse track, abutting existing Sycamore warm up track.
Wood Deck	Wood Frame	1	West Central portion of site, facing POLO/Multi use Area, close to the main access to the Carriage House on the west side, Los Corralitos Road.
Office Trailer	Manufactured	1	West Central portion of site, facing Polo/Multi use Area, close to the main access to the Carriage House on the west side, near Los Corralitos Road.
Shipping Containers	Steel Container	2	West Central portion of site, facing Polo/Multi use Area, close to the main access to the Carriage House on the west side, Los Corralitos Road.
Pod Container	Steel Container	1	West Central portion of site, facing POLO/Multi use Area, close to the main access to the Carriage House on the west side, Los Corralitos Road.
Pony Homes	Manufactured	11	Central portion of property, south of existing horse track, abutting existing Grand Prix Warm Up Area.
Employee Modular Housing	Manufactured	18	Southeast portion of the property, near the existing access from Pauba Road.
Amphitheater and Seating	Concrete	1	West side of outside portion of existing racetrack.
Catering Kitchen	New Construction	1	Central Portion of the property, between Grand Prix Arena and Clock Tower Arena.

**Table 1-2 Anticipated Increase in Site Operations**

Event Type/Time Period	Baseline (2023) (1-Way Vehicle Trips)	Proposed Project (1-Way Vehicle Trips) <sup>1</sup>	Project Increase (1-Way Vehicle Trips)
Normal Operations/Non-Holiday Weekdays	331	4,640	4,309
Normal Operations/Non-Holiday Weekends	1,426	4,640	3,214
Peak Operations/Holiday Weekends <sup>2</sup>	2,490	8,106	5,616

1. CUP 2303R1 would restrict the maximum number of visitors to the site to 4,640 one-way vehicle trips during non-peak/non-holiday weekdays and weekends, and would restrict peak operations/holiday weekends to a maximum of 8,106 one-way vehicle trips per day.
2. Peak Weekends include Mondays when the holiday results in a 3-day weekend, such as Labor Day weekend.

For the historical baseline average, records were obtained from the Project Applicant that identify the total number of daily car trips to the Galway Downs facility in 2023. Riverside County has determined that data from 2023 is appropriate for establishing the baseline, as this is the most recent data available for a full year and reflects the existing operational characteristics of the Galway Downs facility. Using data from 2020 through 2022 would not accurately reflect typical operations at the facility due to the COVID pandemic restrictions that were in place at that time, while data from years prior to the COVID pandemic would be outdated and would not reflect the operations that currently are occurring at the Galway Downs facility. As the daily number of visitors varies between non-holiday weekdays, non-holiday weekends, and holiday weekends, separate baselines have been calculated for each, as summarized in Table 1-2. As shown, in 2023 the Galway Downs facility experienced an average of 331 one-way vehicle trips during non-holiday weekdays, an average of 1,426 one-way vehicle trips

during non-peak/non-holiday weekends, and an average of 2,490 one-way vehicle trips during peak/holiday weekends.

For purposes of establishing maximum allowable operational characteristics that would be allowed under proposed CUP 2303R1, CUP2303R1 identifies three different parking plans, referred to as Parking Plan Tiers I through III. Parking Plan Tier I would accommodate 313 parking spaces and would be used during typical operations when there are no planned events at the Galway Downs facility (i.e., no equine or sporting events and no festivals). Parking Plan Tier II would accommodate 4,640 parking spaces, and would be used during normal events at the Galway Downs facility during non-holiday weekends and weekdays, including during typical equine and sporting events. Parking Plan Tier III would accommodate up to 8,106 parking spaces, and would be used during festivals and peak holiday weekends. The Project Applicant has agreed to restrict the number of visitors allowed at the site to a maximum of 4,640 one-way vehicle trips during non-peak/non-holiday weekdays and weekends, and a maximum of 8,106 one-way vehicle trips during peak/holiday weekends (inclusive of Mondays for three-day holiday weekends). As shown in Table 1-2, the Project is anticipated to result in an increase in one-way vehicle trips by 4,309 trips during typical weekdays (inclusive of weekdays with typical equine/sports events), an increase of 3,214 one-way vehicle trips during non-peak weekends, and an increase of 5,616 one-way vehicle trips during peak weekends (festivals and holidays).

Thus, for purposes of analysis in the forthcoming EIR, typical weekday operations at the facility will be evaluated assuming an increase of 4,309 one-way daily vehicle trips, while weekends will be evaluated assuming an increase of 5,616 one-way daily vehicle trips.

Areas anticipated to be subject to physical disturbance/impacts as a result of the Project are depicted on Figure 1-2, *Anticipated Areas of Physical Disturbance*, and include all portions of the Project site that would be affected by the Project, as well as off-site improvements related to sewer and off-site transportation-related improvements. Details regarding areas subject to physical disturbance as part of the Project, both on and off site, will be detailed in the forthcoming EIR.

**Change of Zone No. 200010 (CZ 2000010).** The Riverside County Zoning Ordinance (Riverside County Ordinance No. 348.4997; herein, “Ordinance No. 348”) assigns zoning classifications and zoning regulations to all properties within unincorporated Riverside County. Under existing conditions, the Project site is zoned for “Wine Country – Equestrian (WC-E)” uses. The WC-E zone generally allows for equestrian facilities, limited agricultural uses, cottage industry uses, retail uses, Class I and II wineries, and Class II equestrian establishments, and also conditionally permits employee housing. The Project Applicant is seeking to amend Riverside County Ordinance No. 348 in order to modify the definitions, list of uses permitted with plot plan approval, list of conditionally permitted uses, and development standards for Class II Equestrian Establishments, and to add new development standards for Lodging Facilities, Wine Country Campgrounds, and Equestrian Recreational Vehicle (RV) Parks. Specific changes proposed to Ordinance No. 348 as part of CZ 2000010 are summarized below; additional detail regarding the proposed changes to Ordinance No. 348 will be included in the forthcoming EIR, and the text of the proposed Zoning Ordinance will be included as a technical appendix to the forthcoming EIR.

- **Section 14.91 (Definitions):** The Project Applicant is seeking to modify and expand the definitions of certain land use types, as set forth in Section 14.91 of Ordinance No. 348. Revisions would include the following:



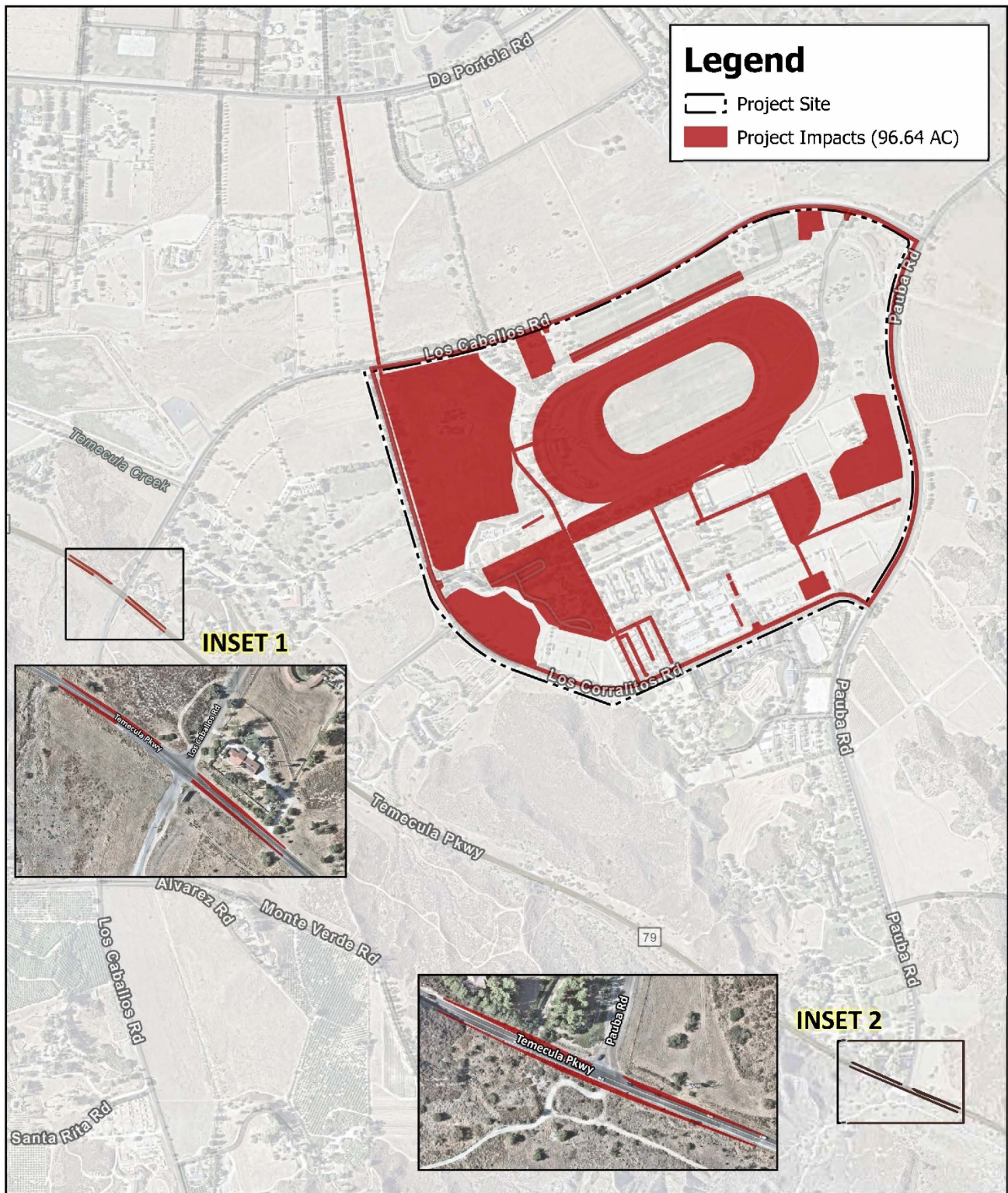


Figure 1-2: Anticipated Areas of Physical Disturbance

- Minor (technical) changes to the definitions of Class II Equestrian Establishments, Horse Show Facilities, Lodging Facilities, Special Occasion Facilities, Wine Country Hotels, Wine Country Resorts, and Wineries;
- Addition of a new definitions for Wine Country Equestrian Campgrounds, Multi-Use Sports Fields, Seasonal Special Events, Equestrian Recreational Vehicle Parks, and Ancillary Equestrian Parking Areas.
- *Proposed Modifications to Section 14.96(B) (Conditionally Permitted Uses with a Plot Plan)*: The Project Applicant is seeking to modify the list of uses authorized with plot plan approval within the WC-E zone, as set forth in Section 14.96(B) of Ordinance No. 348. Specific changes to Section 14.96(B) would include the following:
  - Modifications to Section 14.96(B)(6) to expand the range of uses permitted with plot plan approval to include Vendor Sponsor Areas and to change the definition of "Western Supply Stores" to instead refer to "Equestrian Supply Stores"; and
  - Addition of new Section 14.96(B)(7) to identify Ancillary Storage of Livestock (up to 100 horses) as an ancillary use that is permitted with plot plan approval.
- *Proposed Modifications to Section 14.96(C) (Conditionally Permitted Uses with a Conditional Use Permit)*: The Project Applicant is seeking to modify the list of uses permitted with approval of a CUP within the WC-E zone, as set forth in Section 14.96(C) of Ordinance No. 348. Specific changes to Section 14.96(C) would include the following:
  - Modifications to Section 14.96(C)(2) to revise the range uses associated with Class II Equestrian Establishments that are permitted with approval of a Conditional Use Permit (CUP) to include Equestrian Supply Stores, Vendor Sponsor Areas, and Ancillary Storage of Livestock;
  - Modifications to Section 14.96(C)(3) to revise the definition of the types of Class II Equestrian Establishments that require approval of a CUP to include Ancillary Storage of Livestock, and to modify the language associated with Animal Hospitals;
  - New Section 14.96(C)(4) is proposed to be added to Ordinance No. 348 to expand the definition of the types of Class II Equestrian Establishments that would require approval of a CUP, which would include petting zoos; polo grounds; horse show facilities; equine equipment, service, and supply stores; delicatessens and restaurants (not including drive-thru facilities); horse racing tracks and rodeo arenas; Vendor Sponsor Areas; animal hospitals providing temporary boarding facilities; Special Occasion Facilities; bed and breakfast inns, country inns, and Wine Country Hotels; Wine Country Equestrian Campground; multi-use sports fields; Equestrian Recreational Vehicle Parks; Wine Country or Equestrian Resorts; and ancillary storage of livestock, horses, and cattle; and
  - New Section 14.96(C)(5) is proposed to be added to Ordinance No. 348 to expand the definition of the types of Class II Equestrian Establishments that would require approval of a CUP to include the following language: *"Any use that is not specifically listed above may be considered a conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated Subsections. Such a use is subject to the permit process which governs the category in which it falls."*

- Proposed Modifications to Section 14.97 (Development Standards): The Project Applicant is seeking to modify the development standards listed in Section 14.97(B)(3), as follows:
  - Modifications to Section 14.97(B)(3) to specifically prohibit on-street parking during special occasion events or seasonal special events, and to require all event parking to be provided on site (off street);
  - Modifications to Section 14.97(B)(5) to require that noise monitoring recordable devices shall be in place for special events in order to demonstrate compliance with the requirements of Riverside County Ordinance No. 847 (Regulating Noise);
  - Modifications to Section 14.97(C)(1) to adjust the standard related to the amount of project area that must be set aside for permanent equine lands, as follows:

*“1. At least seventy-five percent (75%) of the net project area for the overall Class II Equestrian Establishment, inclusive of any areas for ancillary uses, shall be set-aside for permanent equine lands prior to issuance of certificate of occupancy or final inspection for the Class II Equestrian Establishment, whichever occurs first. Such areas may be temporarily utilized for Special Occasion Facility use or Multi-Use Sports Fields or for temporary parking use as long as there are not permanent structures or improvements placed within the defined equine lands area.”*
  - The addition of new Section 14.97(E) to specify development standards for Lodging Facilities;
  - The addition of new Section 14.97(F) to specify development standards for Wine Country Equestrian Campgrounds; and
  - The addition of new Section 14.97(G) to specify development standards for Equestrian Recreational Vehicle Parks.

A full copy of the proposed revisions to Ordinance No. 348 will be included as a Technical Appendix to the forthcoming EIR.

**Exception No. 9 to Riverside County Noise Ordinance No. 847.** Riverside County Ordinance No. 847 (Regulating Noise) regulates noise sources throughout unincorporated Riverside County. Subsection d. of Section 6 of Riverside County Ordinance No. 847 (Special Sound Sources Standards) states the following:

- “d. Sound Amplifying Equipment and Live Music. No person shall install, use or operate sound amplifying equipment, or perform, or allow to be performed, live music unless such activities comply with the following requirements. To the extent that these requirements conflict with any conditions of approval attached to an underlying land use permit, these requirements shall control.*
- 1. Sound amplifying equipment or live music is prohibited between the hours of 10:00 p.m. and 8:00 a.m.*
  - 2. Sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music.”*

Section 7 (Exceptions) of Riverside County Ordinance No. 847 allows for exceptions to the standards established by Sections 4 and 6 of Ordinance No. 847, including exceptions to the prohibition on sound amplifying equipment



and live music. Section 7.a.3 sets forth the process for seeking a Continuous Events Exception. Accordingly, the Project Applicant is seeking Exception No. 9 to Ordinance No. 847. Approval of Exception No. 9 to Ordinance No. 847 would authorize an exception to Subsection d. of Section 6 of Ordinance No. 847 in order to allow for periodic concerts and other events requiring sound amplifying equipment to occur on the property.

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

**C. Total Project Area:** 241.6 acres

**Residential Acres:** 0      **Lots:** 0      **Units:** 0      **Projected No. of Residents:** 0

**Commercial Acres:** 0      **Lots:** 0      **Sq. Ft. of Bldg. Area:** 0      **Est. No. of Employees:** 26

**Industrial Acres:** 0      **Lots:** 0      **Sq. Ft. of Bldg. Area:** 0      **Est. No. of Employees:** 0

**Other:** Recreational Events Facility on 241.6 acres, one lot (following approval of a Lot Merger). Areas proposed for change as part of the Project have been separated into five separate zones, as follows: (1) Zone 1 Equine Zone: 127.56 acres; (2) Zone 2 Special Occasions Zone: 16.61 acres; (3) Zone 3 Multi-Purpose Zone: 81.09 acres; (4) Zone 4 Special Events Zone: 3.92 acres; and (5) Zone 5 Lodging Zone: 7.26 acres.

**D. Assessor's Parcel No(s):** 927-160-001 and 927-160-002

**E. Street References:** Los Caballos Rd, Pauba Rd, Los Corralitos Rd

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 12, Township 8 South, Range 2 West. Section 13, Township 8 South, Range 2 West. Section 7, Township 8 South, Range 1 West. San Bernardino Base and Meridian.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Under existing conditions, the Project site consists of an events center that features a variety of recreational-related amenities, including a horse racetrack and equestrian facilities; multi-use sports fields; lodging facilities; restaurants; retail space; mobile home park with club house; grooms quarter; barn structures; office space; and horse corrals. To the north of the Project site lies Los Caballos Rd, beyond which is vacant, undeveloped land. To the east of the Project site lies Pauba Rd, beyond which is a winery and vacant, undeveloped land. To the south of the Project site lies Los Corralitos Rd, beyond which are single-family homes, Temeku Equine - a business providing veterinary care for horses and livestock, and Sweet Oaks Ranch, a farmstay. West of the Project site lies Los Corralitos Rd, beyond which is Kingsway Farm and vacant, undeveloped land.

## 1.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Southwest Area Plan (SWAP) of the County of Riverside's General Plan. The General Plan and SWAP designate the site for "Rural Residential (RR)" land uses, which allows for single-family residences with a minimum lot size of 5 acres, and allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses. The Project site also occurs within the Temecula Valley Wine Country Policy Area – Equestrian District. Although not anticipated, the forthcoming EIR will evaluate the Project's potential to conflict with any applicable goals or policies of the



Riverside County General Plan, including policies related to the Temecula Valley Wine Country Policy Area – Equestrian District. (Riverside County, 2021; RCIT, n.d.)

2. **Circulation:** A Project-specific traffic impact analysis will be prepared for the Project to identify the Project's obligations for transportation-related improvements, payment of Development Impact Fees (DIF) and/or Transportation Uniform Mitigation Fees (TUMF), and payment of in-lieu fees. Additionally, and although not anticipated, the forthcoming EIR will identify any potential conflicts with the goals and policies contained within the General Plan Circulation Element.
3. **Multipurpose Open Space:** The Project site occurs within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area. The northern portions of the Project site occur within MSHCP Criteria Cells 7134 and 7185; however, a Joint Project Review (JPR) was approved by the County and Wildlife Agencies in 2011, which did not require any on-site conservation. With exception of the MSHCP Burrowing Owl Survey Area, the Project site does not occur within any special survey areas for Narrow Endemic Plant species or Criteria Area Plant Species. A site-specific biological technical report will be prepared to evaluate the Project's potential to result in impacts to sensitive biological resources, and will identify any mitigation measures necessary to ensure all Project impacts are mitigated to below a level of significance. The forthcoming EIR will summarize the results of the Project-specific biological technical report and will identify any potential conflicts with the goals and policies contained within the General Plan Multipurpose Open Space Element. (RCIT, n.d.)
4. **Safety:** There are no active earthquake faults that traverse the Project site. The Project site is identified as having a "high" potential for liquefaction in the northern portions of the site, with the southern portions of the property having a "moderate" or "low" potential for liquefaction hazards. The Project site also is designated as being "susceptible" to subsidence hazards. However, the Project only entails the installation of a small number of new structures on site, the majority of which would consist of modular (pre-fabricated) structures. All new structures that would be constructed as part of the Project would be subject to compliance with all applicable Riverside County standards and ordinances. Additionally, although not anticipated, the forthcoming EIR will identify any potential conflicts with the goals and policies contained within the General Plan Safety Element. (RCIT, n.d.)
5. **Noise:** The proposed Project would permanently increase the ambient noise and vibration levels in the Project vicinity above levels existing without the proposed Project. A Project-specific Noise Impact Analysis will be prepared for the Project to determine whether the Project operational or traffic-related noise impacts exceed the County's Noise Ordinance (Ordinance No. 847), and will identify any mitigation measures as necessary to reduce Project-related noise impacts to the maximum feasible extent. Although not anticipated, the forthcoming EIR also will disclose any potential conflicts with the goals and policies contained within the General Plan Noise Element.
6. **Housing:** The proposed Project would include up to 18 employee modular homes on site, along with several proposed pony homes (i.e., short-term rentals). However, the proposed Project is not anticipated to generate a demand for additional housing, including affordable housing. In addition, the Project site is not targeted by the Housing Element for development with affordable housing. Although not anticipated, the forthcoming EIR will identify any potential conflicts with the goals and policies contained within the General Plan Housing Element.

- 7. Air Quality:** The Project site is located within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The proposed Project has the potential to result in increased air quality emissions that could exceed the regional and localized significance thresholds promulgated by SCAQMD. A Project-specific air quality impact analysis and greenhouse gas emissions analysis will be prepared, the results of which will be documented in the forthcoming EIR. Additionally, and although not anticipated, the forthcoming EIR will identify any potential conflicts with the goals and policies contained within the General Plan Air Quality Element.
- 8. Healthy Communities:** The expanded range of land uses proposed as part of the Project are not expected to result in any localized impacts affecting community health. Although not anticipated, the forthcoming EIR will disclose any potential conflicts with the goals and policies contained in the General Plan Healthy Communities Element, including goals and policies related to environmental justice.

**B. General Plan Area Plan(s):** Southwest Area Plan

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

**D. Land Use Designation(s):** Rural Residential (RR)

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Equestrian District

**G. Adjacent and Surrounding:**

- 1. Area Plan(s):** Southwest Area Plan (SWAP).
- 2. Foundation Component(s):** Lands to the west, north, northeast, northwest, east, southwest, and south of the Project site fall within the “Rural” Foundation Component, while the area to the southeast is within the “Agriculture” Foundation Component. (RCIT, n.d.)
- 3. Land Use Designation(s):** Lands to the south, southwest, west, northwest, north, northeast, and east of the Project site are designated for “Rural Residential (RR)” land uses, while lands to the southeast of the Project site is designated for “Agriculture (AG)” land uses. (RCIT, n.d.)
- 4. Overlay(s), if any:** None.
- 5. Policy Area(s), if any:** Areas to the east, north, west, and south are located within the Temecula Valley Wine Country Policy Area – Equestrian District, while lands to the southeast are located within the Vail Lake Policy Area. (RCIT, n.d.)

**H. Adopted Specific Plan Information**

- 1. Name and Number of Specific Plan, if any:** None

**2. Specific Plan Planning Area, and Policies, if any: None****I. Existing Zoning:** Wine County – Equestrian (WC-E)

**J. Proposed Zoning, if any:** No changes to the site's existing zoning classification of WC-E are proposed; however, the Project would result in changes to the text of Ordinance No. 348 related to the WC-E zone (refer to the Project Description provided above).

**K. Adjacent and Surrounding Zoning:** North: R-A-10 (Residential Agriculture, 10-acre minimum lot sizes), R-R, and WC-E; West: R-R and WC-E; South: WC-E, A-1-10 (Light Agriculture, 10-acre minimum lot sizes), and R-R; East: WC-E, A-1-10, and R-R.

**1.3 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"/> Recreation                             |
| <input type="checkbox"/> Agriculture & Forest Resources      | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation              |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Land Use / Planning       | <input checked="" type="checkbox"/> Tribal Cultural Resources   |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Mineral Resources                    | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources       | <input checked="" type="checkbox"/> Noise                     | <input checked="" type="checkbox"/> Wildfire                    |
| <input checked="" type="checkbox"/> Energy                   | <input type="checkbox"/> Paleontological Resources            | <input type="checkbox"/> Other:                                 |
| <input type="checkbox"/> Geology / Soils                     | <input type="checkbox"/> Population / Housing                 | <input checked="" type="checkbox"/> Mandatory Findings of       |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services                      | Significance  |

**1.4 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 have been made by 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, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or

mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

- ☐ 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.

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

Date: January 7, 2025

Printed Name: Russell Brady, Contract Planner

For John Hildebrand, Planning Director

## 2.0 ENVIRONMENTAL ANALYSIS

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.

### 2.1 ENVIRONMENTAL ISSUE ASSESSMENT

#### 2.1.1 Aesthetics

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>1) Scenic Resources</b>				
a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### Findings of Fact:

- a) According to Figure C-8, Scenic Highways, of the Riverside County General Plan Circulation Element, there are no officially-designated State-designated scenic highways in the Project vicinity, with the nearest State-designated scenic highway (State Route 74 [SR-74]) occurring approximately 24.5 miles east of the Project

site. Although there are no officially-designated State or County scenic highways in the Project vicinity, California State Route 79 (SR-79), located approximately 0.25-mile southwest of the Project site, is classified as a Riverside County Eligible Scenic Highway (Riverside County, 2020a, Figure C-8). While the Project includes the construction/installation of new structures on site (as previously summarized in Table 1-1), all proposed structures would be required to adhere to the design measures established for the Wine Country – Equestrian (WC-E) zone. The Project's plot plan application materials are currently under review by the County, but are required to comply with the WC-E zoning requirements for site design, building design, grading, fencing, and landscaping (including the new requirements to be imposed as part of the proposed revisions to Ordinance No. 348, as described above in Subsection 1.1). The new structures that would be constructed/installed on site largely are confined to the interior portions of the site and would be surrounded by existing structures. The new structures would appear as an extension of the existing developed nature of the property, and there are no components of the proposed new structures that would have the potential to adversely affect views available from SR-79. Based on the foregoing analysis, and assuming mandatory compliance with the Project's plot plan application materials, Project impacts to scenic highways would be less than significant, and no further analysis of this subject is required

- b) Under existing conditions, the Project site largely is disturbed or developed with existing event facilities, including existing barns, restaurants, offices, stables, ranch houses, a clubhouse, a mobile home community, stables, a pavilion, storage areas, a Clock Tower House, polo field, and pony homes. The Project would entail construction or installation of new structures on site, as previously summarized in Table 1-1. However, given the developed nature of the site, the Project site does not contain any scenic resources under existing conditions, such as trees, rock outcroppings and unique or landmark features; thus, the Project would not result in any impacts to scenic resources. In addition, the proposed structures that would be constructed or installed on site would not exceed a height of 14 feet, while several of the existing structures on site are taller than the proposed buildings, including the existing barn/restaurant building that measures up to 31' 4" in height; thus, the Project has no potential to obstruct any prominent scenic vista or view open to the public. In addition, all proposed structures would be required to adhere to the design measures established for the Wine Country – Equestrian (WC-E) zone. The Project's plot plan application materials are currently under review by the County, but are required to comply with the WC-E zoning requirements for site design, building design, grading, fencing, and landscaping (including the new requirements to be imposed as part of the proposed revisions to Ordinance No. 348, as described above in Subsection 1.1). Accordingly, the Project would not 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. No further analysis of this subject is required.
- c) The United States Census Bureau defines "urbanized area" as a densely settled core of census tracts and/or census blocks that have 50,000 or more residents and meet minimum population density requirements while also being adjacent to territory containing non-residential urban land uses. The Project site is not located within the boundaries of any Census-defined urbanized areas (USCB, 2010); thus, Project impacts would be considered significant if the Project were to substantially degrade the existing visual character or quality of public views of the site and its surroundings. As indicated above, the new buildings proposed as part of the Project would be required to adhere to the design measures established for the Wine Country – Equestrian (WC-E) zone. The Project's plot plan application materials are currently under review by the County, but are required to comply with the WC-E zoning requirements for site design, building design, grading, fencing, and landscaping (including the new requirements to be imposed as part of the proposed revisions to Ordinance

No. 348, as described above in Subsection 1.1). In addition, the new structures that would be constructed/installed on site largely are confined to the interior portions of the site and would be surrounded by existing structures. The new structures would appear as an extension of the existing developed nature of the property. Accordingly, the proposed Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and impacts would be less than significant. No further analysis of this subject is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>2) Mt. Palomar Observatory</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) As shown on SWAP Figure 6, *Southwest Area Plan Mt Palomar Nighttime Lighting Policy Area*, the Project site is located within the limits of "Zone A" of the Mt. Palomar Observatory Lighting Policy Area (Riverside County, 2021, p. 51). All development projects within Zone A of the Mt. Palomar Nighttime Lighting Policy Area are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Observatory. Ordinance No. 655 states that low-pressure sodium lamps are the preferred illuminating source, and that outdoor lighting fixtures are required to be shielded. Pursuant to Section 7 of Ordinance No. 655, future building permits would be required to include specific information with regards to lighting, as follows: 1) the location of the site where outdoor light fixtures would be installed; 2) plans indicating the location and type of fixtures of the premises; and 3) a description of the outdoor light fixtures, including, but not limited to, manufacturer's catalog cuts and drawings. The required plans and descriptions would enable the County to determine whether compliance with the requirements of the ordinance is met. No building permits would be issued by the County unless the building permit applications demonstrate consistency with the applicable provisions of Ordinance No. 655. As such, the Project has no potential to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655, and impacts would be less than significant. No further analysis of this subject is required. (Riverside County, 1988)

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>3) Other Lighting Issues</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) Under existing conditions, the Project site is developed and contains artificial light sources associated with the existing uses at the site. New sources of lighting would be installed in association with the construction/ installation of new structures at the site (as previously summarized in Table 1-1), although such lighting is anticipated to be limited to lighting for safety and security purposes, such as lighting on the building façades. All proposed new structures would be required to comply with the requirements of Riverside County Ordinance No. 915 (*Outdoor Lighting*), which regulates light trespass and protects the health, property, and well-being of residents residing in the unincorporated areas of Riverside County. Section 5 of Ordinance No. 915 requires that all outdoor lighting be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. (Riverside County, 2012) Mandatory compliance with Riverside County Ordinance No. 915 would ensure that the Project artificial lighting sources would not adversely affect day or nighttime views in the area. Additionally, building materials associated with the Project would not include any highly reflective materials, and any minor amounts of glare that would be produced in association with the new structures on site largely would be obscured by existing structures on site and would not substantially adversely affect any day or nighttime views in the area. Therefore, impacts due to light and glare would be less than significant and no further analysis of this subject is required.
- b) The Project site occurs in an area that largely is surrounded by existing equestrian and agricultural uses and scattered rural residential uses. New sources of lighting would be installed in association with the construction/ installation of new structures at the site (as previously summarized in Table 1-1), although such lighting is anticipated to be limited to lighting for safety and security purposes, such as lighting on the building façades. All proposed new structures would be required to comply with the requirements of Riverside County Ordinance No. 915 (*Outdoor Lighting*), which regulates light trespass and protects the health, property, and well-being of residents residing in the unincorporated areas of Riverside County. Section 5 of Ordinance No. 915 requires that all outdoor lighting be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. (Riverside County, 2012) Mandatory compliance with Riverside County Ordinance No. 915 would ensure that the Project artificial lighting sources would not expose residential property to unacceptable light levels, and impacts would be less than significant. No further analysis of this subject is required.



**2.1.2 Agriculture & Forest Resources**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>4) Agriculture</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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 type="checkbox"/>	<input checked="" 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"/>

**Findings of Fact:**

- a) According to mapping information from the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site contains land classified as "Farmland of Local Importance," "Urban and Built-Up Land," and "Other Land." The classifications of "Farmland of Local Importance," "Urban and Built-Up Land," and "Other Land" do not meet the definition of "Farmland" as outlined by CEQA, the County, or the CDC, and no portions of the Project site contain areas classified as "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance." (CDC, 2020) Therefore, the Project would not convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or any other "Farmland" identified on the FMMP maps to non-agricultural use. No impact would occur, and no further analysis of this topic is required.
- b) Under existing conditions, the Galway Downs facility consists of an events facility that primarily features equestrian-related activities and events, along with other non-equestrian activities such as soccer events. As discussed in Subsection 1.1 above, the Project includes an application for CZ 22000010, which would revise the WC-E zoning regulations to accommodate the expanded range of uses that would be allowed under CUP 2303R1. With approval of CZ 22000010, the proposed Project would be fully consistent with the WC-E zoning regulations contained within Riverside County Ordinance No. 348. Additionally, the expanded range of uses proposed as part of the Project would be fully compatible with agricultural uses in the surrounding area. In

addition, the Project site is not located within a Riverside County Agricultural Preserve, and is not subject to any Williamson Act Contracts (RCIT, n.d.). Therefore, the proposed Project would not conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve, and no impact would occur. No further analysis of this topic is required.

- c) Under existing conditions, the Project site and the majority of lands surrounding the Project site are zoned for agricultural uses (within the WC-E or A-1 zones), with remaining properties being zoned for residential-agricultural uses (R-A). However, the expanded range of uses that would be allowed on site would be fully compatible with surrounding agricultural uses. Furthermore, because the Project site is located within 300 feet of lands zoned primarily for agricultural purposes, the Project would be subject to the provisions of Riverside County Ordinance No. 625, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land. Mandatory compliance with Ordinance No. 625, which would be assured through the Project's conditions of approval, would ensure that Project-related construction and operation activities would not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural uses. Based on mandatory compliance with Ordinance No. 625, no impact would occur and no further analysis of this topic is required.
- d) There are no other components of the proposed Project not already discussed under Thresholds 4.a) through 4.c), which due to location or nature, could result in the conversion of Farmland to non-agricultural use. No impact would occur, and no further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>5) Forest</b>				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Findings of Fact:

- a) Under existing conditions, the Project site is zoned WC-E, which is an agricultural-tourism related zoning classification. In addition, surrounding properties generally are zoned for agricultural or residential-

agriculture uses, and no properties surrounding the Project site are zoned forest land, timberland, or Timberland Production. (RCIT, n.d.) As such, the Project has no potential to conflict with or cause the rezoning of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production forest land (as defined by Govt. Code section 51104(g)). No impact would occur, and no further analysis of this topic is required.

- b) As previously discussed in Threshold 5.a), the Project site is not zoned for forest land and does not contain any forest land. As indicated by Figure OS-3 of the Riverside County General Plan, the nearest forest land to the Project site is Cleveland National Forest, located approximately 1.8 miles southeast of the site, and the expanded uses proposed as part of the Project have no potential to result in the loss of forest land or the conversion of forest land to non-forest uses. (Riverside County, 2015a, Figure OS-3) Accordingly, no impact would occur, and no further analysis of this topic is required.
- c) Due to the absence of forest land on the Project site and in the Project's immediate vicinity, there is no potential for the Project to result in other changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest land use. No impact would occur, and no further analysis of this topic is required.

### 2.1.3 Air Quality

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>6) Air Quality Impacts</b>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors which are located within one (1) mile of the project site to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Findings of Fact:

- a) The Project site is located in the South Coast Air Basin (SCAB). Air quality within the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the

SCAQMD's Air Quality Management Plan (AQMP), as most recently updated in December 2022 (SCAQMD, 2022). The proposed Project would result in the emission of air pollutants into the SCAB during short-term construction and long-term operational activities, primarily from vehicles that travel to and from the Project site. The Project's construction and operational activities would emit pollutants, thereby potentially conflicting with or obstructing implementation of the SCAQMD's AQMP. As such, an air quality technical report will be prepared, and the required EIR will evaluate the proposed Project's potential to conflict with the adopted SCAQMD AQMP.

- b) Air quality within the SCAB is regulated by the SCAQMD and standards for air quality are documented in the SCAQMD AQMP, as most recently updated in December 2022. Implementation of the proposed Project has the potential to exceed daily air pollutant emission significance thresholds established by the SCAQMD's AQMP, particularly related to mobile-source emissions associated with the Project's long-term operation. Accordingly, an air quality technical report will be prepared, and Project-related air emissions will be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to calculate estimated construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR will quantify the Project's expected pollutant levels and evaluate the potential to exceed local air quality standards and/or contribute substantially to an existing or projected air quality violation. (SCAQMD, 2022)
- c) The Project design does not include any features that may be considered point source emitters, and the expanded uses proposed as part of the Project would not directly expose nearby sensitive receptors to substantial pollutant concentrations. However, and although not expected, vehicular traffic associated with the expanded uses proposed as part of the Project has the potential to exceed the Localized Significance Thresholds (LSTs) promulgated by SCAQMD, and the Project's vehicular traffic also has the potential to cause or contribute to Carbon Monoxide (CO) "hot spots." Due to the presence of sensitive receptors in the vicinity and the passenger vehicle traffic expected to be generated by the Project, the required EIR will evaluate the Project's potential to expose sensitive receptors to substantial pollutant concentrations.
- d) Any temporary odor impacts generated by construction activities on the Project site, such as asphalt paving and the application of architectural coatings, would be short-term and cease upon completion of the construction phase of the Project. Additionally, such odors would not affect a substantial number of people, based on the proximity and nature of land uses surrounding the Project site (i.e., primarily undeveloped, agricultural, and rural residential land uses). The new structures proposed at the Project site are not expected to involve activities that would generate substantial or noticeable amounts of odor during long-term operation. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. Additionally, the Project would be subject to SCAQMD Rule 402, "Nuisance" that controls odors by prohibiting air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property (AQMD, 1976). Notwithstanding, the expanded uses proposed as part of the Project would facilitate expanded equestrian-related activities on site, which are associated with the generation of odors from manure. Although not anticipated to be significant given the rural and agricultural nature of surrounding lands, the Project's potential to result in other emissions (such as those leading to odors) adversely affecting a substantial number of people will be evaluated in the forthcoming EIR.

**2.1.4 Biological Resources**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>7) Wildlife &amp; Vegetation</b>				
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Findings of Fact:

- a) The applicable Habitat Conservation Plan (HCP)/Natural Conservation Community Plan (NCCP) for the Project area is the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site is located within MSHCP Criteria Cells 7185 and 7134 within the MSHCP Southwest Area Plan, Subunit 2 (Temecula and Pechanga Creek). However, a Habitat Acquisition and Negotiation Strategy (HANS) process/Joint Project Review (JPR) was completed for the Project site in 2011 as required by subsection 6.1.1 of the MSHCP, and no conservation was determined to be necessary on the Galway Downs site, as all targeted conservation areas associated with Criteria Cells 7185 and 7134 were determined to occur off site (RCA, 2011). Accordingly, the Project would not conflict with the MSHCP's Reserve Assembly requirements. Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures" (Riverside County, 2003). Although the majority of the Project site is disturbed under existing conditions, the Project would require the construction of an off-site sewer line, which has the potential to conflict with these sections of the MSHCP. In addition, and although not anticipated to occur given the generally disturbed nature of the Project site, the expanded uses proposed as part of the Project have a remote potential to conflict with these provisions of the MSHCP. Accordingly, a Project-specific biological technical report will be required for the Project, which will identify the Project's potential impacts to biological resources and will include an analysis of Project consistency with the MSHCP. The results of the Project-specific biological technical report shall be documented in the forthcoming EIR, and mitigation measures will be identified if determined necessary.
- b) Although not anticipated due to the generally disturbed nature of the Project site, the agricultural and rural residential nature of the surrounding area, and due to mandatory compliance with all applicable provisions of the MSHCP, the proposed Project has the remote potential to result in a substantial adverse effect, either directly or through habitat modifications, on endangered or threatened species. Because the Project site has the remote potential to contain species and/or habitat that supports species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS), a qualified biologist shall evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources technical report(s) shall be disclosed and evaluated in the required EIR.
- c) Although not anticipated due to the generally disturbed nature of the Project site, the agricultural and rural residential nature of the surrounding area, and due to mandatory compliance with all applicable provisions of the MSHCP, the proposed Project has the remote potential to result in a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. A qualified biologist shall evaluate the site's existing biological resources and determine the presence or absence of candidate, sensitive, or special-status species, and shall evaluate whether the Project would result in direct or indirect impacts to such species, the results of which shall be documented in a biological resources technical report(s). The results of the biological resources technical report(s) shall be disclosed and evaluated in the required EIR.

- d) Under existing conditions, the Galway Downs facility consists of a multi-faceted events facility that operates as a traditional equestrian facility the majority of the time but also hosts a variety of other activities during holidays and on the weekends. In addition, As such, the Project site does not afford any substantial wildlife movement areas, and the Project site and surrounding area do not contain any wildlife nursery sites. Notwithstanding, qualified biologist shall evaluate the site's existing potential to serve as a wildlife movement corridor, and the results of the evaluation shall be documented in a Project-specific biological technical report. The results of the biological resources technical report(s) shall be disclosed and evaluated in the required EIR.
- e) The Project site and off-site improvement areas have the potential to contain riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW and/or USFWS. Biological field work shall be completed by a professional biologist to document the site's existing biological resources and to determine the presence or absence of riparian habitat or other sensitive natural communities identified in local or regional plans, policies, and/or regulations, or by the CDFW or USFWS. The results of the biological field work shall be incorporated into the required EIR to determine whether the Project would impact riparian habitat or sensitive natural communities.
- f) No known federally protected wetlands are present within the areas that would be impacted by the proposed Project. However, small to moderate sized wetlands can be present or develop anywhere there is sufficient water; therefore, biological field work shall occur on the property to document the site's existing biological resources and to determine the presence or absence of federally-protected wetlands as defined by Section 404 of the Clean Water Act. If present, impacts shall be evaluated and disclosed in the required EIR.
- g) Aside from the MSHCP, which is addressed above under Threshold a., the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines (Riverside County, 1997). Ordinance No. 559 pertains to parcels or property located above 5,000 feet in elevation. Elevations on the Project site range from approximately 1,198 feet to 1,308 feet amsl (Google Earth, 2023). Therefore, because the Project site does not reach an elevation of 5,000 feet, Ordinance No. 559 is not applicable to the Project site and no impact would occur. Additionally, under existing conditions, areas subject to impact as part of the Project do not contain any oak trees. As such, the Project has no potential to result in a conflict with the County's Oak Tree Management Guidelines. Therefore, the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact would occur, and no further analysis of this topic is required.

### 2.1.5 Cultural Resources

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>8) Historic Resources</b>				
a. Alter or destroy a historic site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) Although the Project site does not contain any known historical resources and is not known to be associated with any important people or events in California history, a professional archaeologist will conduct archival research and perform a site survey and document their findings in a cultural resources report. The cultural resources report will indicate whether there is a reasonable potential for discovery of significant historical resources that may be buried beneath the surface of the Project site such that the Project's construction would cause a substantial adverse change in the significance of such historical resources. The results of the evaluation will be disclosed in the Project's EIR.
- b) Although the Project site does not contain any known historical resources, it is possible that minor grading activities associated with the Project could uncover previously unknown subsurface historical resources. A site-specific cultural resources assessment shall be conducted by a professional archaeologist to determine likelihood for the presence/absence of archaeological resources to be located beneath the surface of the Project site. The Project's potential to impact previously undiscovered historical resources beneath the surface of the EDA, which could result in an adverse change in the significance of the resources pursuant to California Code of Regulations §15064.5, shall be evaluated in the required EIR based on the site-specific historical resource analysis.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>9) Archaeological Resources</b>				
a. Alter or destroy an archeological site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:



- a) Although the Project site is not known to contain significant archaeological resources and is unlikely to contain significant discoverable subsurface archaeological resources due to the generally disturbed nature of the site and the limited amount of grading proposed as part of the Project, a professional archaeologist will conduct archival research and perform a site survey and document their findings in a cultural resources report. The cultural resources report will indicate whether Project implementation would alter or destroy an archaeological site. The results of the evaluation will be disclosed in the Project's EIR. Tribal cultural resources are addressed in the Tribal Cultural Resources section below.
- b) Although the Project site is not known to contain significant archaeological resources and is unlikely to contain significant discoverable subsurface archaeological resources due to the generally disturbed nature of the site and the limited amount of grading proposed as part of the Project, a professional archaeologist will conduct archival research and perform a site survey and document their findings in a cultural resources report. The cultural resources report will indicate whether Project implementation would cause a potential, substantial adverse change in the significance of any archeological resources as defined in Section 15064.5 of the California Code of Regulations (CCR). The results of the evaluation will be disclosed in the Project's EIR.
- c) There are no known cemeteries at the Project site and no known formal cemeteries are located within the immediate site vicinity. While not expected, in the unlikely event that human remains are discovered during ground-disturbing activities required to implement the proposed Project, compliance with the applicable provisions of California Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 *et. Seq.* would be required (CA Legislative Info, n.d.). Mandatory compliance with these provisions of State law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated. No significant impact would occur with mandatory compliance with the Public Resources Code and no further analysis is required on this topic.

### 2.1.6 Energy

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>10) Energy Impacts</b>				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Findings of Fact:

- a) Project-related construction and operational activities would use local energy resources, including gasoline, natural gas, and electricity. An energy resources analysis report will be prepared to evaluate whether

implementation of the Project would result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. The findings of this report will be disclosed in the forthcoming EIR.

- b) The Project's potential to conflict with applicable plans, policies, or regulations related to renewable energy or energy efficiency will be analyzed in an energy resources analysis report, the results of which will be disclosed in the Project's EIR.

### 2.1.7 Geology and Soils

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones</b> a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Findings of Fact: According to Riverside County's GIS database and Figure 1 of the County's General Plan Safety Element, a County Fault Zone abuts and slightly encroaches into the southern portion of the Project site (Riverside County, 2024, p. 33; RCIT, n.d.). However, no new development or structures are proposed within the designated County fault zone. As is the case with most locations in Southern California, the Project site is located in a region that is characterized by moderate to high seismic activity. The risk is not considered substantially different than that of other similar properties in the southern California area. The Project would be required to construct all proposed structures in accordance with the California Building Standards Code (CBSC, Title 24) and the Riverside County Building Code. The CBSC and Riverside County Building Code have been designed to preclude significant adverse effects associated with strong seismic ground shaking. Therefore, the Project would not 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, and impacts would be less than significant. No further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>12) Liquefaction Potential Zone</b>				
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:** According to Riverside County's GIS database and Figure 2 of the County's General Plan Safety Element, the portions of the Project site where new buildings would be constructed or installed on site range from a "Low" to "Very High" potential for liquefaction hazards (Riverside County, 2024, p. 35; RCIT, n.d.). However, Riverside County Ordinance No. 457 requires preparation of a geotechnical evaluation prior to issuance of grading or building permits, and further requires that grading and building plans incorporate the recommendations of the geotechnical evaluation in order to attenuate risks associated with liquefaction hazards (Riverside County, 2023b). With mandatory compliance with the recommendations contained in the Project's site-specific geotechnical investigation and Riverside County Ordinance No. 457, impacts due to liquefaction would be reduced to less-than-significant levels. No further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>13) Ground-shaking Zone</b>				
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:** As indicated in the analysis of Threshold 11.a), above, as is the case with most locations in Southern California, the Project site is located in a region that is characterized by moderate to high seismic activity. As previously stated under the above thresholds, Section 5.C of Riverside County Ordinance No. 457, which incorporates Sections 107.1 and R106.1 of the California Building Code, requires preparation of a geotechnical evaluation prior to issuance of grading or building permits, and further requires that grading and building plans incorporate the recommendations of the geotechnical evaluation in order to attenuate risks associated with county fault zone hazards and strong seismic ground shaking (Riverside County, 2023b). With mandatory compliance with the recommendations contained in the Project's site-specific geotechnical investigation and Riverside County Ordinance No. 457, impacts due to County fault zones and strong seismic ground shaking would be reduced to less-than-significant levels. No further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>14) Landslide Risk</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:** The Project site and surrounding areas generally exhibit level terrain, with exception of hillsides that occur to the southeast and southwest of the Project site. Thus, the minor grading proposed as part of the Project would not have the potential to result in landslides or rockfall hazards on or off site. Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. The Project site likely is subject to lateral spreading hazards based on the Project site's "Moderate" to "Very High" liquefaction potential (as discussed under Threshold 12.a)). In addition, according to Riverside County GIS the Project site is considered "susceptible" to subsidence (collapse) hazards. However, and as noted above, Section 5.C of Riverside County Ordinance No. 457, which incorporates Sections 107.1 and R106.1 of the California Building Code, requires preparation of a geotechnical evaluation prior to issuance of grading or building permits, and further requires that grading and building plans incorporate the recommendations of the geotechnical evaluation in order to attenuate risks associated with liquefaction and landslide hazards (Riverside County, 2023b). The Project's future geotechnical report will incorporate site-specific recommendations to address potential hazards associated with lateral spreading and collapse, and the Project would be conditioned to comply with the recommendations of the site-specific investigation. Preparation and implementation of a site-specific geotechnical evaluation as part of future implementing grading and building permits and compliance with the recommendations of the Project's geotechnical report would ensure that hazards associated with unstable geologic units that could potentially result in on- or off-site lateral spreading or collapse are reduced to a level below significance. No further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>15) Ground Subsidence</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:** According to Riverside County's GIS database, the Project site is considered "susceptible" to subsidence hazards but is not located in an area with recorded ground subsidence (RCIT, n.d.). No large-scale extraction of groundwater, gas, oil, or geothermal energy is proposed as part of the Project, and no such uses occur in the vicinity of the Project. As such, there is little to no potential for ground subsidence due to withdrawal of fluids or gases at the Project site. Additionally, and as noted above, Section 5.C of Riverside County Ordinance No. 457, which incorporates Sections 107.1 and R106.1 of the California Building Code, requires preparation of a geotechnical evaluation prior to issuance of grading or building permits, and further requires that grading and building plans incorporate the recommendations of the geotechnical evaluation in order to attenuate risks associated with ground subsidence hazards (Riverside County, 2023b). The Project's future geotechnical report will incorporate site-specific recommendations to address potential ground subsidence hazards, and the Project would be conditioned to comply with the recommendations of the site-specific investigation. Preparation and implementation of a site-specific geotechnical evaluation as part of future implementing grading and building permits and compliance with the recommendations of the Project's geotechnical report would ensure that hazards associated with ground subsidence are reduced to a level below significance. Therefore, impacts due to ground subsidence hazards would be less than significant. No further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>16) Other Geologic Hazards</b>				
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:**

- a) There are no known volcanoes within the Project area; therefore, the Project would not be subject to hazards associated with volcanoes and no impacts would occur. A seiche is a standing wave in an enclosed or partially enclosed body of water that are observed on lakes, reservoirs, swimming pools, bays, harbors, and seas. The nearest enclosed body of water to the Project site is Vail Lake, located approximately 2.7 miles east of the

Project site. Although the northern portions of the Project site are located within a flood zone (Flood Zone A, which includes areas subject to flood hazards but where the base elevations of flooding have not been determined), the Project site is not subject to inundation due to a failure of any dams, including the dam at Veil Lake (RCIT, n.d.). Given the site is not subject to flooding from dam failure, it can also be assumed that the Project site is not subject to inundation from seiche events that may occur within Vail Lake; thus, no impacts due to seiches would occur with implementation of the Project. Although hill forms occur to the southeast and southwest of the Project site, the Project site is separated from these hillsides by Los Corralitos Road, and these areas are covered with natural vegetation (sage scrub), which reduces the potential for mudflow hazards. Accordingly, impacts associated with mudflow hazards would be less than significant. Accordingly, the Project would result in less-than-significant impacts due to geologic hazards, such as seiche, mudflow, or volcanic hazard, and no further analysis of this subject is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>17) Slopes</b>				
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Findings of Fact:

- a) Under existing conditions, the Project site exhibits very little topographic variation. Grading activities associated with the Project would be minimal and generally would consist of fine grading activities (i.e., the creation of level building pads), and no mass grading is anticipated as part of the Project. As such, the Project has no potential to change topography of ground surface relief features, and no impact would occur. No further analysis of this topic is required.
- b) Minimal grading would occur as part of the proposed Project since the Project site is fully disturbed and developed under existing conditions. Given the relatively flat nature of the Project site, cut or fill slopes are not anticipated, and where minor slopes occur they would not exceed a gradient of 2:1 and would not be higher than 10 feet in height. Furthermore, Section 5.C of Riverside County Ordinance No. 457, which incorporates Sections 107.1 and R106.1 of the California Building Code, requires preparation of a geotechnical evaluation prior to issuance of grading or building permits, and further requires that grading and building plans incorporate the recommendations of the geotechnical evaluation in order to ensure that any proposed manufactured slopes would be grossly stable (Riverside County, 2023b). With mandatory compliance with Riverside County Ordinance No. 457, impacts due to manufactured slopes constructed at a gradient steeper

than 2:1 or higher than 10 feet in height would be reduced to less-than-significant levels. No further analysis of this topic is required.

- c) Under existing conditions, the Project site is developed and wastewater generated at the Project site is treated by existing septic systems. Grading proposed as part of the Project would not occur within any areas containing existing septic systems, and all future uses proposed as part of the Project either would be required to connect to the existing septic systems, or would be required to connect to the new EMWD sewer line within De Portola Road. Accordingly, the Project would not result in grading that affects or negates subsurface sewage disposal systems contains subsurface sewage disposal systems, and no impact would occur. No further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>18) Soils</b>				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1803.5.3. of the California Building Code (2022), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Findings of Fact:

- a) Proposed grading activities associated with the Project, which are anticipated to be minor and only would entail fine grading to establish building pads, would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal or stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during period of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavations that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure of the transport of earth materials, Riverside County Ordinance No. 457 would apply, which establishes, in part, requirements for the control of dust and erosion during

construction, would apply to the Project. The Project Applicant would be required pursuant to Section 8.F of Ordinance No. 457 to prepare an erosion control plan that would address construction fencing, sandbags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that water and wind erosion impacts during construction would be less than significant. Accordingly, no further analysis of this topic is required. (Riverside County, 2023b; AQMD, 2005)

- b) As indicated by the County's GIS database, the Project site has a "high" expansion potential (RCIT, n.d.) However, Section 5.C of Riverside County Ordinance No. 457, which incorporates Sections 107.1 and R106.1 of the California Building Code, requires preparation of a geotechnical evaluation prior to issuance of grading or building permits, and further requires that grading and building plans incorporate the recommendations of the geotechnical evaluation in order to ensure that any expansive soils that may be present are properly addressed (Riverside County, 2023b). With mandatory compliance with Riverside County Ordinance No. 457 and applicable State building codes, impacts due to expansive soils would be reduced to less-than-significant levels. Accordingly, no further analysis of this topic is required.
- c) Under existing conditions, the existing uses at the Project site are served by existing septic systems. These septic systems were permitted by Riverside County, and as part of the permit process evidence was provided to the County demonstrating that the soils on site are suitable for septic systems. Under near-term conditions, any new uses on site either would be required to connect to the existing septic systems on site, or would be required to install additional sewage treatment system on site. Should any new sewage treatment systems be proposed on site, they would be subject to compliance with Riverside County Ordinance No. 650.7 (Regulating the Discharge of Sewer), which imposes strict requirements to demonstrate that on-site soils are capable of adequately supporting use of septic tanks or alternative wastewater disposal systems. Ultimately, all uses on site would be required to connect to the new EMWD sewer line planned within De Portola Road, at which time the existing septic systems on the property would be abandoned in accordance with the requirements of the Riverside County Department of Environmental Health. Accordingly, the Project would not have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater, and no impact would occur. No further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>19) Wind Erosion and Blowsand from project either on or off site.</b>				
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Findings of Fact:

- a) According to Riverside County General Plan Amendment 960 (the County's 2003 comprehensive General Plan update), the Project site is located in an area with "moderate" potential for wind erosion hazards. Proposed grading activities, which are anticipated to be minor and mostly comprising fine grading activities, would expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible material to wind. Erosion by wind would be highest during periods of high-wind speeds. During construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance to the Project's SWPPP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addressed the reduction of airborne particulate matter with mandatory compliance to these regulatory requirements. Wind erosion impacts would be less than significant during construction. Following construction, wind erosion on the Project site would be negligible as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant. No further analysis of this topic is required.

**2.1.8 Greenhouse Gas Emissions**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>20) Greenhouse Gas Emissions</b>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) Construction and operational activities associated with the Project would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). GHG emissions associated with the proposed Project would primarily be associated with mobile source emissions from Project-related traffic. In addition, construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the overall generation of GHGs. Specifically, construction and operational activities would result in the emissions of carbon dioxide (CO<sub>2</sub>), nitrogen dioxide (NO<sub>2</sub>), and methane (CH<sub>4</sub>), which are GHGs. A GHG emissions analysis will be prepared to quantify and evaluate the Project's GHG emissions. Because climate change is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity, emissions

have the potential to be significant on a cumulatively considerable basis. The proposed Project's potential to generate GHGs, either directly or indirectly, that could have a significant impact on the environment, will be analyzed in a GHG analysis report which will be discussed in the required EIR.

- b) The Project must comply with the County's Climate Action Plan (CAP) and the California Air Resources Board's (CARB) 2022 Scoping Plan (CARB, 2022; Riverside County, 2019). This compliance ensures alignment with Assembly Bill (AB) 32, as the 2022 Scoping Plan is based on the targets established by both AB 32 and Senate Bill (SB) 32. The County of Riverside's CAP Update addresses greenhouse gas (GHG) emissions reductions and aligns with the requirements of AB 32, SB 32, and international efforts to mitigate GHG emissions. Therefore, adherence to the CAP Update satisfies the mitigation criteria outlined in the State CEQA Guidelines. Notwithstanding, the proposed Project's potential to conflict with the County's CAP Update, which may also conflict with the 2022 Scoping Plan, will be addressed in the required EIR.

### 2.1.9 Hazards and Hazardous Materials

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>21) Hazards and Hazardous Materials</b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Findings of Fact:

- a) During Project construction, limited amounts of hazardous materials typical of construction activities would be transported to, stored, and used on the Project site (e.g., fuel, lubricants, architectural coatings). Mandatory compliance with regulatory requirements pertaining to the transport, use, and disposal of hazardous materials would ensure that impacts would be less than significant. There are no reasonably foreseeable circumstances associated with the Project's construction or operation that would result in a significant hazard to the public or the environment associated with standard construction and operational practices. A less-than-significant impact would occur, and no further analysis is required on this topic.
- b) As indicated in the response to Threshold 21.a) above, limited amounts of hazardous materials typical of construction activities would be transported to, stored, and used on the Project site during Project construction and limited amounts of hazardous materials may be used and stored on the Project site as part of routine business operations. Mandatory compliance with regulatory requirements pertaining to the transport, use, and disposal of hazardous materials would ensure that impacts would be less than significant. There are no reasonably foreseeable circumstances associated with the Project's construction or operation that would result in a significant hazard to the public or the environment associated with standard construction and operational practices. A less-than-significant impact would occur, and no further analysis is required on this topic.
- c) The Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. In April 2023, the Riverside County Emergency Management Department (EMD) published a Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP). The purpose of the LHMP is to identify the County's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and human-caused hazards. The LHMP describes the County's plans for a variety of potential hazards, ranging from wildfires to tornados. However, the LHMP does not identify any emergency management facilities on the Project site, does not identify any specific evacuation routes within the Project area, and does not identify any policies or requirements specific to the Project site or surrounding areas. Rather, the LHMP provides a series of policies to be enacted by the various agencies and jurisdictions within the County in the event of emergency situations. As noted by the LHMP, "[t]here has been no development within Riverside County unincorporated areas that have increased hazard risk or vulnerability since the previous plan was adopted in 2018" (Riverside, 2023a, p. 49). Therefore, it can be concluded that developments within Riverside County that adhere to the applicable provisions of County ordinances, including design measures related to emergency access, would not result in a conflict with the LHMP. The proposed Project would be required to comply with all applicable provisions of County policies and ordinances related to public safety, including but not limited to Ordinance No. 457, which establishes the County's building and fire protection regulations and includes measures requiring the provision of adequate emergency access and other measures to address fire hazard safety. There are no components of the proposed Project with the potential to conflict with the County's LHMP. Accordingly, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and no impact would occur, and no further analysis is required on this subject.
- d) The Project site is not located within one-quarter mile of an existing or proposed school (Google Earth, 2023). The nearest existing school facility to the Project site is Crowne Hill Elementary (located approximately 2.4 miles northwest of the site), Pauba Valley Elementary School (located approximately 2.7 miles west of the site), and Great Oak High School (located 3.8 miles east of the site). In addition, the Project does not include

any land uses that may be considered point source emitters or that would be involved with the storage or use with hazardous materials. Accordingly, the proposed Project would not emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur, and no further analysis of this topic is required.

- e) The California Environmental Protection Agency (CalEPA) maintains several lists of contaminated sites that are identified as meeting the "Cortese List" requirements for hazardous materials sites. A review of the CalEPA's Cortese List Data Resources indicates that the Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code 65962.5 (DTSC, n.d.). As such, no impact would occur, and further analysis of this topic is not required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>22) 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"/>

Findings of Fact:

- a) The nearest airport to the Project site is the French Valley Airport, located approximately 7.4 miles northwest of the Project site (Google Earth, 2023). According to the Riverside County GIS database and Figure 5, *Southwest Area Plan French Valley Airport Influence Area*, of the SWAP, the Project site is not located within any Airport Influence Area (AIA) or Airport Safety Zone (Riverside County, 2021, Figure 5; RCIT, n.d.). As such, the Project site is not located in an area that is subject to any Airport Master Plans or Airport Land Use Compatibility Plans. Accordingly, implementation of the Project does not have the potential to result in an inconsistency with an Airport Master Plan and the Project would not require review by the Airport Land Use Commission. No impacts would occur, and no further analysis of this topic is required.

- b) Refer to the discussion of Threshold 22.a) above. Because the Project site is not located within the AIA of any airports, the Project would not require review by the Airport Land Use Commission (ALUC). No impact would occur, and no further analysis of this topic is required.
- c) Refer to the discussion within Threshold 22.a) above. The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport, and as such the Project would not result in a safety hazard for people residing or working in the Project area. No impact would occur, and no further analysis of this topic is required.
- d) There are no private airstrips or heliports in the Project vicinity. As such, the Project would not result in a safety hazard for people residing or working in the Project area. No impact would occur, and no further analysis of this topic is required.

### 2.1.10 Hydrology and Water Quality

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>23) Water Quality Impacts</b>				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Impede or redirect flood flows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) The California Porter-Cologne Water Quality Control Act (Section 1300 [“Water Quality”] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board, or “SDWB”). Water quality information for major water bodies within the San Diego region is contained in the San Deigo Region – The Basin Plan (herein, “Basin Plan”) (updated September 2021) (RWQCB, 2021).

The CWA requires all states to conduct water quality assessments to their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. Receiving waters for the property’s drainage and the potential impact to the water quality of those receiving bodies shall be disclosed in a site-specific Water Quality Management Plan (WQMP), and potential impacts to impaired water bodies shall be discussed in the EIR. (RWQCB, 2021)

Project construction would generate potential water quality pollutants such as silt, debris, chemicals paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures. Pursuant to the requirements of the SDWB and Riverside County, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the San Diego region Basin Plan. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project’s compliance with the NPDES and SWPPP shall be fully analyzed and disclosed in the required EIR.

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, sediments, etc., which can degrade water quality if discharged from the site, including water quality in downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement a Project-specific WQMP, pursuant to the requirements of the SDWB Order No. R9-2013-0001 (as amended by Order No. R9-2015-0100) (SDWB, 2016). A Preliminary WQMP shall be prepared for the Project site, which shall identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR shall evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

- b) No potable groundwater wells are proposed by the Project. The Project would be served with potable water by the Eastern Municipal Water District (EMWD). The EMWD water supply consists primarily of purchased or imported water. The majority of this water is purchased from the Metropolitan Water District of Southern California (MWD) (EMWD, 2021). The EMWD's Urban Water Management Plan (UWMP) demonstrates that it has sufficient available water resources to adequately serve the Project in addition to past, present, and future commitments to supply water (EMWD, 2021, pp. 7-4 - 7-8). The proposed Project is consistent with the site's existing General Plan land use designation of RR, and as such the Project's land uses were accounted for as part of the preparation of the UWMP. In addition, the Project would entail minimal amounts of new impervious surfaces, mostly associated with the construction or installation of new buildings on site; as such, the Project would not substantially interfere with groundwater recharge. Therefore, because potable water to the Project site would be provided by EMWD, implementation of the Project would not substantially deplete groundwater supplies and the Project's impacts to groundwater supplies would be less than significant. Based on the foregoing analysis, the Project would not 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. Impacts would be less than significant, and no further analysis of this topic is required.
- c) Proposed grading activities associated with the Project, which are anticipated to be minor and only would entail fine grading to establish building pads and grading for the proposed new sewer line, would not substantially alter the topography of the Project site and would not affect the site's existing drainage patterns. No streams or rivers occur within the areas proposed to be impacted as part of the Project. Notwithstanding, the Project has the potential to indirectly affect water quality within downstream receiving waters. Project construction would generate potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents. As indicated above under the discussion of Threshold 23.a), the Project would be required to comply with the San Diego region Basin Plan. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project's compliance with the NPDES and SWPPP shall be fully analyzed and disclosed in the required EIR.

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, sediments, etc., which can degrade water

quality if discharged from the site, including water quality in downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement a WQMP, pursuant to the requirements of the SDWB Order No. R9-2013-0001 (as amended by Order No. R9-2015-0100) (SDWB, 2016). A Preliminary WQMP shall be prepared for the Project site, which shall identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR shall evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

- d) As discussed under the analysis of Threshold 23.a), a Project-specific WQMP will be prepared for the Project to evaluate potential construction- and long-term operational-related impacts to water quality, including the Project's potential to result in substantial erosion or siltation on or off site. The results of the Project-specific WQMP shall be reported in the required EIR, which also shall evaluate whether the Project has the potential to result in impacts associated with erosion or siltation on or off site. The required EIR shall evaluate whether measures incorporated in the WQMP to address near- and long-term erosion hazards are sufficient to prevent substantial erosion on or off site.
- e) Development of the Project site as proposed would create impervious surfaces over portions of the Project site that has the potential to increase runoff from the site, resulting in potential flood hazards on-site and to downstream properties. A hydrology study shall be required for the Project to evaluate the difference between existing (i.e., conditions that will exist upon completion of reclamation activities on site) and post-development drainage conditions and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge. Although the Project does not have the potential to alter the existing drainage pattern of the site, the Project could result in changes to absorption rates that could result in increased rates of surface runoff, although actual flooding on- or off-site is not likely to occur due to the proposed construction of on-site water quality/detention basins and storm drain facilities as would be required by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Nevertheless, the required EIR shall incorporate the findings of the hydrology study and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site.
- f) In the absence of an adequately designed stormwater system specific to the Project, the potential exists for the Project to exceed the capacities of existing or planned storm drainage systems and/or to result in or contribute to flood hazards downstream. A hydrology study and WQMP shall be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge from the site. The results of the studies shall be summarized and incorporated into the required EIR.
- g) According to floodplain maps available from the Federal Emergency Management Agency (FEMA), the northern portion of the Project site (generally, the areas to the north of the racetrack) is identified as being located within Special Flood Hazard Zones A, which includes areas subject to the 1% annual chance flood where the base flood elevations have not been determined. The remaining portions of the Project site are designated as Flood Zone X (unshaded), which consists of areas "...determined to be outside the 0.2% annual chance floodplain." (FEMA, 2016) The improvements proposed as part of the Project have the potential to redirect flood flows, particularly any new improvements within the northern portions of the Project site. As such, this topic will be discussed further in the Project's required EIR.



- h) According to floodplain maps available from the Federal Emergency Management Agency (FEMA), the northern portion of the Project site (generally, the areas to the north of the racetrack) is identified as being located within Special Flood Hazard Zones A, which includes areas subject to the 1% annual chance flood where the base flood elevations have not been determined. The remaining portions of the Project site are designated as Flood Zone X (unshaded), which consists of areas "...determined to be outside the 0.2% annual chance floodplain." (FEMA, 2016) The improvements proposed as part of the Project have the potential to be subject to flood hazards, and as such any new development within the northern portions of the Project site would have the potential to risk release of pollutants due to site inundation. Accordingly, this topic shall be further evaluated in the forthcoming EIR.

As previously discussed under the analysis of Threshold 16.a), the nearest enclosed body of water to the Project site is Vail Lake located approximately 2.7 miles east of the Project site. However, the Project site is not subject to inundation due to a failure of any dams, including the dam at Veil Lake (RCIT, n.d.). Given the site is not subject to flooding from dam failure, it can also be assumed that the Project site is not subject to inundation from seiche events that may occur within Vail Lake; thus, no impacts due to seiches would occur with implementation of the Project, and no further analysis of seiches is required in the forthcoming EIR.

The Project site is located approximately 28 miles east of the Pacific Ocean; therefore, the Project site is not subject to inundation from tsunamis. As such, the Project does not have the potential to release pollutants due to inundation from tsunamis, and no impact would. No further analysis of potential impacts due to inundation by tsunamis is required in the forthcoming EIR.

- i) As previously indicated under the analysis of Threshold 23.a), the Project site is located within the jurisdiction of the California Regional Water Quality Control Board, San Diego Region (San Diego Water Board, or "SDWB"). Water quality information for major water bodies within the San Diego region is contained in the SDWB's Basin Plan. During future Project-related construction activities and under long-term operations, the Project has the potential to result in the release of pollutants, which could contribute pollution in receiving waters, including impaired waters. The Project's compliance with the SDWB Basin Plan shall be evaluated in the forthcoming EIR based on the findings and results of the Project-specific hydrology study and WQMP.

### 2.1.11 Land Use Planning

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>24) Land Use</b>				
a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

- a) The primary land use plan applicable to the Project area is the Riverside County General Plan, which was adopted in 2003 and most recently amended in 2021. The General Plan designates the Project site for RR land uses, and the Project's proposed land uses are fully consistent with the site's existing RR land use designation. However, the Project includes CZ 2000010, which would modify Riverside County Ordinance No. 348 (as discussed in detail in subsection 1.1, above), although the changes to Riverside County Ordinance No. 348 would not affect any regulations that were adopted for the purpose of avoiding or mitigating an environmental effect. Notwithstanding, the Project has the potential to conflict with the goals and policies of the Riverside County General Plan, and also has the potential to conflict with County ordinances that were adopted for the purpose of avoiding or mitigating an environmental effect. The required EIR shall evaluate the Project's proposed expansion of uses for the site and shall disclose any potential environmental effects that would result from a conflict with any policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect. The required EIR shall evaluate the Project's potential to conflict with applicable General Plan policies and County Ordinance requirements. In addition, the Project also has the potential to conflict with the SCAG 2024-2025 Regional Transportation Plan/Sustainable Communities Strategy ("RTP/SCS"; also referred to as "Connect SoCal"), which was adopted to reduce or eliminate environmental effects. An analysis of Project consistency with the General Plan, County Ordinances, and SCAG's RTP/SCS shall be included in the required EIR.
- b) Under existing conditions, the Galway Downs facility is surrounded by existing improved roadways, including Los Caballos Road to the north, Pauba Road to the east, and Los Corralitos Road to the west and southwest. These roadways would continue to serve existing residential uses in the surrounding area. As such, the Project has no potential to physically divide the physical arrangement of an established community. No impact would occur, and no further analysis of this topic is required.

**2.1.12 Mineral Resources**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>25) Mineral Resources</b>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Findings of Fact:**

- a) According to mapping information available from the CDC and within the Multipurpose Open Space Element of the County's General Plan, the Project site is located within Mineral Resources Zone (MRZ)-3 (Riverside County, 2015a, Figure OS-6). The MRZ-3 category represents "areas where the available geologic information indicates that mineral deposits exist; however, the significance of the deposit is undetermined" (CDC, 2015). Additionally, the Project site is not designated as a "Mineral Resource" site by the Riverside County General Plan or SWAP and there are no active mining operations on or in the vicinity of the Project site (RCIT, n.d.; Google Earth, 2023). Accordingly, implementation of the Project would not result in the loss of availability of a known mineral resource that would be of value to the region, or the residents of the State and no impact would occur. No further analysis of this topic is required.
- b) Neither the County's General Plan nor the SWAP identify the Project site as comprising a locally important mineral resource site and there are no plans applicable to the Project site that designate the Site as a mineral resource recovery site. (Riverside County, 2015a; Riverside County, 2021) Accordingly, no impact would occur, and no further analysis of this topic is required.
- c) According to Riverside County's GIS database, there have been no surface mining permits issued within the Project vicinity, which indicates that there are no existing surface mines in the Project vicinity (RCIT, n.d.). Additionally, there are no State-classified or designated areas for mineral resources within the Project site's vicinity. There are no mines or quarries proposed by the Project nor are there any existing or former mines known to exist on the site or in the surrounding area (Google Earth, 2023). Due to the lack of surface mines in the Project site's vicinity, the Project would not expose people or property to hazards resulting from past of

present mining activities, nor would the Project be an incompatible use with any proposed or existing surface mines. No impact would occur, and no further analysis of this topic is required.

### 2.1.13 Noise

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>26) Airport Noise</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Findings of Fact:

- a) The Project site is located approximately 8.7 miles southeast of the nearest runway at the French Valley Airport (Google Earth, 2023). According to Map FV-3 of the Riverside County Airport Land Use Commission (ALUC) Airport Land Use Compatibility Plan (ALUCP) for the French Valley Airport, the Project site is located approximately 7.5 miles from the nearest lands subject to airport-related noise levels above 55 dBA (RCALUC, 2015. Map FV-3). According to Table N-1 of the Riverside County General Plan Noise Element, a noise level of 55 dBA is considered “normally acceptable” for most land uses, including residential land uses, while the Project’s proposed amphitheater and existing race track/multi-use sports fields are considered “conditionally acceptable” at noise levels below 65 dBA and 70 dBA, respectively (Riverisde County, 2015a). Given the distance between the Project site and the nearest lands subject to airport-related noise above 55 dBA, the Project would be exposed to airport-related noise levels well below 55 dBA, and therefore the Project would not expose people residing or working in the project area to excessive noise levels. Impacts would be less than significant, and no further analysis of this topic is required.
- b) The nearest airport to the Project site is the French Valley Airport, which is a public airport owned by Riverside County and is addressed above under the discussion of Threshold 26.a). There are no private airstrips in the Project vicinity. As such, the Project would not expose people residing or working in the Project area to excessive private-airstrip related noise levels. No impact would occur, and no further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>27) Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) The proposed Project would result in the generation of noise during the construction/installation of new structures and improvements on site, during the construction of the off-site sewer line, during long-term operations at the facility under the proposed revised CUP 2303R1, and due to Project-related traffic. Noise levels generated by the Project may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the General Plans and Municipal Codes of the Riverside County. A Noise Impact Analysis (NIA) will be prepared, and the required EIR will analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards during both near-term construction and long-term operation.
- b) Although construction activities on the Project site would be minor and would not involve a mass grading phase, construction activities associated with the Project may produce groundborne vibration or groundborne noise. The required EIR will analyze the potential of the Project to expose persons to excessive groundborne vibration during the Project's construction phase. Additionally, the Project would include an expansion of operations at the existing facility, including operation of the new amphitheater, which may have the potential to generate ground-borne noise or vibration. Accordingly, a NIA will be prepared to evaluate the Project's potential to result in excessive ground-borne noise or vibration during both construction and long-term operation, and the required EIR will analyze the potential for the Project to expose people to ground-borne vibration or noise levels in excess of established standards for both construction and long-term operation.

**2.1.14 Paleontological Resources**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>28) Paleontological Resources</b>				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:**

- a) According to Riverside County's GIS database, the majority of the Project site has a "Low" potential for paleontological sensitivity, while a small portion in the southern area of the Site has a "High" potential for paleontological sensitivity (RCIT, n.d.). The area identified with a "High" potential for the presence of paleontological resources consists of lands south of Los Corralitos Road, a portion of Los Corralitos Road, and the existing ranch houses, the existing equine event trailer parking, the resident arena, and lands not identified with any existing or proposed uses. The portions of the Project site that would be subject to new development as part of the Project all occur within areas with a "Low" potential for containing paleontological resources. Furthermore, there would not be a mass grading phase associated with the Project, and any fine grading that would be needed likely would not exceed the depths of historic ground disturbance at the site. Accordingly, Project impacts to paleontological resources would be less than significant, and no further analysis of this topic is required.

**2.1.15 Population and Housing**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>29) Housing</b>				
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
example, through extension of roads or other infrastructure)?				

Findings of Fact:

- a) No housing would be demolished as part of the Project, and the Project would provide for 18 new employee modular housing units on site, in addition to 11 new pony homes that would be used as short-term rentals. Accordingly, the proposed Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impact would occur, and no further analysis of this topic is required.
- b) The proposed Project generally would entail a continuation of activities at the existing Galway Downs facility, with an expansion of the permitted range of uses allowed on site. While operational activities associated with the Project have the potential to generate a nominal increase in the number of employees at the site, most of the new jobs associated with the Project would consist of temporary employees during peak events at the facility. Additionally, the Project includes the installation of 18 new employee modular units on site, which would off-set any increased demand for housing, including affordable housing, that may result from the Project. Furthermore, the Riverside County General Plan designates areas of the County in which lower-income housing can be accommodated to meet the County's Regional Housing Needs Assessment (RHNA) obligations, and does not rely on residential development on the Project site in order to meet its RHNA obligations. Moreover, it is anticipated that any future employees generated by the Project could be accommodated by existing residential communities and/or by future residential uses to be constructed in accordance with the General Plan Land Use Plan or the general plans of cities within the County, and that no additional housing, including housing affordable to households earning 80% or less of the County's median income, would be required to accommodate Project-related employees. Impacts would be less than significant, and no further analysis of this topic is required.
- c) There are no components of the proposed Project with the potential to induce substantial unplanned population growth in an area, either directly or indirectly. With exception of the Project's proposed new sewer line connection to the EMWD sewer main to be constructed in De Portola Road, none of the improvements proposed as part of the Project would result in substantial population growth in the area. Although the Project would entail the construction of a new sewer line off site, this sewer line only would serve the Galway Downs facility and would not serve other properties. While other properties in the area may ultimately connect to the new EMWD sewer main, any such future connections would be made directly to the EMWD sewer main and not to the sewer line proposed to extend between De Portola Road and the Project site. Accordingly, the proposed Project would not induce substantial unplanned population growth in the local area, either directly or indirectly, and no impact would occur. No further analysis of this topic is required.

**2.1.16 Public Services**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>30) Fire Services</b> a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>fire protection</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Findings of Fact:** The proposed Project involves the continuation and expansion of an existing events facility, which is provided fire protection services under existing conditions by the Riverside County Fire Department (RCFD). According to mapping data published by CalFire, the central portions of the Project site are classified as having a “High” potential for fire hazards, while lands along the perimeter of the site are classified as having a “Very High” potential for wildfire-related hazards (CalFire, n.d.). Implementation of the Project would cumulatively affect the RCFD’s ability to service the planned population. The Project would require an “Rural-Category III” level of service as defined by the Riverside County Fire Protection Master Plan. This classification requires a fire station located within five miles of the Project site, and a full first alarm assignment team operating on the scene within 20 minutes of dispatch. (Riverside County, 1986) The nearest fire station to the Project site is RCFD Station 95 (Roripaugh Ranch), located approximately 4.9 miles northwest of the Project site, while RCFD Fire Station 96 (Glen Oaks) is located 5.0 miles northeast of the Project site. Accordingly, the Project site would be located within 5.0 miles of the nearest fire station, and a full first alarm assignment team could operate on site within 20 minutes of dispatch. Thus, the RCFD would be able to meet the Rural-Category III Land Use protection goals of the Fire Protection Master Plan for the Project.

Development of the proposed Project would nonetheless impact fire services by placing an incremental increase in demand on existing RCFD resources and personnel. As set forth by the Riverside County Fire Protection Master Plan, a new fire station and/or appropriate fire company is required for the development of 2,000 dwelling units or more. The Project only includes the installation of 18 new employee modular housing units and 11 (short-term rental) pony homes. The Project would not create a demand on RCFD resources and personnel equivalent to 2,000 dwelling units or greater; thus, no new fire station would be required to serve the Project. Notwithstanding, the expanded range of uses allowed on site could result in an increased number of emergency and public service calls due to the increased presence of structures, traffic, and employees. However, the Project is required to adhere to Riverside County Ordinance No. 659, which requires payment of a Development Impact Fee (DIF) to assist the County in providing fire protection facilities, including fire stations. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and fire station construction. Accordingly, with the mandatory payment



of DIF fees, Project-related impacts to fire protection services would be less than significant, and no further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>31) Sheriff Services</b> a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>sheriff</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Findings of Fact: Police protection services for the Project site would be provided by the Riverside County Sheriff's Department (RCSD). The nearest RCSD station is the Southwest Station, located at 30755-A Auld Rd., Murrieta, CA 92563, approximately 7.9 miles northwest of the Site (Google Earth, 2023). The proposed Project would include development that would introduce employees and visitors to the Project site, which would result in an incremental increase in demand for sheriff protection services; however, the Project only entails the continuation and expansion of existing operations at the Galway Downs facility, and the Project only would include the installation of 18 new employee modular housing units and 11 (short-term rental) pony homes. Additionally, according to the Riverside County Sheriff's Department (RCSD), there is not a direct correlation between employment growth, the number of crimes committed, and the number of RCSD personnel needed to respond to these increases. As the population and use of an area increases, however, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed Project would result in an increase in the cumulative demand for services from the RCSD, which provides police protection services to the Project site. Staff necessary to support the additional deputies would include an appropriate level of civilian, investigation, and supervisory personnel. The proposed Project would not, however, in and of itself result in the need for new or expanded sheriff facilities to accommodate new personnel.

The Project is required to adhere to Riverside County Ordinance No. 659, which requires payment of the County's DIF fee to assist the County in providing for sheriff protection services, including new or expanded facilities. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and sheriff facilities construction. Accordingly, Project-related impacts to sheriff protection services would be less than significant and no mitigation would be required.

Therefore, implementation of the Project would not result in the need for new or expanded sheriff facilities, and impacts would be less than significant. The Project's incremental demand for sheriff protection services also would be less than significant because the Project Applicant would be required to contribute DIF fees.

Accordingly, a less-than-significant impact would occur with respect to sheriff protection services or facilities as a result of implementation of the proposed Project, and no further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>32) Schools</b> a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>school</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Findings of Fact:** The Project would not create a direct demand for public school services, as the proposed 11 pony homes would consist of short-term rentals, and the 18 new employee modular housing units proposed as part of the Project are intended for employees only. Thus, the Project would not directly generate population growth (i.e., school-aged children requiring public education). Under existing conditions, no schools are located on the Project site or are planned to be located on the Site. As such, there is no potential for the Project to have a direct physical impact on any school facility. Additionally, no component of the Project would measurably increase public school demands or result in the need for new or physically altered school facilities. Nonetheless, the Project Applicant would be required to contribute fees to the Temecula Valley Unified School District (TVUSD), in compliance with California Senate Bill 50 (SB 50), California Government Code Sections 65995.5 to 65998, which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. The payment of school mitigation impact fees authorized by SB 50 is deemed to provide "full and complete mitigation of impacts" on school facilities from the development of real property (California Government Code § 65995). (CA Legislative Info, 1998) Implementation of mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significance. Accordingly, no further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>33) Libraries</b> a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>library</u> services?				

- a) **Findings of Fact:** Development of the Project site and associated site improvements would not directly create a demand for public library facilities and would not directly result in the need for new or physically altered library facilities. Increased demand for library facilities results from an increase in the resident population and the Project only would include the installation of 18 new employee modular housing units and 11 (short-term rental) pony homes. The 11 proposed pony homes would consist of temporary rentals that are highly unlikely to result in an increase in demand for library facilities; thus, the Project's only potential to result in an increase in demand for library facilities is due to the addition of the 18 new employee modular housing units on site.

Although use of the internet has resulted in decreased demand being placed on library services nation-wide, the County continues to maintain its standards for book titles and library square footage. Library services in the County of Riverside are provided by the Riverside County Public Library System (RCPLS). Assuming that all 18 new employee modular housing units would be occupied by new residents within the County, and based on the population generation rates specified in Table E-2 of Appendix E to the Riverside County General Plan, the 18 employee modular units would generate a future population of approximately 57 persons (18 households x 3.17 persons/per household = 57.1 persons). In order to attain the RCPLS level of service standard of 2.5 titles-per-capita, the Project-generated employees would require an additional 143 titles (2.5 titles-per-capita x 57 persons = 142.5 titles). The RCPLS also has a standard of 0.5 square foot of library space per capita. In order to meet the RCLPS standard of 0.5 square feet (s.f.) per capita, the Project would generate a demand for 28.5 s.f. of additional library space (0.5 s.f. of library space per capita x 57 persons = 28.5 s.f.). However, these estimates are conservative in nature because the majority of jobs that would be generated by the Project likely would be filled by existing County residents, given the County's generally poor jobs-to-housing ratio. Thus, the Project's impacts to the local library system likely would be substantially less than described above. (Riverside County, 2015b, Table 4.17-W)

The provision of additional library space would be addressed through the County's compliance with the adopted level of service standards. Additionally, mandatory compliance with Riverside County Ordinance No. 659 would require the payment of impact fees. These fees would provide funding for library books and library expansion projects. Furthermore, given that the Project only would result in an increase in demand for 30 titles and 19 s.f. of additional library space, the Project would not result in a need for new or expanded library facilities. Although new library facilities may be under consideration by the RCPLS in the Project area, it is not possible to identify environmental impacts that may be associated with the development of any new library facilities until a specific proposal and design for the facility is prepared by the RCPLS, and any such planned increase would not be the result of the proposed Project. Accordingly, impacts due to the construction of new or expanded library facilities are too speculative for evaluation (State CEQA Guidelines § 15145).

Environmental effects of such library facilities and any associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded library facilities. Any mitigation measures required for new or expanded library facilities could be funded, in part, from property taxes, including increased property taxes resulting from buildout of the Project site.

Accordingly, and based on the preceding analysis, Project impacts to library facilities and resources would be less than significant, and no further analysis of this topic is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>34) Health Services</b> a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>health</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Findings of Fact: The nearest medical facility to the Project site is Temecula Valley Hospital, located approximately 3.9 miles northeast of the Project site at 31700 Temecula Parkway in the City of Temecula (Google Earth, 2023). Due to the nature of the Project, development of the Project would not result in a substantial increase in demand for health services and would not directly result in the need for new or physically altered health service facilities that could result in substantial adverse impacts to the environment. That is, assuming that all 18 of the proposed employee modular housing units would consist of new residents within the County, and based on the average household sizes reported by Appendix E to the Riverside County General Plan, the 18 new employee modular housing units would be expected to generate a worst-case population of approximately 57 people. Using a 1.9 hospital beds per 1,000 persons generation factor, the Project would not generate the need for any new hospital beds, as the Project only would result in an incremental increase in demand for 0.1 hospital beds ( $57 \times 1.9 \div 1,000 = 0.11$ ). Furthermore, as most of the future jobs on the Project site would be filled by existing County residents, the Project's conservatively estimated demand for health care services and hospital beds would not represent a new demand for such resources within the County.

The provision of private health care is largely based on economic factors and demand and is beyond the scope of the proposed Project. However, EIR No. 521 concluded impacts associated with buildout of the General Plan would be less than significant, and further notes that: "compliance with...existing General Plan policy and existing Mitigation Measures 4.15.7A and 4.15.7B from EIR No. 441, would further reduce or avoid the insignificant impacts..." (Riverside County, 2015b, p. 4.17-18). Mitigation Measure 4.15.7A requires the County to perform periodic medical needs assessments to evaluate the current medical demand and level of

medical service provided within each Area Plan every three years. Mitigation Measure 4.15.7B requires the County to fund the new construction and/or expansion of existing medical facilities according to the level of demand for medical services based on the needs assessment required as part of Mitigation Measure 4.15.7A. Furthermore, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. While new or expanded health care facilities may ultimately be needed within the County due to the anticipated growth in population, it is not possible to identify environmental impacts that may be associated with the development of any new health care facilities until a specific proposal and design for the facility is prepared. Accordingly, impacts due to the construction of new or expanded health care facilities are too speculative for evaluation in this EIR (State CEQA Guidelines § 15145). As such, with payment of mandatory DIF fees, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Accordingly, and based on the preceding discussions, no further analysis of this topic is required.

### 2.1.17 Recreation

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>35) Parks and Recreation</b>				
a. Would the project require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Increase 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located within a Community Service Area (CSA) 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"/>

#### Findings of Fact:

- a) The Project would entail an expansion of activities at the existing Galway Downs facility, which consists of an events facility that could be considered a recreational facility. Impacts associated with implementation of the Project as proposed, including physical impacts associated with fine grading and the construction/installation of new structures on site, will be evaluated throughout the forthcoming EIR (e.g., refer to the discussion of Biological Resources and Cultural Resources in subsections 2.1.4 and 2.1.5). Because the physical impacts associated with the Project will be fully evaluated in the required EIR, impacts would be less than significant and no further analysis of this topic is necessary.

- b) While the project involves the development of 11 pony homes and 18 employee modular homes, the overall Galway Downs facility comprises a recreational resource within the County that will include expanded operations under the proposed Project. Given the nominal potential increase in the site's population as a result of the Project and the fact that the Project entails the expansion of an existing recreational facility, the proposed Project would not increase 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. Impacts would be less than significant, and no further analysis of this topic is required.
- c) The Project site is within the boundaries of the Valley Wide Recreation and Park District (VWRPD), which adopted its 2020 Master Plan in January 2021. The Master Plan establishes a standard of 5.0 acres of parkland for each 1,000 residents. Based the VWRPD Master Plan, the VWRPD assumes a population generation factor of 3.12 for single-family residential uses. The Project's 11 proposed pony homes would consist of temporary rentals that are highly unlikely to result in an increase in demand for recreational facilities, particularly given that the users of the pony homes likely would make use of the existing and proposed recreational facilities and amenities at the Galway Downs site; thus, the Project's only potential to result in an increase in demand for library facilities is due to the addition of the 18 new employee modular housing units on site. It should be noted that the VWRPD utilizes a different person per household (pph) value than is identified in the Riverside County General Plan; however, for purposes of analysis herein, the VWRPD population generation rates have been utilized for purposes of calculating future population associated with the Project's proposed 18 employee modular housing units. Based the VWRPD Master Plan, the VWRPD assumes a population generation factor of 3.1 for single-family residential uses. Based on VWRPD's population generation factor for single-family residential uses, the Project's proposed 18 new employee modular housing units would generate a future population of approximately 56 persons (18 units x 3.1 persons/unit = 55.8 persons), conservatively resulting in a parkland demand of 0.28-acre (55.8 persons x 5 acres/1,000 persons = 0.279-acre). The expanded recreational uses and amenities proposed as part of the Project would be more than sufficient to account for the potential 0.28-acre increase in demand for recreational resources within the County. Furthermore, as most of the future jobs on the Project site would be filled by existing County residents, the estimated increase in demand for recreational resources likely is overstated. Therefore, the Project would not conflict with the VWRPD's 2020 Master Plan and would not be required to pay in-lieu park fees (Quimby). Impacts would be less than significant, and no further analysis of this topic is required. (VWRPD, 2020, p. 14 and Figure 1)

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>36) Recreation Trails</b>				
a) Include the construction or expansion of a trail system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Findings of Fact:

- a) According to Figure 8, *Southwest Area Plan Trails and Bikeway System*, of the SWAP, Los Caballos Road and Los Corralitos Road along the Project site's frontages with these roadways are planned for a "Wine Country

Roadside Trail,” while Pauba Road is planned to include a “Regional Open Space Trail.” According to the SWAP, the Wine Country Roadside Trail is intended to be located along roadway rights-of-way (ROW) and to include a trail between four- and eight-feet in width consisting of unimproved or decomposed granite material, while the Regional Open Space Trail are planned to occur within the roadway ROW and to consist of a minimum 10- to 12-foot-wide trail path that would serve as the backbone of the local trails network. Under existing conditions, both Los Caballos Road and Los Corralitos Road along the Project site’s frontages already includes a minimum of four feet of unimproved trails, although Pauba Road is not improved with a Regional Open Space Trail. In the event that improvements to Pauba Road are required by the County to implement a Regional Open Space Trail, physical impacts associated with trail construction will be evaluated in the forthcoming EIR under the appropriate subject headings (e.g., biological resources, cultural resources as discussed in subsections 2.1.4 and 2.1.5, respectively), while the Project’s potential to conflict with applicable plans and policies (including the SWAP and the Temecula Valley Wine Country Design Guidelines) will be addressed in the forthcoming EIR under the issue of Land Use and Planning (as discussed herein in subsection 2.1.11). As the Project’s physical limits of disturbance and conformance to applicable plans and policies will be evaluated in the forthcoming EIR, no additional analysis is required under this topic in the forthcoming EIR. (Riverside County, 2021, Figure 8)

### 2.1.18 Transportation

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>37) Transportation</b>				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Cause an effect upon circulation during the project’s construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) The proposed Project would generate an increase in vehicle trips associated with the proposed expansion of uses. A traffic study will be prepared for the Project to identify any roadway facility improvements that would be necessary to comply with applicable programs, plans, policies, and ordinances of affected jurisdictions. The required EIR will evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for various modes of travel, including those related to transit, roadway, bicycle, and pedestrian facilities.
- b) Senate Bill 743 (SB 743), which was codified in Public Resources Code Section 21099, required changes to the State CEQA Guidelines regarding the analysis of transportation impacts. Pursuant to Public Resources Code Section 21099, the criteria for determining the significance of transportation impacts must promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. To that end, in developing the criteria, the Governor's Office of Planning and Research proposed, and the California Natural Resources Agency certified and adopted, changes to the CEQA Guidelines that identify vehicle miles traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts. Updates to the State CEQA Guidelines that were approved in December 2018 included the addition of CEQA Guidelines Section 15064.3, of which Subdivision b establishes criteria for evaluating a project's transportation impacts based on project type and using VMTs as the metric. The proposed Project would attract increased passenger vehicular traffic to the Project site, which could lead to a net increase in the amount of VMT within the region. A Project-specific VMT analysis will be prepared. The Project's required VMT will be evaluated against the County's VMT performance standards in conformance with SB 743 and CEQA Guidelines Section 15064.3(b), and as required by the Riverside County Transportation Analysis Guidelines for Level of Service, Vehicle Miles Traveled (Riverside County, 2020b). The results of the VMT analysis shall be evaluated and disclosed in the required EIR.
- c) All improvements planned as part of the Project would be in conformance with applicable County standards and would not result in any hazards due to a design feature. Additionally, the Project site is surrounded by a mixture of agricultural, rural residential and undeveloped land and as such the Project would not represent an incompatible use that could increase transportation-related hazards in the local area. Notwithstanding, the forthcoming EIR shall evaluate the Project's potential to substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- d) Implementation of the proposed Project conservatively would result in an increase of 4,309 one-way daily vehicle trips during weekdays and 5,616 one-way daily vehicle trips during peak weekends. Accordingly, the required EIR shall evaluate whether the Project's anticipated increase in vehicular traffic would result in or require maintenance of County roadways that could, in turn, result in a substantial increase in expenditures by Riverside County for public road maintenance such that environmental impacts would result.
- e) Roadway improvements planned as part of the Project would include some frontage improvements (potentially including new, relocated, or modified driveway locations), as well as off-site study area intersections where the Project would generate a direct demand for improvements. The forthcoming EIR shall evaluate the Project's potential to cause an effect upon circulation during the project's construction, and shall identify mitigation measures, if necessary, to reduce potential impacts to less-than-significant levels.



- f) Although the Project is not anticipated to affect emergency access or access to nearby uses in general, the Project conservatively would result in an increase of 4,309 one-way daily vehicle trips during weekdays and 5,616 one-way daily vehicle trips during peak weekends. The Project's anticipated increase in traffic, particularly during peak events, has the potential to temporarily adversely affect emergency response times and access to nearby properties. Accordingly, the forthcoming EIR shall evaluate the Project's potential to result in inadequate emergency access or access to nearby uses, and shall identify measures that the Project Applicant is required to implement during peak events to preclude significant effects to emergency access or access to nearby uses.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>38) Bike Trails</b>				
a) Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) Findings of Fact: Refer to the discussion of Threshold 36.a). As noted therein, the SWAP designates Los Caballos Road and Los Corralitos Road along the Project site's frontages for a "Wine Country Roadside Trail," while Pauba Road is planned to include a "Regional Open Space Trail." According to the SWAP, the Wine Country Roadside Trail is intended to be located along roadway rights-of-way (ROW) and to include a trail between four- and eight-feet in width consisting of unimproved or decomposed granite material, while the Regional Open Space Trail are planned to occur within the roadway ROW and to consist of a minimum 10- to 12-foot-wide trail path that would serve as the backbone of the local trails network. Of these trail designations, only the "Regional Open Space Trail" is intended to accommodate bicycle pathways. Under existing conditions, Pauba Road is not improved with a Regional Open Space Trail. In the event that improvements to Pauba Road are required by the County to implement a Regional Open Space Trail, physical impacts associated with trail construction will be evaluated in the forthcoming EIR under the appropriate subject headings (e.g., biological resources, cultural resources as discussed in subsections 2.1.4 and 2.1.5, respectively), while the Project's potential to conflict with applicable plans and policies (including the SWAP and the Temecula Valley Wine Country Design Guidelines) will be addressed in the forthcoming EIR under the issue of Land Use and Planning (as discussed herein in subsection 2.1.11). As the Project's physical limits of disturbance and conformance to applicable plans and policies will be evaluated in the forthcoming EIR, no additional analysis is required in the forthcoming EIR under this topic related to the physical construction of bike lanes. (Riverside County, 2021, Figure 8)

**2.1.19 Tribal Cultural Resources**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>39) Tribal Cultural Resources</b> <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a. Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Section 5024.1. In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:**

- a) No known resources that are eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), are located on the Project site. In accordance with Assembly Bill (AB) 52, the County of Riverside is required to send notifications of the proposed Project to Native American tribes with traditional or cultural affiliation to the area and will consult with interested tribes regarding the Project's potential to affect a tribal cultural resource. The results of the Native American consultation will be disclosed in the EIR.
- b) Refer to the discussion within Threshold 39.a) above.

**2.1.20 Utilities and Service Systems**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>40) Water</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) Water services to the Project site would be provided by the Eastern Municipal Water District (EMWD). Although water lines are available under existing conditions within surrounding roadways, the Project would require the expansion of on-site water lines as necessary to serve the new buildings/structures proposed as part of the Project (refer to Table 1-1). Accordingly, the forthcoming EIR shall evaluate any potential physical environmental effects that may result from the Project's proposed new water lines on site.
- b) The EMWD is responsible for supplying potable water to the Project site and its service area. On July 1, 2021, the EMWD Board of Directors adopted the 2020 Urban Water Management Plan (UWMP). This plan provides information on EMWD's projected supplies and demands in five-year increments through the year 2045, and reports EMWD's progress on water use efficiency targets as defined in the Water Conservation Act of 2009. The 2020 UWMP shows that the majority of EMWD's existing and future planned demand is to be met through imported water delivered by MWD. Demand for EMWD shown in the 2020 UWMP is projected across the EMWD service area as a whole and is not project specific. EMWD relies on MWD and local resources to meet the needs of its growing population. MWD demonstrated in the 2020 MWD UWMP that with the addition of all water supplies, existing and planned, MWD has the ability to meet all of its member agencies' projected supplemental demand through 2045, even under a repeat of historic multiple-year drought scenarios (EMWD, 2021). Notwithstanding, the forthcoming EIR shall evaluate whether the expanded uses proposed on site as part of the Project would exceed the growth assumptions included in the UWMP and whether the EMWD would have sufficient water supplies available to serve the Project and other reasonably foreseeable future development during normal, dry, and multiple dry years.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>41) Sewer</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) Under existing conditions, wastewater generated on the Project site is treated by several existing on-site septic systems. As previously noted, the EMWD currently is planning to install a sewer main within De Portola Road. As a condition of approval for the proposed Project, the Project would be required to construct a connection to this new sewer main between the northwest corner of the Project site and De Portola Road. Additionally, once the Galway Downs site is connected to EMWD's sewer main, the existing septic systems on the property would be abandoned. Accordingly, the Project's proposed sewer improvements have the potential to cause significant environmental effects, primarily associated with the installation of the off-site sewer line connection to De Portola and improvements to or replacement of existing sewer lines on the Project site. The Project's potential impacts associated with the new off-site sewer line and on-site sewer improvements shall be evaluated in the forthcoming EIR.
- b) As proposed, the Project evaluated herein conservatively would result in an increase in visitors to the Galway Downs facility, including a potential increase of up to 4,309 one-way daily vehicle trips during weekdays and 5,616 one-way daily vehicle trips during peak weekends. Wastewater generated by the Project, inclusive of the existing uses at the Galway Downs facility, has the potential to exceed the treatment capacity at EMWD's Temecula Valley Regional Water Reclamation Facility (TVRWRF) once the Galway Downs facility connects to EMWD's planned sewer main within De Portola Road. Accordingly, the forthcoming EIR shall evaluate the Project's anticipated increase in sewer flows, inclusive of the site's existing land uses, and whether new or expanded capacity is needed at the TVRWRF to accommodate sewer flows from the Galway Downs site.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
<b>42) Solid Waste</b>				
a. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) Implementation of the proposed Project would result in an expansion of operations at the existing Galway Downs facility. As the proposed Project would result in an increase in visitors to the Galway Downs facility, including a potential increase of up to 4,309 one-way daily vehicle trips during weekdays and 5,616 one-way daily vehicle trips during peak weekends, it is anticipated that implementation of the Project would result in an increase in the amount of solid waste that would be generated on site. Accordingly, the forthcoming EIR shall evaluate whether the Project's increase in solid waste generation would be in excess of State or County standards, whether there would be adequate capacity at local area landfills following Project implementation, and whether any other Project-related components could impair the attainment of solid waste reduction goals.
- b) As noted under the discussion of Threshold 42.a), above, the proposed Project would result in an increase in visitors to the Galway Downs facility, including a potential increase of up to 4,309 one-way daily vehicle trips during weekdays and 5,616 one-way daily vehicle trips during peak weekends, it is anticipated that implementation of the Project would result in an increase in the amount of solid waste that would be generated on site. Accordingly, the forthcoming EIR shall evaluate whether the proposed Project would conflict with any federal, State, or local statutes or regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>43) Utilities</b>				
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?				
a. Electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

a-g) Electrical service in the local area is provided by Southern California Edison (SCE), while natural gas is provided by the Southern California Gas Company (SoCalGas). The Project would require the installation of new electrical and natural gas connections on site to provide service to the new structures proposed as part of the Project (refer to Table 1-1). In addition, the Project likely would require expanded telecommunication connections on site, and would be required to construct additional drainage infrastructure on site. The Project also would result in an incremental increase in the need to maintain County roadways. Due to the rural nature of the Project area, no street lighting is anticipated to be installed as part of the Project, and the Project would not require any other governmental services that could result in improvements on or off site. Accordingly, the forthcoming EIR shall evaluate the Project's potential to result in physical environmental effects associated with the construction or expansion of electrical lines, natural gas lines, telecommunications facilities, and drainage facilities.



**2.1.21 Wildfire**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>44) Wildfire Impacts</b> If located in or near a State Responsibility Area (SRA), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:**

- a) Under existing conditions, the Project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. However, the Project conservatively would result in a potential increase of up to 4,309 one-way daily vehicle trips during weekdays and 5,616 one-way daily vehicle trips during peak weekends. The Project's increase in traffic on local area roadways has the potential to impair emergency evacuations in the local during emergencies, particularly during wildfire events. Accordingly, the forthcoming EIR shall evaluate the Project's potential to conflict with the Riverside County Emergency Management Department (EMD) Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), which identifies the County's hazards, reviews and assesses past disaster occurrences, estimates the probability of future occurrences, and sets goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and human-caused hazards. The results of the analysis of the Project's consistency with the LHMP shall be evaluated in the forthcoming EIR.

- b) According to CalFire, the central portions of the Project site are classified as having a “High” potential for fire hazards, while lands along the perimeter of the site are classified as having a “Very High” potential for wildfire-related hazards (RCIT, n.d.). However, the Project would entail the construction or installation of a limited number of new structures on site (refer to Table 1-1) that would mostly be interior to the site, and the Project would be required to install new fire hydrants and water infrastructure to serve the existing and proposed uses at the Galway Downs facility. Furthermore, the Project site is surrounded by improved roadways, which would inhibit the spread of any fires that may be generated or otherwise occur on site, and the improvements proposed as part of the Project would result in a reduction in the amount of flammable vegetation present on site. Accordingly, the proposed would not exacerbate wildfire risks and would not expose project occupants to excessive pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant, and no further analysis of this topic is required.
- c) The proposed Project is located on a site that is primarily developed, which means that much of the necessary fire protection-related infrastructure already is in place. This existing development is expected to minimize the need for additional installations that could exacerbate fire risks. However, some maintenance or minor modifications may still be required to ensure compliance with fire safety standards. While there is a potential for temporary impacts during any necessary maintenance activities, the overall effect on fire risk and the environment is anticipated to be less than significant. The specifics of any required infrastructure improvements and their potential impacts will be further analyzed in the Project’s required EIR.
- d) The Project site occurs in a portion of Riverside County that does not contain prominent hill forms or other topographic features that could subject the Project site or surrounding areas to risks associated with flooding or landslides caused by wildfires. As such, the Project would not be exposed to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant, and no further analysis of this topic is required.
- e) According to Riverside County GIS, the Project site is located within a State Responsibility Area (SRA) for fire protection (RCIT, n.d.). According to CalFire, the central portions of the Project site are classified as having a “High” potential for fire hazards, while lands along the perimeter of the site are classified as having a “Very High” potential for wildfire-related hazards (RCIT, n.d.). Accordingly, the proposed Project has the potential to expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Accordingly, this issue shall be evaluated in the forthcoming EIR.

### 2.1.22 Mandatory Findings of Significance

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>45)</b> 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				

**Findings of Fact:** The Project has the potential to substantially reduce the habitat of a 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, or eliminate important examples of the major periods of California history. The Project's required EIR will evaluate the Project's potential to degrade the quality of the environment and/or result in substantial adverse effects to biological and cultural (archaeological/historic) resources.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>46)</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Findings of Fact:** The Project, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively-considerable impacts, particularly with respect to the following issue areas: air quality, greenhouse gas emissions, noise, and transportation. The Project's required EIR shall evaluate the Project's potential to result in cumulatively-considerable contributions to cumulatively significant impacts.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<b>47)</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Findings of Fact: Although not anticipated, the potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the Project's required EIR particularly with respect to the following issue areas: air quality and greenhouse gas emissions (primarily emissions from Project-related traffic) and noise.

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