# Redhawk Golf Course Specific Plan Amendment

## FINAL INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

SCH Number 2025061421

**September 2025**

***Lead Agency:***


**City of Temecula**

Community Development Department

41000 Main Street

Temecula, CA 92590

Eric Jones – Associate Planner II

(951) 506-5115


***Consultant:***


**Kimley-Horn and Associates, Inc.**

27290 Madison Avenue, Suite 300

Temecula, CA 92590

Kevin Thomas, CEP – Project Manager

(951) 543-9875


Kimley»Horn

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## Attachments

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# Section 1.0 Introduction

## Section 1.1 Project Summary

The IS/MND is an informational document intended to inform the public and decision-makers about the environmental consequences of the amendments to the Redhawk Golf Course Specific Plan. The Specific Plan is bounded by the Vail Ranch Specific Plan to the north, the Morgan Hill Planning Area to the east, the Wolf Creek Specific Plan to the west, and the Pechanga Reservation to the south. The Project proponent is seeking a Specific Plan Amendment to the Redhawk Specific Plan to add a new use and related standards for the new use. The proposed new use is a private event center to hold weddings, private parties, etc., within an existing pavilion. A Conditional Use Permit is also proposed to allow for a private event center to operate within an existing golf course, located at 45100 Redhawk Parkway, Temecula, CA 92592.

The Specific Plan area is an approximately 1,275-acre area comprising 21 planning areas. Existing general plan land uses within the Project site consist of low medium residential (LM), medium residential (M), public institutional facilities (PI), and open space (OS). The Specific Plan allows for residential, commercial, open space and recreation, golf course, circulation, and public facilities uses. Much of the Project site is developed with residential land uses, open space in the form of a golf course, and schools, along with accessory and ancillary uses. The Redhawk Golf Course is generally located in the center of the Specific Plan area.

The Redhawk Golf Course is an approximately 182.7-acre area of the Redhawk Specific Plan area (PA 36). It is a prominent feature of the Specific Plan area and is located throughout the entirety of the Specific Plan area, generally centralized to all uses within the Specific Plan area. Redhawk Golf Course includes an 18-hole course, a driving range, putting greens, a pro shop, executive offices, a restaurant, a cart barn, and course maintenance facilities. The course is open seven days a week, and the hours of operation are 6:00 am to 9:00 pm with seasonal variations dependent on daylight hours. There are typically 20 employees on site. The Project would allow for additional uses at the Redhawk Golf Course Country Club and Outdoor Pavilion, herein referred to as the Pavilion, located at 45100 Redhawk Parkway. The Pavilion is located on a 100.9-acre parcel with Assessor's Parcel Number (APN) 962-040-012. The Project proposes to expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course and no construction would be required. The Project would not increase the frequency at which events could occur at the Project site on a daily basis.

The Project focuses on an existing Pavilion at the Redhawk Golf Course, located adjacent to the pro shop. The Pavilion is an existing covered structure totaling 3,200 square feet (SF) and has open walls. The Pavilion is bounded by the Redhawk Golf Course on the east and south and by residential developments in all directions. The Pavilion is designated as Open Space in the City's General Plan. Residential uses to the north are designated as Medium Residential while uses to the east, south, and west are designated Low Medium Residential.

## Section 1.2 CEQA Process Summary

The Draft IS/MND describes the existing environmental resources on the Project site and in the vicinity of the Project site, analyzes potential impacts on those resources that would or could occur upon initiation of the Project, and identifies mitigation measures that could avoid or reduce the magnitude of those impacts determined to be significant. The potential environmental impacts evaluated in the Draft IS/MND concern several subject areas, including aesthetics, agriculture and forestry, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation, tribal cultural resources, utilities and service systems, and wildfire.

When the Draft IS/MND was completed, it and a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) were circulated for public review pursuant to CEQA Guidelines Sections 15072 and 15105. The 30-day public review for the Draft IS/MND began on June 30, 2025, and ended on July 30, 2025. The NOI was also published in The Press-Enterprise and posted at the Project site. All comment letters received during the 30-day public review period previously mentioned are included in this Final IS/MND.

As set forth in more detail in the Responses to Comments, none of the Responses change the significance conclusions presented in the Draft IS/MND or alter the analysis presented for public review.

This Final IS/MND has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] 21000 et. seq.) and the CEQA Guidelines (California Code of Regulations [CCR] 15000 et. seq.). Although not required by CEQA, the City of Temecula has evaluated the comments received on the Redhawk Golf Course Specific Plan Amendment Draft IS/MND. The Responses to Comments which are included in this document, together with the Draft IS/MND and Mitigation Monitoring and Reporting Program (MMRP), comprise the Final IS/MND for use by the City of Temecula in its review and consideration of the Project.

As described below in **Section 2.0, Comment Letters and Responses to Comments**, none of the Responses change the significance conclusions presented in the Draft IS/MND or alter the analysis presented for public review.

## Section 2.0 Comment Letters and Responses to Comments

**Table 2-1** below provides a list of those parties that provided written comments on the Draft IS/MND during the public review period. Each comment document has been assigned a letter as indicated in the table.

A copy of the written comments provided in this section have been annotated with the assigned letter along with a number for each comment. Each comment document is followed by a written response which corresponds to the comments provided.

**Table 2.1: Comment Letters Received**

| Letter | Date Received | Organization/Name |
|---|---|---|
| **Regional Agencies** | | |
| R1 | July 11, 2025 | Southern California Gas Company (SoCalGas) |
| R2 | July 24, 2025 | Riverside Transit Agency (RTA) |
| R3 | July 29, 2025 | Riverside County Flood Control and Water Conservation District (District) |
| **Individuals/Public/Local Residents** | | |
| No Individuals/Public/Local Residents Comment Letters Received | | |
| **State Agencies** | | |
| No State Agency Comment Letters Received | | |

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## Comment Letter R1 – Southern California Gas Company (SoCalGas)

**From:** Liao, William <WLiao@socalgas.com>
**Sent:** Friday, July 11, 2025 12:46 PM
**To:** Eric Jones <eric.jones@temeculaca.gov>
**Cc:** SCG SE Region Redlands Utility Request <SCGSERegionRedlandsUtilityRequest@semprautilities.com>
**Subject:** FW: Redhawk Golf Course Specific Plan Amendment and Conditional Use Permit

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Eric.

SoCalGas has several existing facilities within Redhawk grounds. Please help us ensure everyone's safety and require that 811/USA be called in prior to any demolition / excavation activities so we can get out to Locate & Mark out our facilities.

If modification to existing service or new service is needed, please have Redhawk or representative contact our Builder Services team at Builder Services | SoCalGas to submit an application.

Please let me know if you have any questions.

R1.1

**Will Liao**
Region Planning Supervisor
Redlands HQ / Southeast Region
Mobile: 840-213-5899

## *Response to Comment Letter R1 – Southern California Gas Company (SoCalGas)*

**R1.1** The comment notes that SoCalGas has multiple facilities within the Project site and requests 811/USA be called prior to demolition/excavation activities. The Project does not include demolition, excavations, or alterations to existing facilities, and modification to existing services would not be necessary for the Project. No further response is warranted.

## Comment Letter R2 – Riverside Transit Agency (RTA)

**From:** Mauricio Alvarez <malvarez@riversidetransit.com>
**Sent:** Thursday, July 24, 2025 4:25 PM
**To:** Eric Jones <eric.jones@temeculaca.gov>
**Subject:** Redhawk Golf Course SPA and CUP

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Hello Eric,

Thank you for including RTA in the development review of the Redhawk Golf Course SPA and CUP. After reviewing the plans, there are no comments to submit for this particular project. R2.1

Thank you,

**Mauricio Alvarez, MBA**
Planning Manager
Riverside Transit Agency
p: 951.565.5260 | e: malvarez@riversidetransit.com
Website | Facebook | Twitter | Instagram
1825 Third Street, Riverside, CA 92507

## *Responses to Comment Letter R2 – Riverside Transit Agency (RTA)*

**R2.1** This comment indicates RTA has reviewed the Project and has no comments. No response is warranted.

## Comment Letter R3 – Riverside County Flood Control and Water Conservation District (District)

**From:** McKinney, Elsa <EMcKinne@rivco.org>
**Sent:** Tuesday, July 29, 2025 5:04 PM
**To:** Eric Jones <eric.jones@temeculaca.gov>
**Cc:** McNeill, Amy <ammcneil@RIVCO.ORG>; Cornelius, William <wmcornel@RIVCO.ORG>
**Subject:** SPA, PA 23-0327 & CUP, PA 23-0251, Redhawk Golf Course-Due 7/30/2025

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Eric,
Thank you for the opportunity to provide comments. Since this project does not propose construction that would impact Riverside County Flood Control storm drain facilities and there are no fees to collect, the District has no comments. R3.1
Best Regards,

Elsa McKinney
Engineering Tech I, Development Review
Riverside County Flood Control & Water Conservation District
emckinne@rivco.org
1995 Market Street, Riverside, CA 92501
951.955.2878

*Off on Mondays

## *Response to Comment Letter R3 – Riverside County Flood Control and Water Conservation District (District)*

**R3.1** This comment states the District has no comments as Riverside County Flood Control storm drain facilities will not be impacted. No further response is warranted.

## Attachment 1: Mitigation Monitoring and Reporting Program

# Mitigation Monitoring and Reporting Program
# Redhawk Golf Course - Specific Plan Amendment

## A.1 STATUTORY REQUIREMENTS

The purpose of this program is to identify the changes to the project, which the Lead Agency has adopted or made a condition of a project approval, in order to mitigate or avoid significant effects on the environment. The City of Temecula is the Lead Agency that must adopt the mitigation monitoring and reporting program. Section 21069 of the California Environmental Quality Act (CEQA) statute defines Responsible Agency as a public agency, other than the Lead Agency, which has the responsibility for carrying out or approving a project.

CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with respect to implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15091(d) “when making the findings required in subdivision (a)(1) of CEQA, the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.”

Furthermore, Section 15097.d states “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of the individual improvement projects identified in the Draft IS/MND.

A completed and signed checklist for each measure indicates that a measure has been implemented and fulfills the City’s monitoring requirements with respect to Public Resources Code Section 21081.6.

## A.2 ACRONYMS AND INITIATIONS

| | |
|---|---|
| dB(A) | decibel A-weighted |
| Leq | "equivalent continuous level" |
| NOI | Noise |

**Mitigation Monitoring and Reporting Program**
**Redhawk Golf Course - Specific Plan Amendment**

| Mitigation Measures | Responsible Party | Timing of Compliance | Signature and Date of Compliance |
|---|---|---|---|
| ***NOISE MEASURES*** | | | |
| **MM NOI-1:** In order to comply with the City of Temecula Noise Ordinance, noise levels from amplified speakers shall be limited to a maximum of 84 dBA Leq at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion. A designated golf course representative/event coordinator shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers and ensure the noise level does not exceed 84 dBA Leq. A noise meter or cellular device-based decibel meter application shall be utilized to complete the noise measurement and adjust the speaker output volume. The speaker volume shall be adjusted to ensure that the maximum permissible noise level of 84 dBA Leq is not exceeded. The designated golf course representative/event coordinator shall maintain a logbook documenting the date and time of calibration (84 dBA at 50 feet) for each event that occurs. The designated golf course representative/event coordinator shall maintain each record for 90 days from the date of calibration. Upon request by the City of Temecula Code Enforcement, and only after the filing of a formal noise complaint by an adjacent resident, the logbook shall be provided to the City for verification. | Project Applicant (designated golf course representative/event coordinator)<br><br>City of Temecula Code Enforcement | Prior to each Pavilion Event (event setup) | |

## Attachment 2: Public Draft IS/MND

# Draft Initial Study / Mitigated Negative Declaration

# Redhawk Golf Course

# Specific Plan Amendment

*Prepared For*

**City of Temecula**
**Community Development Department**
41000 Main Street
Temecula, CA 92590
(951) 694-6400

*Prepared By*

**Kimley-Horn and Associates, Inc.**
3801 University Avenue, Suite 300
Riverside, CA 92501
(951) 543-9868

**June 2025**

# OVERVIEW

This Draft Initial Study/Mitigated Negative Declaration has been prepared for the Redhawk Golf Course Specific Plan Amendment (SPA) and Conditional Use Permit (CUP). An Initial Study Checklist and environmental analysis has been prepared to determine the appropriate type of California Environmental Quality Act (CEQA) document.

As documented in the attached Initial Study checklist, the proposed project would result in potentially significant impacts but mitigation measures can mitigate all impacts to less than significant levels. As such, a Mitigated Negative Declaration is the appropriate California Environmental Quality Act (CEQA) document for the proposed project.

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# City of Temecula

## INITIAL STUDY / ENVIRONMENTAL CHECKLIST

| | |
|---|---|
| **Project Title** | Redhawk Golf Course Specific Plan Amendment Project |
| **Lead Agency Name and Address** | City of Temecula<br>41000 Main Street<br>Temecula, CA 92590 |
| **Contact Person and Phone Number** | Eric Jones, Associate Planner, 951-506-5115 |
| **Project Location** | APN 962-040-012 |
| **Project Sponsor's Name and Address** | James R. Wood, Redhawk Golf Course,<br>45100 Redhawk Parkway,<br>Temecula, CA 92592 |
| **General Plan Designation** | Open Space |
| **Zoning** | Specific Plan (SP-9) |
| **Description of Project** | The Project proponent is seeking a Specific Plan Amendment to the Redhawk Specific Plan and a Conditional Use Permit to expand the range of uses allowed within the existing outdoor Pavilion at the Redhawk Golf Course and modify related standards. The existing Pavilion is located between the main parking lot and driving range and is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The proposed Project would allow for additional types of events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. It is assumed that these special events may include amplified music/sound systems within the covered pavilion. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week. |
| **Surrounding Land Uses and Setting** | Open Space, Medium Residential, Low Medium Residential |
| **Other Public Agencies Whose Approval is Required** | None |

| | |
|---|---|
| **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?** | Consulting tribes were contacted by the City of Temecula in compliance with AB 52 and SB 18. All tribes that responded had no comments or further questions as the Project does not propose any grading or other ground disturbing activities. |

*NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.*

**Environmental Factors Potentially Affected**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Air Quality
- ☐ Agricultural and Forestry Resources
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Energy
- ☐ Geology/Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☐ Tribal Cultural Resources
- ☐ Utilities/Service Systems
- ☐ Wildfire
- ☒ Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this initial evaluation (check one):

☐ 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.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**CERTIFICATION:**

Signature _____ Date _____

# 1.0 DESCRIPTION OF PROPOSED PROJECT

## 1.1 Project Location

The Redhawk Specific Plan Amendment Project (Project) is located in the southern portion of the City of Temecula (City). The Redhawk Specific Plan ("Specific Plan" or "SP") area is generally located south of the intersection of Redhawk Parkway and Vail Ranch Parkway, and generally east of Interstate 15 (I-15) and south of California State Road 79 (SR-79). Refer to **Figure 1: Regional Location Map**. The Specific Plan is bounded by the Vail Ranch Specific Plan to the north, the Morgan Hill Planning Area to the east, the Wolf Creek Specific Plan to the west, and the Pechanga Reservation to the south. The Project proponent is seeking a Specific Plan Amendment to the Redhawk Specific Plan to add a new use and related standards for the new use. Proposed new use is a private event center to hold weddings, private parties, etc., within an existing pavilion. A Conditional Use Permit is also proposed to allow for a private event center to operate within an existing golf course, located at 45100 Redhawk Parkway, Temecula, CA 92592. Refer to **Figure 2: Local Vicinity Map**.

## 1.2 Project Setting and Land Uses

### Redhawk Specific Plan

The Specific Plan area is an approximately 1,275-acre area comprising 21 planning areas. Existing general plan land uses within the Project site consist of low medium residential (LM), medium residential (M), public institutional facilities (PI), and open space (OS). The Specific Plan allows for residential, commercial, open space and recreation, golf course, circulation, and public facilities uses. Much of the Project site is developed with residential land uses, open space in the form of a golf course, and schools, along with accessory and ancillary uses. The Redhawk Golf Course is generally located in the center of the Specific Plan area.

The Redhawk Specific Plan was approved in 1988 and subsequently amended in 2000. Amendment No. 1 to the Redhawk Specific Plan amended the development standards of Planning Areas (PA) 12, 13, 15, 16, 20, and 21 to allow 5,000 square foot minimum lot size single family detached subdivisions of patio homes, zero lot line and z-lot configurations, and/or residential planned developments and multiple family residential developments. Additionally, Amendment No. 1 to the Redhawk Specific Plan did the following:

1. Enlarged PA 20 from 41.5 acres to 53.3 acres by changing the land use designation for the 5.2-acre Commercial Site "C" (PA 27) and 6.6 acres of the School Site "B" (PA 23 consisting of 9.6 acres) to Medium High Density Residential (MH, 8-14 DU/ac) and incorporating these planning areas into a reconfigured and expanded PA 20.

2. Enlarged PA 33 (Park Site "E") from 12.0 acres to 15.0 acres by changing the land use designation for 3.0 acres of School Site "B" (PA 23) to Park Site "E" and adding these 3.0 acres into a reconfigured and expanded PA 33.

3. Changed the land use designation of School Site "C" (PA 24) to Medium Low Density (2-5 DU/ac) Residential and changed the location of 11.0-acre School Site "C" (PA 24) from the south side of Camino San Dimas to a new PA 24 location consisting of 9.5 acres on the north side of Camino San Dimas in PA 2 which resulted in a reconfigured PA 2 that expanded from 129.1 acres to 131.5 acres.

Refer to **Table 1: Redhawk Specific Plan Land Use Summary** for more information specific to the existing allowable uses within the Redhawk Specific Plan.

**Table 1: Redhawk Specific Plan Land Use Summary**

| Land Designation | Planning Areas | Gross Acres | Maximum No. of DUs |
|---|---|---|---|
| **Residential** | | | |
| Medium Low Residential | 1, 2, 3, 4, 5, 7, 8, 10, 14, 17, 18, 19 | *535.4* | *2,222* |
| Medium Residential | 6, 9 | *120.1* | *667* |
| Medium High Residential | 11, 12, 13, 15, 16, 20, 21 | *132.8* | *1,299* |
| | **Residential Total** | **788.3** | **4,188** |
| Golf Course | 36 | 182.7 | - |
| School Sites | 22, 24 | 20.2 | - |
| Commercial | 25, 26 | 22.8 | - |
| Open Space | 28 | 149.3 | - |
| Parks | 29, 30, 31, 32, 33, 34, 35 | 48.9 | - |
| Streets and Roadways | - | 63.4 | - |
| | **Specific Plan Total** | **1,275.6** | **4,188** |

Source:
City of Temecula. 2010. *SP-9 Redhawk Land Use Map and Planning Area Map*. Available at http://laserfiche.cityoftemecula.org/WebLink/DocView.aspx?id=232320&dbid=2&repo=Temecula&cr=1 (accessed July 2024).

## Redhawk Golf Course

The Redhawk Golf Course is an approximately 182.7-acre area of the Redhawk Specific Plan area (PA 36). It is a prominent feature of the Specific Plan area and is located throughout the entirety of the Specific Plan area, generally centralized to all uses within the Specific Plan area. Redhawk Golf Course includes an 18-hole course, a driving range, putting greens, a pro shop, executive offices, a restaurant, a cart barn, and course maintenance facilities. The course is open seven days a week, and the hours of operation are 6:00 am to 9:00 pm with seasonal variations dependent on daylight hours. There are typically 20 employees on site. The Project would allow for additional uses at the Redhawk Golf Course Country Club and Outdoor Pavilion, herein referred to as the Pavilion, located at 45100 Redhawk Parkway. The Pavilion is located on a 100.9-acre parcel with Assessor's Parcel Number (APN) 962-040-012.

## Pavilion

The Project focuses on an existing Pavilion at the Redhawk Golf Course, located adjacent to the pro shop. The Pavilion is an existing covered structure totaling 3,200 square feet (SF) and has open walls. The Pavilion is bounded by the Redhawk Golf Course on the east and south and by residential developments

in all directions. The Pavilion is designated as Open Space in the City's General Plan. Residential uses to the north are designated as Medium Residential while uses to the east, south, and west are designated Low Medium Residential. Refer to **Table 2: Existing Land Uses and Zoning Designations** below. Refer to **Figure 3: Existing General Plan Land Use** and **Figure 4: Existing Zoning.**

**Table 2: Existing Land Uses and Zoning Designations**

| Location | Existing Zoning[1] | Existing General Plan Land Use[2] |
|---|---|---|
| Pavilion Site | Specific Plan (SP-9) | Open Space |
| North | Specific Plan (SP-9) | Medium Residential Open Space |
| South | Specific Plan (SP-9) | Low Medium Residential Open Space |
| West | Specific Plan (SP-9) | Low Medium Residential |
| East | Specific Plan (SP-9) | Low Medium Residential Open Space |

Source:
(1) City of Temecula. (2016). *Zoning Map, City of Temecula.* Available at: https://temeculaca.gov/DocumentCenter/View/1642/Zoning-Map-?bidId= (accessed July 2024).
(2) City of Temecula. (2005). Temecula General Plan; Figure LU-3 Land Use Policy Map. Available at: http://laserfiche.cityoftemecula.org/weblink/2/doc/275675/Electronic.aspx (accessed July 2024).

## Environmental Setting

### Topography

The Pavilion is generally flat with minor sloping at 1 percent to allow for site grading. The approximate surface elevation is 1,156 feet above mean sea level (amsl). The Pavilion and Redhawk Golf Course clubhouse were constructed on a slope, as such, there are retaining walls to the east of the Pavilion and steeper slopes to the west. Site drainage generally flows from south to north.

### Biology

The Project site is entirely developed with landscaping and concrete. All existing vegetation at the Redhawk Golf Course and Pavilion are ornamental and subject to removal and replanting. General wildlife species would be consistent with animal species present in urban areas, such as reptiles, birds, small mammals, and other vertebrates.

### Hydrology

The Project site is located within the Lower Temecula Creek Watershed (Hydrologic Unit Code [HUC10]: 1807030203). The Temecula Creek is located approximately 0.72 miles north of the Project site and would receive storm flows from the Project site.

### Seismic Conditions

The Project site is in an area that is subject to ground motions due to earthquakes as is all of southern California; however, the Project is not located within a known fault zone. The nearest fault is the Wildomar Fault, a part of the Elsinore Fault Zone, and is located approximately 0.54 miles southwest of the Project

site. The Project site is outside of an Alquist-Priolo fault zone. Additionally, the Project site is not located within a California Geologic Survey (CGS) liquefaction zone.[1]

### Flood Zone Information

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 06065C3305G (effective date August 28, 2008), the Project site is located in Flood Zone X. Flood Zone X indicates areas that are outside the 0.2 percent annual chance floodplain (the 500-year flood).[2]

### Infrastructure and Utilities

The Redhawk Golf Course is bounded on all sides by roadways and residential uses, however only Redhawk Parkway provides access to the Golf Course and Pavilion. There are existing internal access roads on the Project site. Further, the Project site is adequately served by all utilities.

### Transit

The Riverside Transit Authority (RTA) provides bus services within the City of Temecula. RTA Route 24 operates in proximity to the Project site. The nearest stop for this route is located at the intersection of Redhawk Parkway and Vail Ranch Parkway, at the driveway entrance to the Project site and approximately 0.32 miles from the Pavilion. The nearest transfer point to the Project site is at the Temecula Valley Hospital located approximately 1.12 miles to the northwest of the Project site. RTA Route 24 has a stop at this location. Additionally, this route has a transfer point at the Pechanga Resort, located approximately 1.17 miles to the southwest of the Project site.

## 1.3 Project Purpose and Proposed Project Characteristics

The Project proponent is seeking a Specific Plan Amendment (SPA) to the Redhawk Specific Plan and a Conditional Use Permit (CUP) to expand the types of events allowed within the existing outdoor Pavilion at the Redhawk Golf Course, located at 45100 Redhawk Parkway, refer to **Figure 1: Regional Location Map** and **Figure 2: Local Vicinity Map**. The existing Pavilion is located between the main parking lot and driving range and is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The proposed Project would allow for additional events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. It is assumed that these special events may include amplified music/sound systems within the covered Pavilion. The Pavilion was approved for construction in December 2020 as part of a minor modification. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week.

[1] California Geologic Survey. 2024. *Earthquake Zones of Required Investigation*. https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).
[2] Federal Emergency Management Agency. 2008. *Flood Insurance Rate Map No. 06065C3305G*.

## Specific Plan Amendment

The Redhawk Specific Plan will be amended in one location, specifically Section II.B.1.c Open Space and Recreation Standards. The text below shows the proposed amended text with additions shown with double underline and deletions shown in ~~strikethrough~~:

*Golf Course (Planning Area 36) shall be developed on approximately 182.7 acres

a. The golf course shall consist of 18 holes and a club house. An outdoor covered pavilion shall be allowed for hosting golf events as well as events listed below. In addition to the uses permitted in Ordinance No. 348, wedding facilities shall also be permitted upon approval of a Conditional Use Permit. Wedding facilities may also be used to host private events, including but not limited to the events listed below.

   - Weddings and related wedding events (e.g., bridal shower, rehearsal dinner, etc.)
   - Birthdays
   - Anniversaries
   - Corporate Functions
   - Community Events

   In the event that a similar use is proposed that is not listed above, the Community Development Director shall be allowed to make a consistency determination.

b. The golf course shall be completed as part of Phase II.

c. ~~See Ordinance 348.2928 for permitted uses and development standards.~~ Refer to Exhibit II-3, Planning Area 36 – Golf Course.

d. Refer to Section II. B. i. Landscaping Plan.

e. Parking for the golf course shall be required per Ordinance No. 348 (6 spaces/hole).

f. Parking for the outdoor covered pavilion shall be required at 1 space/70 square feet.

## Conditional Use Permit

A Conditional Use Permit (CUP) is being sought by the Project proponent to allow for additional types of private events, other than golf specific events, which could occur at the existing Pavilion. Under the existing Specific Plan, private events are allowed to occur at the existing Pavilion, provided they are golf related. The CUP would allow other events, such as weddings, banquets, birthdays, community outreach events, or any other private events. No new structures are proposed or would be developed as part of the Project. The CUP does not propose changes to the existing hours of operations, lighting, or parking of the Pavilion. Currently, there is no restriction to the number of events. The Project would allow events any day of the week, but not more than three times per week. Events would be allowed from 12:00 pm to 9:00 pm with all amplified noise ending at 9:00 pm. Amplified noise would be located on the southeastern

corner of the Pavilion. The CUP would allow an approximate maximum of 130 guests, the existing facility is currently permitted up to approximately 144 guests per event. Refer to **Figure 5: Conditional Use Permit Site Plan** for information related to the Pavilion and proposed tenant improvements.

The Project does not propose any construction nor physical alterations to the existing Redhawk Golf Course.

## 1.4 Discretionary Actions and Approvals

The City is the Lead Agency under CEQA and is responsible for reviewing and certifying the adequacy of the IS/MND for the Project. It is expected that the City, at a minimum, would consider the data and analyses contained in this IS/MND when making its permit determinations. Prior to implementation of the Project, discretionary permits and approvals must be obtained from local, state, and federal agencies, as listed below:

City of Temecula:

- Specific Plan Amendment to the Redhawk Specific Plan
- Conditional Use Permit

Other permits may be required for the Project but would not be discretionary. These permits, if required, would be ministerial and approved at a staff level.

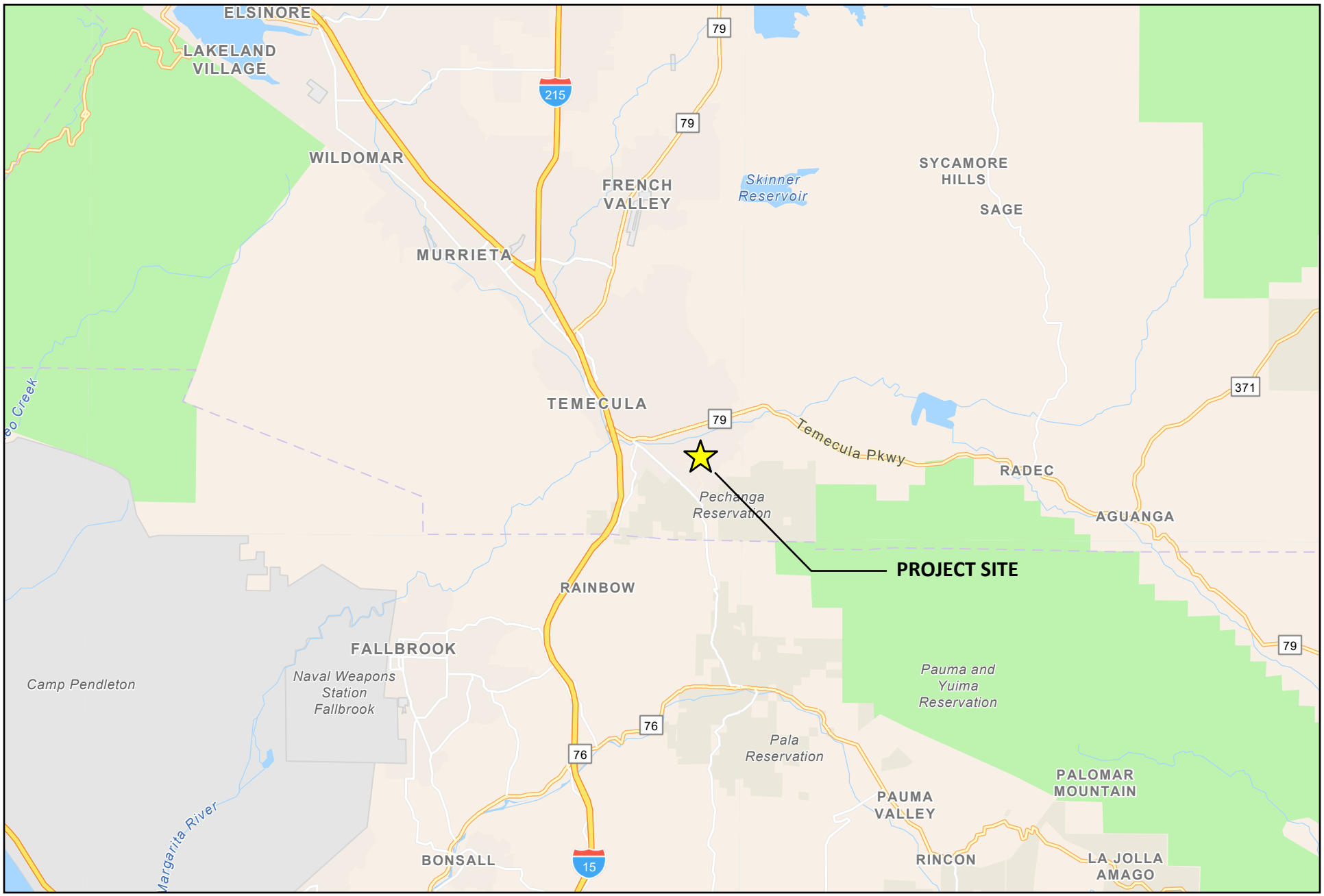



**Figure 1: Regional Location Map**
Redhawk Golf Course Specific Plan Amendment Project
*City of Temecula*

Not to scale

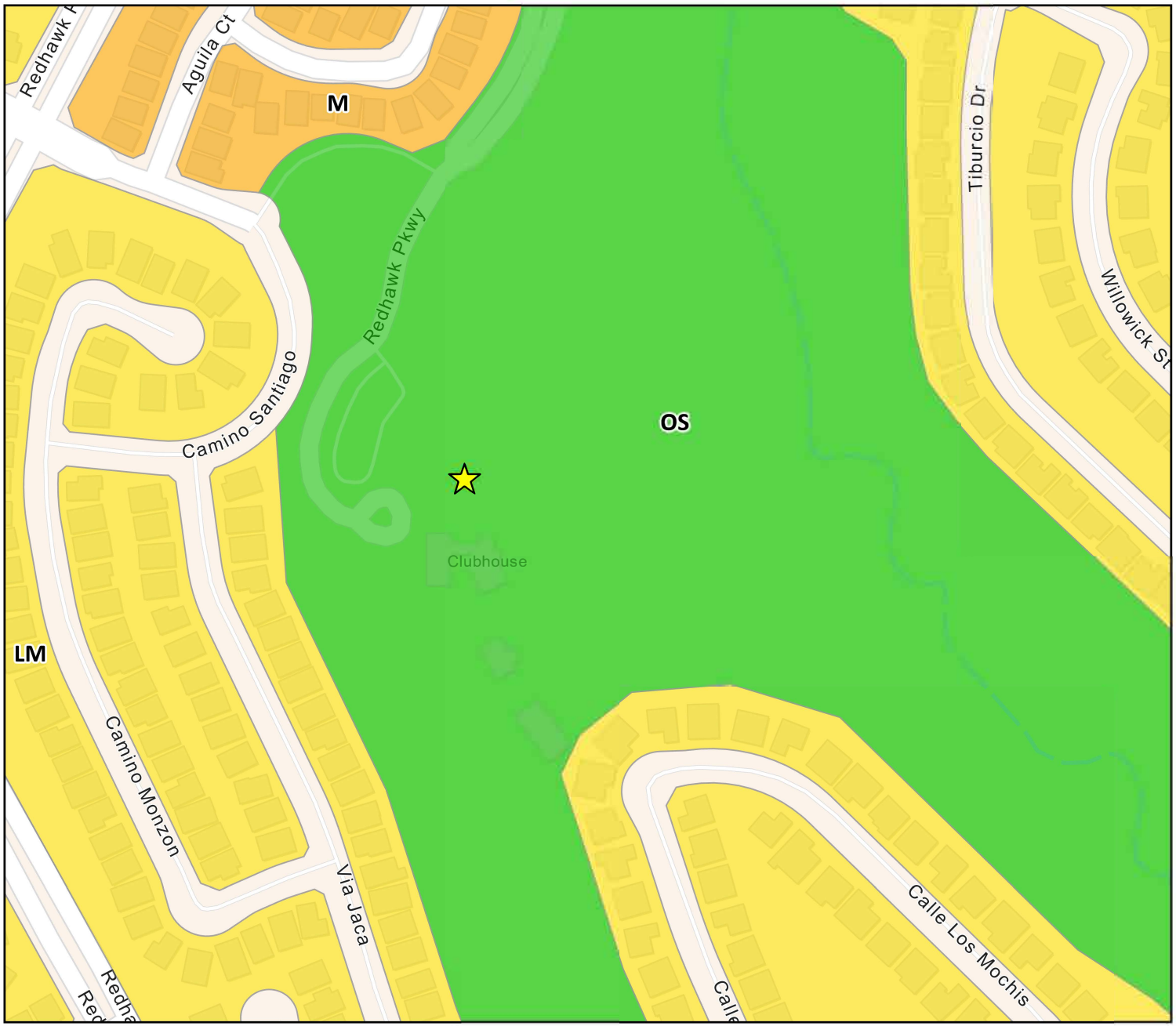
Kimley»Horn


*Source: Nearmap, March 2024.*

**Figure 2: Local Vicinity Map**
Redhawk Golf Course Specific Plan Amendment Project
*City of Temecula*

Not to scale

Kimley»Horn

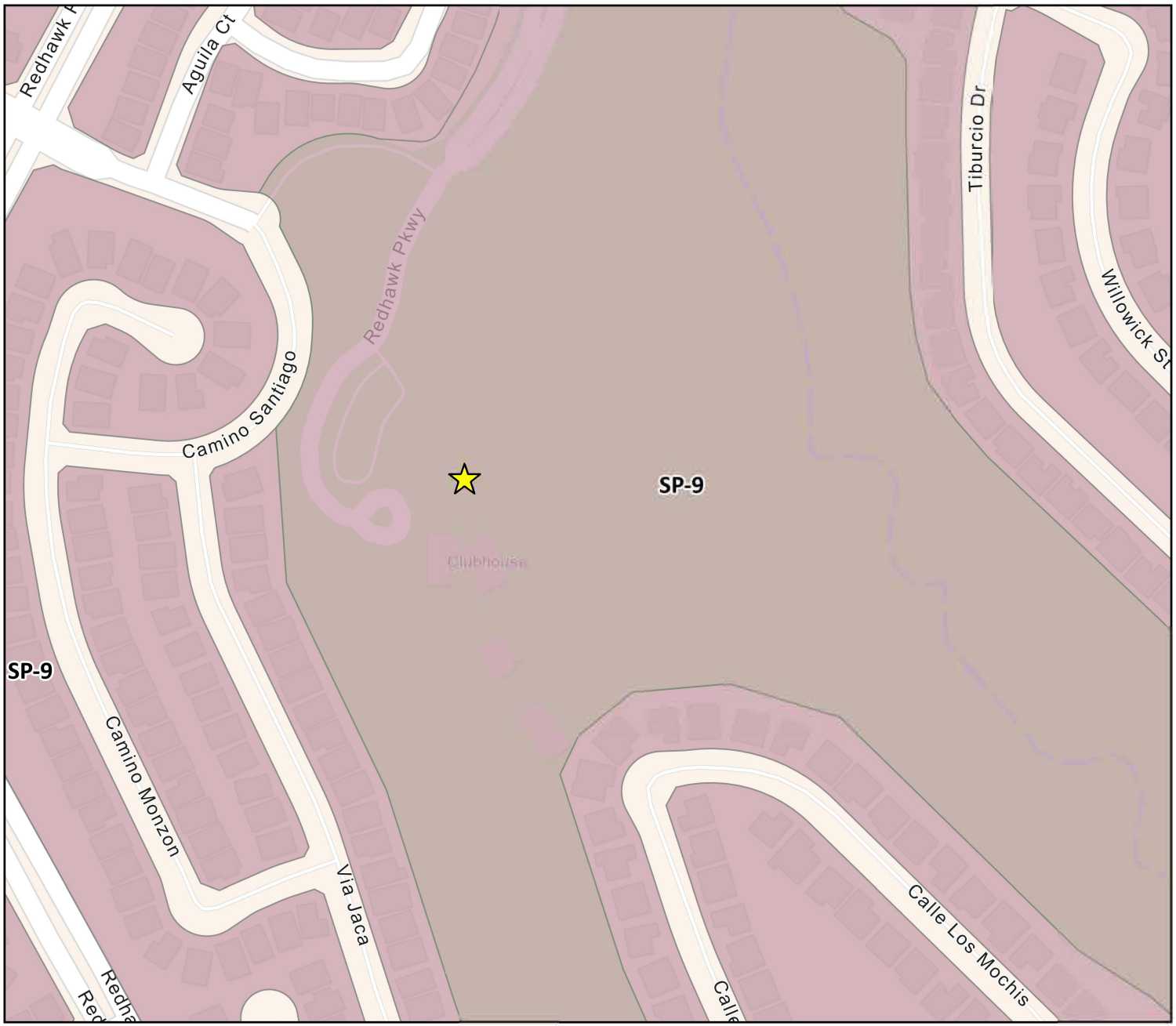



*Source: City of Temecula, 2024.*

**Figure 3: Existing General Plan Land Use**
Redhawk Golf Course Specific Plan Amendment Project
*City of Temecula*

Not to scale

Kimley»Horn

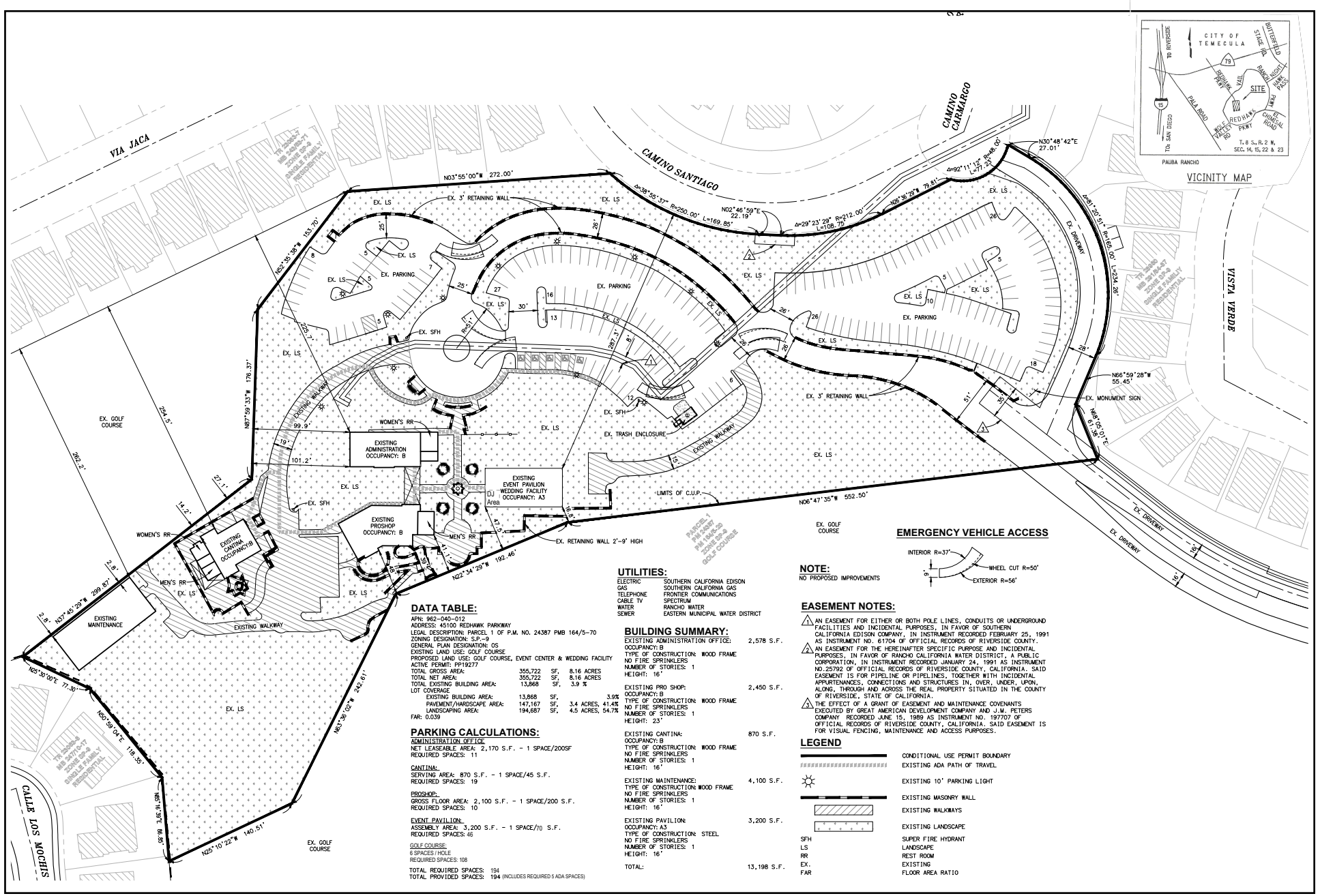



*Source: City of Temecula, 2024.*

**Figure 4: Existing Zoning**
Redhawk Golf Course Specific Plan Amendment Project
*City of Temecula*

Not to scale

Kimley»Horn




## DATA TABLE:

APN: 962-040-012
ADDRESS: 45100 REDHAWK PARKWAY
LEGAL DESCRIPTION: PARCEL 1 OF P.M. NO. 24387 PMB 164/5-70
ZONING DESIGNATION: SP.-9
GENERAL PLAN DESIGNATION: OS
EXISTING LAND USE: GOLF COURSE
PROPOSED LAND USE: GOLF COURSE, EVENT CENTER & WEDDING FACILITY
ACTIVE PERMIT: PP19277

| | | | |
|---|---|---|---|
| TOTAL GROSS AREA: | 355,722 | SF, | 8.16 ACRES |
| TOTAL NET AREA: | 355,722 | SF, | 8.16 ACRES |
| TOTAL EXISTING BUILDING AREA: | 13,868 | SF, | 3.9 % |
| LOT COVERAGE | | | |
| EXISTING BUILDING AREA: | 13,868 | SF, | 3.9% |
| PAVEMENT/HARDSCAPE AREA: | 147,167 | SF, | 3.4 ACRES, 41.4% |
| LANDSCAPING AREA: | 194,687 | SF, | 4.5 ACRES, 54.7% |

FAR: 0.039

## PARKING CALCULATIONS:

ADMINISTRATION OFFICE
NET LEASEABLE AREA: 2,170 S.F. - 1 SPACE/200SF
REQUIRED SPACES: 11

CANTINA:
SERVING AREA: 870 S.F. - 1 SPACE/45 S.F.
REQUIRED SPACES: 19

PROSHOP:
GROSS FLOOR AREA: 2,100 S.F. - 1 SPACE/200 S.F.
REQUIRED SPACES: 10

EVENT PAVILION:
ASSEMBLY AREA: 3,200 S.F. - 1 SPACE/70 S.F.
REQUIRED SPACES: 46

GOLF COURSE:
6 SPACES / HOLE
REQUIRED SPACES: 108

TOTAL REQUIRED SPACES: 194
TOTAL PROVIDED SPACES: 194 (INCLUDES REQUIRED 5 ADA SPACES)

## UTILITIES:

| | |
|---|---|
| ELECTRIC | SOUTHERN CALIFORNIA EDISON |
| GAS | SOUTHERN CALIFORNIA GAS |
| TELEPHONE | FRONTIER COMMUNICATIONS |
| CABLE TV | SPECTRUM |
| WATER | RANCHO WATER |
| SEWER | EASTERN MUNICIPAL WATER DISTRICT |

## BUILDING SUMMARY:

| | |
|---|---|
| EXISTING ADMINISTRATION OFFICE: | 2,578 S.F. |
| OCCUPANCY: B | |
| TYPE OF CONSTRUCTION: WOOD FRAME | |
| NO FIRE SPRINKLERS | |
| NUMBER OF STORIES: 1 | |
| HEIGHT: 16' | |
| EXISTING PRO SHOP: | 2,450 S.F. |
| OCCUPANCY: B | |
| TYPE OF CONSTRUCTION: WOOD FRAME | |
| NO FIRE SPRINKLERS | |
| NUMBER OF STORIES: 1 | |
| HEIGHT: 23' | |
| EXISTING CANTINA: | 870 S.F. |
| OCCUPANCY: B | |
| TYPE OF CONSTRUCTION: WOOD FRAME | |
| NO FIRE SPRINKLERS | |
| NUMBER OF STORIES: 1 | |
| HEIGHT: 16' | |
| EXISTING MAINTENANCE: | 4,100 S.F. |
| TYPE OF CONSTRUCTION: WOOD FRAME | |
| NO FIRE SPRINKLERS | |
| NUMBER OF STORIES: 1 | |
| HEIGHT: 16' | |
| EXISTING PAVILION: | 3,200 S.F. |
| OCCUPANCY: A3 | |
| TYPE OF CONSTRUCTION: STEEL | |
| NO FIRE SPRINKLERS | |
| NUMBER OF STORIES: 1 | |
| HEIGHT: 16' | |
| TOTAL: | 13,198 S.F. |

## NOTE:

NO PROPOSED IMPROVEMENTS

## EMERGENCY VEHICLE ACCESS

INTERIOR R=37'
WHEEL CUT R=50'
EXTERIOR R=56'

## EASEMENT NOTES:

1. AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, IN INSTRUMENT RECORDED FEBRUARY 25, 1991 AS INSTRUMENT NO. 61704 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.
2. AN EASEMENT FOR THE HEREINAFTER SPECIFIC PURPOSE AND INCIDENTAL PURPOSES, IN FAVOR OF RANCHO CALIFORNIA WATER DISTRICT, A PUBLIC CORPORATION, IN INSTRUMENT RECORDED JANUARY 24, 1991 AS INSTRUMENT NO.25792 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR PIPELINE OR PIPELINES, TOGETHER WITH INCIDENTAL APPURTENANCES, CONNECTIONS AND STRUCTURES IN, OVER, UNDER, UPON, ALONG, THROUGH AND ACROSS THE REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
3. THE EFFECT OF A GRANT OF EASEMENT AND MAINTENANCE COVENANTS EXECUTED BY GREAT AMERICAN DEVELOPMENT COMPANY AND J.M. PETERS COMPANY RECORDED JUNE 15, 1989 AS INSTRUMENT NO. 197707 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID EASEMENT IS FOR VISUAL FENCING, MAINTENANCE AND ACCESS PURPOSES.

## LEGEND

| | |
|---|---|
| | CONDITIONAL USE PERMIT BOUNDARY |
| | EXISTING ADA PATH OF TRAVEL |
| ☼ | EXISTING 10' PARKING LIGHT |
| | EXISTING MASONRY WALL |
| | EXISTING WALKWAYS |
| | EXISTING LANDSCAPE |
| SFH | SUPER FIRE HYDRANT |
| LS | LANDSCAPE |
| RR | REST ROOM |
| EX. | EXISTING |
| FAR | FLOOR AREA RATIO |

*Source: Temecula Engineering Consultants, Inc., 2025.*

**Figure 5: Conditional Use Permit Site Plan**
Redhawk Golf Course Specific Plan Amendment Project
*City of Temecula*

Not to scale

## AESTHETICS

| 1. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Have a substantial adverse effect on a scenic vista? | | | | X |
| b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | | | | X |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | | X |

*1a) Have a substantial adverse effect on a scenic vista?*

*1b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?*

*1c) 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 point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

*1d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course while reducing the maximum number of events per week and number of guests allowed. As there would be no new structures, construction, or alterations, the Project would not have a substantial adverse effect on a scenic vista, substantially damage scenic resources, or create new sources of light or glare. Refer to **Figure 6: Site Photos**. No impact would occur.

According to CEQA Guidelines PRC Section 21071, an urbanized area is an incorporated city that has a population of at least 100,000 persons or an incorporated city that has a population of less than 100,000 persons and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

The Project site is within the City of Temecula, which is an incorporated city, with a population of approximately 110,682.[3] As such, the Project is located in an urbanized area and the following discussion analyzes whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

The proposed specific plan amendment and conditional use permit as part of the Project would expand the types of events that would be hosted at the existing Pavilion. Currently, events are permitted to occur at the Pavilion provided they are golf related. There would be no amendments to the development standards or design guidelines of the Redhawk Specific Plan which govern scenic quality, as such, no impact would occur.

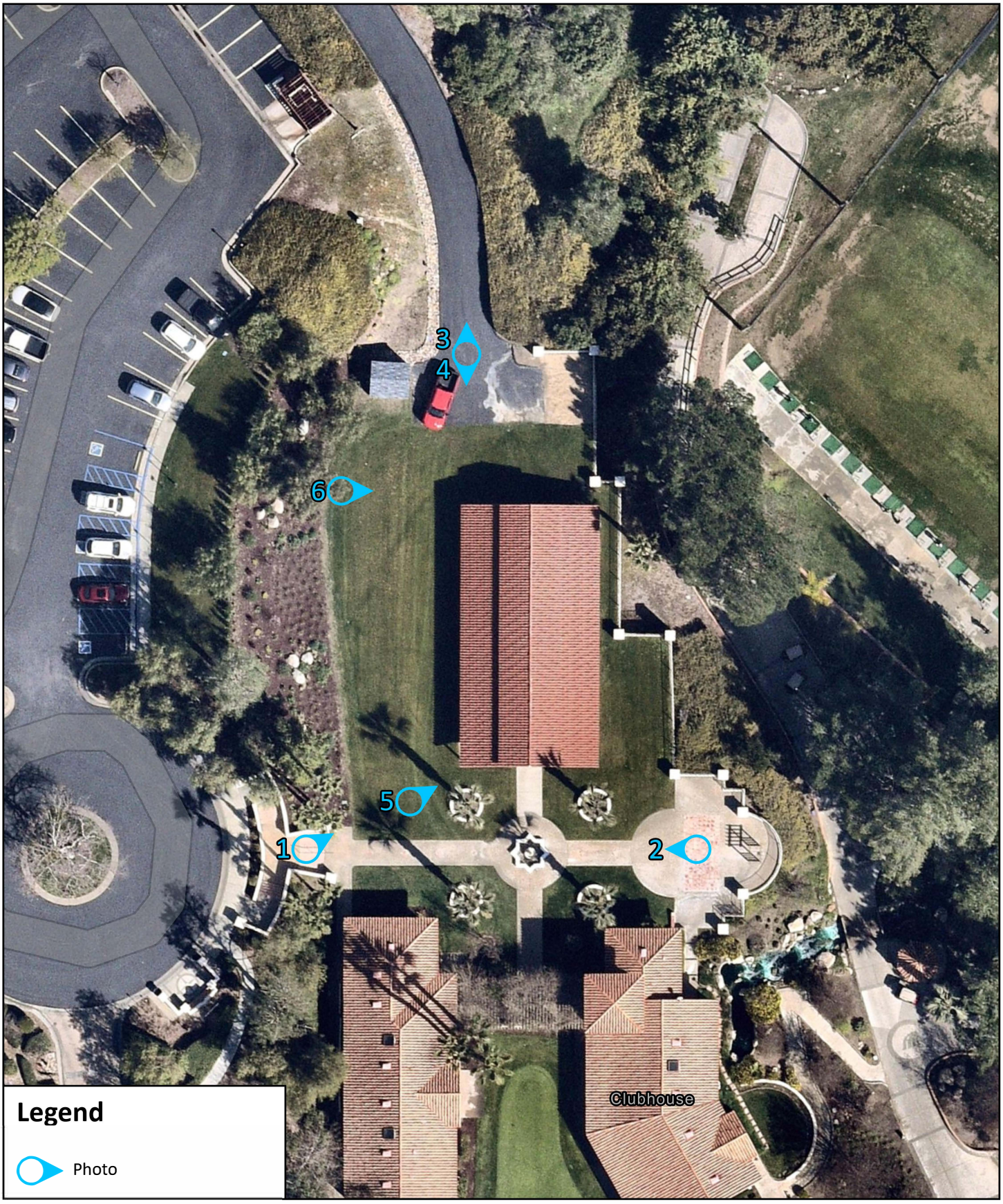
**Mitigation Measures**

No mitigation is required.

*References:*

US Census Bureau. 2023. *QuickFacts: Temecula City, California.* Available at: https://www.census.gov/quickfacts/fact/table/temeculacitycalifornia/RHI225222 (accessed July 2024).

[3] US Census Bureau. 2023. *QuickFacts: Temecula City, California.* Available at: https://www.census.gov/quickfacts/fact/table/temeculacitycalifornia/RHI225222 (accessed July 2024).




*Source: Nearmap, 2024.*

**Figure 6a: Site Photos**
Redhawk Golf Course Specific Plan Amendment Project
*City of Temecula*

Not to scale

Kimley»Horn

**Photo #1:** Photo Location 1, looking northeast towards the interior of the Project site.

**Photo #2:** Photo Location 2, looking west along the southern boundary of the Project site, towards existing pedestrian amenities and structures.

**Photo #3:** Photo Location 3, looking north from the Project site, towards existing driveway.

*Note: Photos taken June 15, 2024*

**Figure 6b: Site Photos**
Redhawk Golf Course Specific Plan Amendment Project
*City of Temecula*

Kimley»Horn

**Photo #4:** Photo Location 4, looking south towards the interior of the Project site.

**Photo #5:** Photo Location 5, looking northeast towards the interior of the Project site.

**Photo #6:** Photo Location 6, looking east towards the interior of the Project site.

*Note: Photos taken June 15, 2024*

**Figure 6c: Site Photos**
Redhawk Golf Course Specific Plan Amendment Project
*City of Temecula*

Kimley»Horn

## AGRICULTURE AND FORESTRY RESOURCES

**2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:**

| ENVIRONMENTAL IMPACTS<br>Issues | Potentially Significant Issues | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| 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? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| c) 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 Government Code section 51104(g))? | | | | X |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | X |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | | X |

*2a) 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?*

*2b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

*2c) 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 Government Code section 51104(g))?*

*2d) Result in the loss of forest land or conversion of forest land to non-forest use?*

*2e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?*

**No Impact.** According to the Temecula GP Open Space/Conservation Element, the Project site does not contain prime farmland, unique farmland, or farmland of statewide importance.[4] The Project site is a part of the Redhawk Specific Plan and has a land use designation of Open Space with a primary focus on the Redhawk Golf Course. The Redhawk Specific Plan does not allow agricultural uses. Further, the Project site is not under a Williamson Act Contract.[5] There are no existing forest lands or timberlands on site and the Project would not convert or cause the loss of existing forest lands. As such, no impact would occur.

**Mitigation Measures**

No mitigation is required.

*References:*

California Department of Conservation. 2024. *California Williamson Act Enrollment Finder*. Available at https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ (accessed July 2024).

City of Temecula. 2002. *Exhibit OSC-5: Agricultural Resources.* Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[4] California Department of Conservation. 2022. *California Important Farmland Finder*. Available at https://maps.conservation.ca.gov/DLRP/CIFF/ (accessed July 2024).

[5] California Department of Conservation. 2024. *California Williamson Act Enrollment Finder*. Available at https://maps.conservation.ca.gov/dlrp/WilliamsonAct/ (accessed July 2024).

## AIR QUALITY

| 3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |
| 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? | | | | X |
| c) Expose sensitive receptors to substantial pollutant concentrations? | | | | X |
| d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people? | | | | X |

*3a) Conflict with or obstruct implementation of the applicable air quality plan?*

*3b) 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?*

*3c) Expose sensitive receptors to substantial pollutant concentrations?*

*3d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. Although the Project could increase the frequency and total number of events over the course of a year, due to the events not being restricted to golf-related events, the Project would not increase the daily Pavilion venue capacity or increase operational characteristics. In fact, the Project proposes a reduction in the individual event intensity with a smaller maximum permitted number of guests. The Project would not create any new sources of emissions and as such, no impact would occur.

## BIOLOGICAL RESOURCES

| 4. BIOLOGICAL RESOURCES. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS**<br>**Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) 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. Fish and Wildlife Service? | | | | X |
| b) 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 US Fish and Wildlife Service? | | | | X |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | | X |
| 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? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |

*4a) 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. Fish and Wildlife Service?*

*4b) 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 US Fish and Wildlife Service?*

*4c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological?*

*4d) 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?*

*4e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

*4f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project does not propose new development, exists wholly within a previously disturbed and developed area, and would not implement new operations which would impact biological resources, no impact would occur.

**Mitigation Measures**

No mitigation measures are necessary.

## CULTURAL RESOURCES

| 5. CULTURAL RESOURCES. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | | | | X |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | | | | X |

*5a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?*

*5b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

*5c) Disturb any human remains, including those interred outside of dedicated cemeteries?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not physically disturb any land which may contain historical or archaeological resources, the Project would not cause a substantial adverse change in the significance of a historical or archaeological resource. Further, the Project site is a previously developed area, and humans remains could not be inadvertently discovered as no new development is proposed. No impact would occur.

**Mitigation Measures**

No mitigation measures are necessary.

## ENERGY

| 6. ENERGY. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS**<br>**Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | | | | X |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | | | | X |

*6a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests.

Energy consumption by the Project would be a result of transportation energy required for patrons to arrive to and depart from the Pavilion. Additionally, there would be direct energy consumption resultant of the lighting, heating, or other amenities offered during events at the Pavilion. However, the Pavilion is an existing structure and events are already permitted, provided they are golf related. The Project would allow other types of events; however, operationally, there would be no changes to how events are hosted and operated on a daily basis. As such, there would be no increase in the energy consumption on a daily basis, either transportation or direct energy, at the Pavilion and Redhawk Golf Course during events after Project implementation. In fact, there may be a nominal decrease in the total amount of energy resources utilized due to the reduction in maximum number of guests allowed and total number of events per week. However, this reduction is likely not discernible when compared to what is currently permitted. Although the Project could allow for additional events over the course of a year, these events are generally anticipated to be from local patrons that would be hosting these events with or without the availability of the Redhawk Golf Course Pavilion. The Project would provide an additional venue option for special events, which in some cases would likely be closer to the event guests. As such, no impact would occur.

*6b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

**No Impact.** Title 24 of the CCR contains energy efficiency standards for residential and non-residential buildings based on a state mandate to reduce California's energy demand. Specifically, Title 24 addresses a number of energy efficiency measures that impact energy used for lighting, water heating, heating, and air conditioning, including the energy impact of the building envelope such as windows, doors, skylights,

wall/floor/ceiling assemblies, attics, and roofs. The Redhawk Golf Course would have already demonstrated compliance with these measures during its design, implementation, and construction and would therefore not apply to the Project.

Part 6 of Title 24 specifically establishes energy efficiency standards for residential and nonresidential buildings constructed in the State of California in order to reduce energy demand and consumption. This would not apply to the Project as the Project proposes no new construction or development.

The Riverside County Climate Action Plan Update establishes a series of energy related goals intended to reduce greenhouse gas emissions based on Assembly Bill (AB) 32 Scoping Plan.[6] Those applicable to the Project are Renewables Portfolio Standard for Building Energy Use, AB 1109 Energy Efficiency Standards for Lighting, Electricity Energy Efficiency, and Commercial Energy Efficiency Requirements.

The Project would not conflict with any of the federal, state, or local plans for renewable energy and energy efficiency. Because the Project would comply with the Riverside County Climate Action Plan Update measures, no conflict with existing energy standards and regulations would occur. Therefore, no impact associated with renewable energy or energy efficiency plans would occur.

**Mitigation Measures:**

No mitigation measures are necessary.

*References:*

Riverside County. 2019. *County of Riverside Climate Action Plan Update*. Available at https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf (accessed July 2024).

[6] Riverside County. 2019. *County of Riverside Climate Action Plan Update*. Available at https://planning.rctlma.org/sites/g/files/aldnop416/files/migrated/Portals-14-CAP-2019-2019-CAP-Update-Full.pdf (accessed July 2024).

## GEOLOGY AND SOILS

| 7. GEOLOGY AND SOILS. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS**<br>**Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) 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? Refer to Division of Mines and Geology Special Publication 42. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | | X |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | | X |
| c) 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, subsidence, liquefaction or collapse? | | | X | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | | | X | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | | X |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |

*7a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*

*i) 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? Refer to Division of Mines and Geology Special Publication 42.*

**Less than Significant Impact.** The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault to the Pavilion is the Wildomar Fault, located approximately 0.52 miles to the southwest of the Pavilion, and is a part in the Elsinore Fault Zone.[7] Due to the Project's location, all existing structures would have been subject to all applicable regulations in the CBC that was approved at the time of development. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As no new structures or development would occur, and the Project would not increase the number of people permitted to be on-site during an event, the Project would not directly or indirectly cause potential substantial adverse effects involving the rupture of a known earthquake fault. A less than significant impact would occur, and no mitigation is necessary.

*ii) Strong seismic ground shaking?*

**Less than Significant Impact.** The Project site is located in southern California, which is a region prone to strong seismic ground shaking. The seismic hazard most likely to impact the Project site is ground-shaking due to a large earthquake on one of the major active regional faults. As previously mentioned, the Project site is not located on a major fault, however, strong shaking could still impact the Project site should an earthquake occur at the faults nearest the Project site. The existing structures at the Project site, including the Pavilion, would have been designed and constructed in conformance with the then current CBC, City regulations, and other applicable standards. The CBC design standards correspond to the level of seismic risk in each location and are intended primarily to protect public safety and secondly to minimize property damage. Conformance with standard engineering practices and design criteria established in the then-current CBC would have reduced the effects of seismic ground shaking on the Pavilion and existing structures. The CBC is updated every three years, last updated in 2022 and went into effect January 1, 2023; however, existing structures need not be retrofit to comply with updated CBC standards unless they meet specific requirements, such as being related to emergency services or are critical community infrastructure (hospitals with surgery centers, emergency vehicle garages, emergency operations centers, fire departments, etc.). Generally, the types of updates which occur during the normal 3-year update cycle are minimal and would not result in significant changes to the code, as such, the existing structures, including the Pavilion, would likely still be compliant with the now current (2022 CBC) standards.

As no new structures, grading or development would occur, the existing facilities would have been designed and constructed in compliance with the then current CBC with the intent to resist ground shaking and other seismic forces, and the Project would not increase the number of people permitted to be on-

[7] California Geologic Survey. 2024. Earthquake Zones of Required Investigation. Available at https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).

site during an event, the Project would not directly or indirectly cause potential substantial adverse effects involving strong ground shaking. A less than significant impact would occur, and no mitigation is necessary.

*iii) Seismic-related ground failure, including liquefaction?*

**No Impact.** Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that trigger liquefaction are moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater).

A portion of the Redhawk Golf Course lies within a liquefaction zone as identified by the California Geologic Survey.[8] However, the Pavilion, which is the subject of the Project, is not located within a liquefaction zone. Additionally, according to the NRCS Web Soil Survey, the Pavilion is underlain with "Rough broken land" which is classified as a bedrock material.[9] Bedrock is not susceptible to liquefaction. Furthermore, the Project is located at an existing facility and would not directly or indirectly cause a potential substantial adverse effect involving liquefaction. No impact would occur.

*iv) Landslides?*

**No Impact.** The Project site is relatively flat and there are no steep slopes present. The Temecula GP Public Safety Element does not identify the Project site as an area with potential landslide risks.[10] As such, no impact would occur.

*7b) Result in substantial soil erosion or the loss of topsoil?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As no new structures or development would occur, the Project would not result in substantial soil erosion or the loss of topsoil. No impact would occur.

*7c) 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, subsidence, liquefaction or collapse?*

**Less than Significant Impact.** As previously discussed, the Project site is not in an area prone to liquefaction or landslide. Lateral spreading is a phenomenon in which soils move laterally during seismic

[8] Ibid.
[9] United States Department of Agriculture Natural Resources Conservation Service. ND. *Web Soil Survey*. Available at https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx (accessed July 2024).
[10] City of Temecula. 2005. *Temecula General Plan, Public Safety Element; Figure PS-1*. Available at https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId= (accessed July 2024).

shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. Subsidence is a general term for downward vertical movement of the Earth's surface, which can be caused by both natural processes and human activities. Subsidence involves little or no horizontal movement. It is often caused by the removal of ground water, oil, natural gas, or mineral resources out of the ground by pumping, fracking, or mining activities. The Project does not propose the extraction of any of these resources nor are any of the uses located in the immediate vicinity of the Project. Further, the Temecula GP Public Safety Element does not indicate that the Project site is located within an area that is known to be at risk of lateral spreading or subsidence. As such, impacts would be less than significant.

*7d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

**Less than Significant Impact.** When certain soil types are exposed to water, mainly those with moderate to high clay content, they can deform and either shrink or swell, depending on their particular physical characteristics. Such soils can expose overlying buildings to differential settlement and other structural damage. Soils that typically exhibit these behaviors are clayey soils.

As previously discussed, the soils at the Pavilion site consist of bedrock materials. As the Pavilion site does not contain a majority or a significant amount of clayey soils, it is therefore not located on expansive soils. Impacts would be less than significant.

*7e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

**No Impact.** The Project does not propose the installation and operation of septic tanks. The Project is an existing facility and is already connected to a municipal sewer system. No impact would occur.

*7f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not physically disturb any land which may contain historical or archaeological resources, the Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. No impact would occur.

**Mitigation Measures:**

No mitigation measures are necessary.

*References:*

California Geologic Survey. 2024. *Earthquake Zones of Required Investigation*. Available at https://maps.conservation.ca.gov/cgs/EQZApp/app/ (accessed July 2024).

City of Temecula. 2005. *Temecula General Plan, Public Safety Element; Figure PS-1*. Available at https://temeculaca.gov/DocumentCenter/View/288/Public-Safety-PDF?bidId= (accessed July 2024).

United States Department of Agriculture Natural Resources Conservation Service. ND. *Web Soil Survey*. Available at https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx (accessed July 2024).

## GREENHOUSE GAS EMISSIONS

| 8. GREENHOUSE GAS EMISSIONS. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | | X |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | X | |

*8a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit, which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. The Project is an existing facility and would not construct new facilities or improvements which would produce short-term emission nor would it cause operational changes which would increase long-term emissions from the existing facility. In fact, the Project proposes reducing the total number of events permitted each week and reducing the number of guests from 144 per event to 130 per event. This would generate a net benefit when compared to the existing uses permitted. The Project would reduce the daily Pavilion venue capacity and/or operational characteristics. As such, there would be no impact.

*8b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

**Less than Significant Impact.**

### GHG Plan Consistency

***CARB 2022 Scoping Plan***

CARB's 2022 *Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan), adopted December 15, 2022, sets a path to achieve targets for carbon neutrality and reduce anthropogenic GHG emissions by 85 percent below 1990 levels by 2045 in accordance with Assembly Bill (AB) 1279. The Project would benefit from the State targets set forth within the 2022 Scoping Plan. As the Project would not increase operational impacts, and in fact would reduce the operational impact of the existing use, it could not cause GHG emissions to be increased above the SCAQMD 3,000 $MTCO_2e$/year threshold, the Project would not interfere with the State's goals for reducing GHG emissions.

It is assumed that a majority of the existing facility's emissions are from energy and mobile sources which would be further reduced by implementation of current State programs. It should be noted that the Project and the City have no control over vehicle emissions. However, these emissions would decline in the future due to statewide measures, including the reduction in the carbon content of fuels, CARB's advanced clean car program, CARB's mobile source strategy, fuel efficiency standards, cleaner technology, and fleet turnover. Additionally, the Southern California Association of Government's (SCAG's) 2024-2050 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal) is also expected to help California reach its GHG reduction goals, with reductions in per capita transportation emissions of 19 percent by 2035. Accordingly, the Project does not interfere with the State's efforts to reduce GHG emissions in 2030. Furthermore, the Project would not increase the existing facility's emissions.

Project operations would benefit from the implementation of current and potential future energy regulations including the SB 100 renewable electricity portfolio target of 60 percent renewable energy by 2030. SB 100 also established a further goal to have an electric grid that is entirely powered by clean energy by 2045.

***City of Temecula Sustainability Plan***

The *City of Temecula Sustainability Plan* (Sustainability Plan), adopted June 22, 2010, identifies current and future climate change goals. The Sustainability Plan includes several goals for reducing GHG emissions through energy and water efficiency, waste reduction, and embracing cleaner technology. The Project would be consistent with the applicable sustainability goals outlined in the Sustainability Plan.

The Project would not create any new structures, nor would it change the basic function of the existing Pavilion. Rather, it would expand the range of events allowed at the Pavilion, although these are anticipated to be similar in nature as existing golf-related events. Any future event at the Pavilion would be subject to the Specific Plan Amendment, CUP, and existing City, regional, and State GHG requirements. Further, the nearest public transit stops, specifically for buses, are located at the end of the driveway for the Redhawk Golf Course. As such, the Project would not conflict with any applicable plan or policy in the Sustainability Plan and impacts would be less than significant.

As discussed above, the Project would comply with the applicable State, Regional, and local goals and policies with regard to reducing GHG emissions. Therefore, the Project would not conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions, and a less than significant impact would occur. Further, Project implementation would not result in any construction-related impacts, nor would the Project affect operational air quality and GHG impacts on a daily basis. No mitigation measures would be required.

**Mitigation Measures:**

No mitigation measures are necessary.

## HAZARDS AND HAZARDOUS MATERIALS

| 9. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS**<br>**Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | X | |
| 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? | | | | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| d) 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? | | | | X |
| e) 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 or excessive noise for people residing or working in the project area? | | | | X |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | | | | X |

*9a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

**Less Than Significant Impact.** The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for operations or produce hazardous wastes as by-products of production applications. Both the U.S. EPA and the U.S. Department of Transportation (DOT) regulate the transport of hazardous waste and material, including transport via highway. The U.S. EPA administers permitting, tracking, reporting, and operations requirements established by the

Resource Conservation and Recovery Act. The DOT regulates the transportation of hazardous materials through enforcement of the Hazardous Materials Transportation Act. This act includes requirements for container design and labeling, as well as for driver training. The established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. Additionally, State and local agencies enforce the application of these acts and coordinate safety and mitigation responses in the case that accidents involving hazardous materials occur.

The Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances. No construction would occur and therefore no use, transport, or disposal of hazardous substances typically associated with construction activity would occur.

During Project operations, widely used hazardous materials commonly at golf course uses including cleaners, pesticides, and potentially food waste would be present. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. However, these would be existing at the Project site and the Project itself would not increase the use of these materials. Further, pesticides or fertilizers which may be used to maintain the golf course would not be used at the Pavilion, which is a structure. Regular operation and maintenance of the Project structures would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common hazardous materials and their disposal does not present a substantial health risk to the community. Additionally, the Project site is not included on the list of hazardous waste sites (Cortese List) compiled by the Department of Toxic Substances Control (DTSC) pursuant to Government Code Section 65962.5 and therefore would not release known hazardous materials due to ground-disturbing activities, as none would occur.[11] Project impacts associated with the routine transport and use of hazardous materials or wastes would be less than significant.

*9b) 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?*

**No Impact.** The Project site is not identified as a hazardous waste site with either an active or past occurrence.[12, 13] Only one site listed on EnviroStor is within 1 mile of the Pavilion and is classified as having no action required. This site is the Redhawk High School No. 3 and Middle School No. 5 (located at Pala Road and Pachanga Road).

Although typical hazardous materials associated with open space uses, these hazardous materials would not be used in large amounts such that they would create a significant hazard involving the release of these materials. Because the Project does not propose alterations to existing facilities, there would be no impacts related to structures with asbestos-containing materials or lead-based paint.

[11] Department of Toxic Substances Control (DTSC) EnviroStor. 2024. *Hazardous Waste and Substances Site List.* Available at https://www.envirostor.dtsc.ca.gov/public/map/?myaddress= (accessed July 2024).
[12] DTSC. 2024. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. Available at https://dtsc.ca.gov/dtscs-cortese-list/ (accessed July 2024).
[13] State Water Resources Control Board. 2024. *GeoTracker*. Available at https://geotracker.waterboards.ca.gov/map/ (accessed July 2024).

Potential hazards to the public or the environment could be introduced through the accidental upset or release of hazardous materials caused by accidental spillage of hazardous materials used during construction phases, or as a result of the exposure of contaminated soil during grading activities. However, the Project does not propose any construction and therefore no impact would occur.

*9c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**No Impact**. The closest schools to the Project site are Pauba Valley Elementary School (33125 Regina Drive, Temecula) and Great Oak High School (32400 Camino San Dimas, Temecula), each located immediately adjacent to the Redhawk Golf Course on the northeast and southern boundary of the Redhawk Golf Course, respectively. Additionally, Helen Hunt Jackson Elementary School (32400 Camino San Dimas, Temecula), and Redhawk Elementary School (32045 Cam San Jose, Temecula), are located within 0.25 miles of the boundary of the Redhawk Golf Course. The closest school to the Pavilion, which the Project is focused on, is Redhawk Elementary School which is located approximately 0.32 miles west of the center of the Pavilion. Additionally, according to the Temecula GP Growth Management/ Public Facilities Element, no schools are proposed within the immediate vicinity of the Project site. The Project does not propose the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. Therefore, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur.

*9d) 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?*

**No Impact**. As previously discussed in Impact 9a, the Project site is not included on the list of hazardous waste sites (Cortese List) compiled by the Department of Toxic Substances Control (DTSC) pursuant to Government Code Section 65962.5 and therefore would not release known hazardous materials due to ground-disturbing activities. No impact would occur.

*9e) 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 or excessive noise for people residing or working in the project area?*

**No Impact**. The nearest airport to the Project site is the French Valley Airport (37600 Sky Canyon Drive, Murrieta), and is located approximately 6.7 miles northwest of the Project site. The Project site is not located within the Airport Land Use Compatibility Plan for the French Valley Airport and would therefore

not result in a safety hazard or excessive noise for people residing or working in the Project area.[14] Therefore, no impact would occur.

*9f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

**No Impact**. Refer to **Section 20, Wildfire**. Additionally, the Project does not propose alterations to the City's existing circulation network nor propose the implementation of incompatible land uses which could possibly interfere with an adopted emergency response plan or emergency evacuation plan. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As such, no impact would occur, and no mitigation is necessary.

*9g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

**No Impact**. Refer to **Section 20, Wildfire**. The Project site is not located within a very high fire hazard severity zone and is located within a developed and urban portion of the City. As such, the Project would not expose people or structures to a risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas. No impact would occur, and no mitigation is necessary.

**Mitigation Measures:**

No mitigation measures are necessary.

*References:*

Department of Toxic Substances Control (DTSC) EnviroStor. 2024. *Hazardous Waste and Substances Site List.* Available at https://www.envirostor.dtsc.ca.gov/public/map/?myaddress= (accessed July 2024).

DTSC. 2024. *DTSC's Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)*. Available at https://dtsc.ca.gov/dtscs-cortese-list/ (accessed July 2024).

Riverside County Airport Land Use Commission. 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document (April 2010)*. Available at https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/french%20valley.pdf (accessed July 2024).

State Water Resources Control Board. 2024. *GeoTracker*. Available at https://geotracker.waterboards.ca.gov/map/ (accessed July 2024).

[14] Riverside County Airport Land Use Commission. 2010. *Riverside County Airport Land Use Compatibility Plan Policy Document (April 2010); Map FV-3*. Available at https://rcaluc.org/sites/g/files/aldnop421/files/2023-06/french%20valley.pdf (accessed July 2024).

## HYDROLOGY AND WATER QUALITY

| 10. HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | | | | X |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | | | | X |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) Result in substantial erosion or siltation on- or off-site? | | | | X |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? | | | | X |
| iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | | X |
| iv) Impede or redirect flood flows? | | | | X |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | | | | X |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | | | | X |

*10a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

**No Impact.** The Project site is located within the jurisdiction of the San Diego RWQCB. In California, the Porter-Cologne Water Quality Control Act (Section 13000 of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 or the Clean Water Act requires comprehensive water quality control plans be developed for all waters within the State of California.

The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As the Project would not require any construction which could generate polluted water runoff, nor would it alter the operations of the Redhawk Golf Course which could generate polluted water runoff, no impact would occur.

*10b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

**No Impact.** As previously discussed, the Project would not cause operational changes which would alter the manner at which the special events are operated. As such, there would be no increases in the amount of water which would be utilized by special events after Project implementation. As the Redhawk Golf Course is currently adequately served by the Rancho California Water District (RCWD), who receives water from the Temecula Valley Groundwater Basin and the State Water Project (SWP), the Project would be adequately served after Project implementation. Additionally, the proposed uses are consistent with the existing use which was evaluated in the RCWD's 2020 Urban Water Management Plan (UWMP). As such, the Project would not substantially decrease groundwater supplies. Further, the Project would not interfere substantially with groundwater recharge by increasing the amount of impervious surface area at the Project site. No impact would occur.

*10c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

*i) Result in substantial erosion or siltation on- or off-site?*

*ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?*

*iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

*iv) Impede or redirect flood flows?*

**No Impact.** The Project does not propose any physical alterations to the Redhawk Golf Course or the Pavilion where special events would be hosted. The Project would expand the types of special events which could be hosted at the Pavilion; however, these events would be hosted consistently with the existing special events which do not cause temporary drainage pattern alterations while occurring. As no new structures, or other types of physical alterations would occur as a result of Project implementation, no impact would occur.

*10d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

**No Impact.** The Project site is located approximately 24 miles inland from the Pacific Ocean and the Santa Ana Mountain range lies between the Project site and the Pacific Ocean. Given the distance from the coast and the presence of the Santa Ana Mountains, the potential for the Project site to be inundated by tsunami is extremely low. The nearest lake or other large water body is Vail Lake, approximately 5.77 miles east-northeast of the Redhawk Golf Course. Given the distance from this reservoir, there is no potential for seiche to impact the Project site. As previously noted, the Project site is FEMA Flood Zone X, which indicates areas that are outside the 0.2 percent annual chance floodplain. Additionally, the Project site is not located within the Vail Lake Dam inundation area, and therefore is not at risk of inundation as a result of dam breach.[15] The Project site is not at risk of inundation as a result of tsunami, seiche, or dam breach, nor is it located within a flood hazard area. No impact would occur.

*10e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

**No Impact.** As previously discussed, in Impact 10b, the Project site would not increase the water demand at the Redhawk Golf Course and would be operated consistently with the existing uses, which were evaluated in the RCWD 2020 UWMP. As a result, the Project would not substantially decrease groundwater supplies nor interfere with groundwater recharge.

The objective of the Sustainable Groundwater Management Act (SGMA) is sustainable groundwater management in a manner that prevents significant and unreasonable impacts to groundwater basins in California. Under SGMA, each high and medium-priority basin, as identified by the California Department of Water Resources (DWR), is required to have a Groundwater Sustainability Agency (GSA) that will be responsible for groundwater management and development of a Groundwater Sustainability Plan (GSP). The Temecula Valley Groundwater Basin is not listed as a high priority basin and therefore does not have a GSP developed nor implemented. The Project would not increase the amount of impervious surface area at the Project site, which limits the ability for water to infiltrate and potentially recharge groundwater sources. As such, no impact would occur.

**Mitigation Measures:**

No mitigation measures are necessary.

*References:*

California Department of Water Resources Division of Safety of Dams. 2021. *Dam Breach Inundation Map Web Publisher*. Available at https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed July 2024).

[15] California Department of Water Resources Division of Safety of Dams. 2021. *Dam Breach Inundation Map Web Publisher*. Available at https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 (accessed July 2024).

## LAND USE AND PLANNING

| 11. LAND USE AND PLANNING. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Physically divide an established community? | | | | X |
| b) 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? | | | | X |

*11a) Physically divide an established community?*

**No Impact.** The Project does not propose any physical alterations to the Redhawk Golf Course or the Pavilion where special events would be hosted. The Project would expand the types of special events which could be hosted at the Pavilion. No new structures would be constructed, and no new developments would occur, as such, the Project would not physically divide an established community. No impact would occur.

*11b) 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?*

**No Impact.** The Project proposes an amendment to the Redhawk Specific Plan to allow for different types of special events to be hosted at the Redhawk Golf Course. This amendment to the Redhawk Specific Plan would not alter the land uses allowed at any location within the Redhawk Specific Plan, nor would it require a general plan amendment to alter the general plan land use designations for parcels within the Specific Plan area or City.

### SCAG 2024-2050 RTP/SCS

On September 30, 2008, SB 375 was passed to help achieve AB 32 goals related to the reduction of greenhouse gases (GHGs) through regulation of cars and light trucks.[16] SB 375 aligns three policy areas of importance to local government: (1) regional long-range transportation plans and investments, (2) regional allocation of the obligation for cities and counties to zone for housing, and (3) a process to achieve GHG emissions reductions targets for the transportation sector. It establishes a process for CARB to develop GHG emissions reductions targets for each region (as opposed to individual local governments or households). SB 375 also requires MPOs to prepare an SCS within the RTP that guides growth while taking into account the transportation, housing, environmental, and economic needs of the region.

Every four years, the Southern California Association of Governments (SCAG) updates Connect SoCal, the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The most recent RTP/SCS

[16] California Legislative Information. 2008. *SB-375 Transportation planning: travel demand models: sustainable communities strategy: environmental review*. Available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375 (accessed July 2024).

named the Connect SoCal 2024, outlines a vision for a more resilient and equitable future and contains investment, policies and strategies for achieving the region's shared goals through 2050. Connect SoCal 2024 includes elements that are organized within the pillars of Mobility, Communities, Environment and Economy. These goals are not mutually exclusive, they are mutually reinforcing. For example, the decisions and actions taken to achieve mobility goals can also help to achieve and support environmental goals. Connect SoCal 2024 was approved by SCAG's Regional Council in April 2024.[17]

The goals of the 2024-2050 RTP/SCS were reviewed, and none were determined to be relevant or applicable to the Project. Therefore, the Project would not conflict with the RTP/SCS.

## City of Temecula General Plan

### *Land Use Element*

The Land Use Plan for Temecula addresses the manner in which the City will grow over the next 20 years. Land uses are classified and mapped, showing where the City anticipates residential, commercial and industrial development, and identifying areas set aside for community purposes, such as parks, schools, and open spaces. The Plan also includes provisions allowing high-quality, well-designed mixed-use projects adjacent to the I-15 Corridor and provides standards for the preservation of several rural areas unique to Temecula that help to define the City's character. At the same time, the Plan outlines measures the City can take to preserve single-family neighborhoods, conserve natural and aesthetic resources, establish a long-term role for Old Town within the fabric of the community, and ensure that regional land use and transportation planning decisions have positive benefits for the City.

The Project meets the applicable land use goals because the Project proposes land uses consistent with the zoning and Temecula GP Land Use Element designations of open space, refer to **Table 3: General Plan Land Use Goal and Policy Consistency Analysis**.

**Table 3: General Plan Land Use Goal and Policy Consistency Analysis**

| Applicable General Plan Goal and Policy | Project Consistency |
|---|---|
| **Land Use Element** | |
| Land Use Goal 1 – A diverse and integrated mix of residential, commercial, industrial, recreational, public and open space land uses. | **Consistent**: The Project is located at an existing golf course (open space/recreational) which is located immediately adjacent to residential uses and within close proximity to commercial/retail uses. As such, there would be a diverse and integrated mix of land uses within close proximity to each other. |
| Land Use Policy 1.6 – Encourage flexible zoning techniques in appropriate locations to encourage mixed use development, preserve natural features, achieve innovative site design, achieve a range of transition of densities, provide open space and recreation facilities, and/or provide necessary amenities and facilities. | **Consistent**: The Project is located at an existing golf course which provides recreational and open space uses for adjacent uses. The Project would allow for additional types of special events to be hosted at the Redhawk Golf Course which would increase the use of the Golf Course beyond golf-related events and would therefore expand recreational/open space opportunities in the City. |

[17] Southern California Association of Governments. 2024. *Connect SoCal*. Available at https://scag.ca.gov/connect-socal (accessed July 2024).

| Applicable General Plan Goal and Policy | Project Consistency |
|---|---|
| Land Use Goal 5 – A land use pattern that protects and enhances residential neighborhoods. | **Consistent**: The Project is located within the Redhawk Specific Plan which provided a significant number of residential uses when it was originally implemented. As part of this Specific Plan, a golf course was designed to be a central feature within the residential communities and neighborhoods. The Project would not alter the golf course nor its intended function as a centerpiece for the surrounding residential neighborhoods. |
| Land Use Policy 5.1 – Consider the compatibility of proposed projects on surrounding uses in terms of the size and configuration of buildings, use of materials and landscaping, preservation of existing vegetation and landform, the location of access routes, noise impacts, traffic impacts, and other environmental conditions | **Consistent**: The Project would allow for additional types of special events which could be hosted at the Redhawk Golf Course. Special events are already hosted at the golf course, provided they are golf related. While amplified voice and music are already allowed, and would continue to be allowed, a noise study was prepared, refer to **Appendix A**. |
| **Noise Element** | |
| Noise Goal 2 – Minimize transfer of noise impacts between adjacent land uses. | **Consistent:** The Project analyzed noise impacts resultant of special events hosted at the golf course and modeled noise levels at adjacent land uses. As a result, the Project would implement **MM NOI-1** which would limit the transfer of noise from the Project site to adjacent land uses. This would further ensure that operations at the Project site are continued to be conducted in compliance with the City noise ordinances and standards. |
| Noise Policy 2.1 – Limit the maximum permitted noise levels crossing property lines and impacting adjacent land uses. | |
| Noise Goal 3 – Minimize the impact of noise levels throughout the community through land use planning. | |
| Noise Policy 3.1 – Enforce and maintain acceptable noise limit standards. | |
| Noise Policy 3.4 – Evaluate potential noise conflicts for individual sites and projects, and require mitigation of all significant noise impacts as a condition of project approval. | |

## Mitigation Measures

No mitigation measures are necessary.

*References:*

California Legislative Information. 2008. *SB-375 Transportation planning: travel demand models: sustainable communities strategy: environmental review*. Available at https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375 (accessed July 2024).

## MINERAL RESOURCES

| 12. MINERAL RESOURCES. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |
| 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? | | | | X |

*12a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

*12b) 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?*

**No Impact.** According to the Surface Mining and Reclamation Act (SMARA) of 1975, Mineral Resource Zones (MRZs) were designated based on regional or statewide importance. As such, existing land uses are not considered in classifying MRZs, so a MRZ may be classified despite already being developed for other uses even though this renders them unsuitable for mining. The State Mining and Geology Board (SMGB) establishes a priority list by the following classification criteria:

- **MRZ-1:** Areas where adequate geologic information indicates that no significant mineral deposits are present, or that there is a small likelihood of the presence of mineral deposits.
- **MRZ-2a:** Areas where the available geologic data shows that there are significant measured or indicated deposits present, which means this land is of prime importance in mining, or
- **MRZ-2b:** that there is an inferred likelihood of significant mineral deposits as indicated by limited sampling.
- **MRZ-3a:** Areas containing known mineral deposits that have moderate potential for mineral deposits and may be reclassified as MRZ-2.
- **MRZ-3b:** Areas containing inferred mineral deposits based on plausible evidence of the geologic settings.
- **MRZ-4:** Areas where there is not enough geologic information available to determine the presence or absence of mineral resources. This indicated limited knowledge and it does not imply that there is a small likelihood of mineral deposits.

According to the Temecula GP Open Space/Conservation Element, the City is classified as MRZ-3a. MRZ-3 areas contain sedimentary deposits that have the potential to supply sand and gravel for concrete and crushed stone for aggregate. However, these areas are not considered to contain deposits of significant

economic value.[18] Additionally, the Project site is not located on land that is designated for or would allow mineral extraction uses, refer to Table 17.08.030 in Temecula MC Section 17.08.030, mineral extraction or mining uses are not permitted nor are conditionally permitted. Further, the Project site is not located on the California Geological Survey's Mineral Lands Classification map.[19] Further, the Project does not propose new developments and would exist wholly within previously developed existing facilities. As such, no impact would occur.

**Mitigation Measures**

No mitigation measures are necessary.

*References:*

California Geological Survey. 2022. *CGS Information Warehouse: Mineral Land Classification*. Available at https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc (accessed July 2024).

City of Temecula. 2005. *City of Temecula General Plan; Page OS-21*. Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[18] City of Temecula. 2005. *City of Temecula General Plan; Page OS-21*. Available at https://temeculaca.gov/DocumentCenter/View/287/Open-Space-Conservation-PDF?bidId= (accessed July 2024).

[19] California Geological Survey. 2022. *CGS Information Warehouse: Mineral Land Classification*. Available at https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc (accessed July 2024).

## NOISE

| 13. NOISE. Would the project result in: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| 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 or noise ordinance, or applicable standards of other agencies? | | X | | |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | | | | X |
| c) For a project located within the vicinity of a private airstrip or 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? | | | | X |

A Noise Analysis was completed by Kimley-Horn and Associates, Inc. on July 29, 2024, for the Project and is available as **Appendix A** to this Draft IS/MND. To determine ambient noise levels in the Project area, three 10-minute noise measurements were taken using a Larson Davis SoundExpert® LxT Sound Level Meter between 2:10 p.m. and 3:17 p.m. on June 15, 2024. Additionally, four 10-minute measurements were taken at an event at the Redhawk Golf Course which had amplified music. These measurements were taken with the same sound meter between 8:05 p.m. and 8:59 p.m. on June 15, 2024. Noise measurements Short Term-1 (ST-1), ST-2, and ST-3 were used to establish ambient noise levels. Measurements were then taken again at these three locations and a fourth location, ST-4, closer to the amplified music. **Table 4: Noise Measurements** provides the noise levels measured at these locations.

**Table 4: Noise Measurements**

| Site | Location | Measurement Period | Duration | $L_{eq}$ (dBA)[1] | $L_{min}$ (dBA) | $L_{max}$ (dBA) |
|---|---|---|---|---|---|---|
| **Ambient Noise Measurements** | | | | | | |
| ST-1 | End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion. | 2:10 p.m., Saturday, June 15, 2024 | 10 min | 48.0 | 39.4 | 57.8 |
| ST-2 | Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion. | 2:41 p.m., Saturday, June 15, 2024 | 10 min | 48.1 | 37.5 | 60.7 |
| ST-3 | East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive. | 3:17 p.m. Saturday, June 15, 2024 | 10 min | 46.5 | 41.3 | 65.7 |
| **Event Noise Measurements** | | | | | | |
| ST-1 | End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion. | 8:05 p.m., Saturday, June 15, 2024 | 10 min | 50.0 | 43.5 | 58.0 |
| ST-2 | In Redhawk Golf Course parking lot area, approximately 200 feet west of the Pavilion. | 8:23 p.m., Saturday, June 15, 2024 | 10 min | 50.1 | 45.9 | 56.5 |

| Site | Location | Measurement Period | Duration | $L_{eq}$ (dBA)[1] | $L_{min}$ (dBA) | $L_{max}$ (dBA) |
|---|---|---|---|---|---|---|
| ST-3 | East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive. | 8:41 p.m., Saturday, June 15, 2024 | 10 min | 48.7 | 43.0 | 55.1 |
| ST-4 | End of drive aisle in the northern portion of Pavilion area, approximately 140 feet from the DJ speakers/area. | 8:59 p.m., Saturday, June 15, 2024 | 10 min | 74.6 | 66.0 | 80.8 |
| Source: Noise measurements taken by Kimley-Horn and Associates, June 15, 2024. See Appendix A for noise measurement results. | | | | | | |

*13a) 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 or noise ordinance, or applicable standards of other agencies?*

**Less than Significant Impact with Mitigation Incorporated.** The project would allow for weddings, banquets, meetings, corporate events, and other private events at the Pavilion that would produce noise from amplified music and crowd noise. Private events would be allowed any day of the week, but not more than three times per week, with all amplified music ending at 9:00 p.m. This is a reduction when compared to the currently permitted use. The DJ and speaker system are assumed to be setup in the southeastern corner of the Pavilion, based on Applicant communication. Mobile musicians (e.g., guitarist, violinist, etc.) may also perform at private events along the grass area immediately east of the Pavilion with a speaker setup in the southernmost portion of the Pavilion area. However, the mobile musicians and the DJ would perform exclusively (not concurrently), and the DJ music/speaker noise is usually the loudest. Thus, DJ music/speaker noise was conservatively modeled and analyzed in the noise analysis as a worst-case condition (**Appendix A**).

The primary noise sources from private events at the Pavilion are amplified music and crowd noise. Pavilion event noise was modeled with the SoundPLAN software. SoundPLAN allows computer simulations of noise situations, and creates noise contour maps using reference noise levels, topography, point and area noise sources, mobile noise sources, and intervening structures.

As shown in **Table 4** above, the measured noise level from the amplified music/speaker system at the Pavilion is 74.6 dBA at 140 feet (ST-4). One point source representing the DJ speaker system was modeled in SoundPLAN in the southeastern corner of the Pavilion. The point source was oriented in a northwest direction consistent with the observed condition by Kimley-Horn on June 15, 2024. One area source representing crowd noise covering the entire Pavilion area was modeled using a reference noise level of 89 dBA at 3 feet. Refer to **Appendix A** for methodologies.

Event noise levels at the Pavilion would range from approximately 31.5 dBA to 64.7 dBA at the surrounding residences and would not exceed the City's 65 dBA noise standard. In addition, interior noise levels would reach a maximum of 38.7 dBA at the surrounding residential uses and would not exceed the City's 45 dBA interior noise standard, refer to **Table 5: Pavilion Event Noise Levels**. However, due to the variability of speaker noise levels (i.e., DJ's can set or increase speaker noise to their desired level) and the general difficulty in managing or controlling crowd noise, it is recommended the maximum noise level from amplified speakers at the Pavilion be limited to 84 dBA at a distance of 50 feet; see **Mitigation Measure (MM) NOI-1**. This maximum speaker noise level would ensure the surrounding residences are not exposed to noise levels above the City's noise standards.

**Table 5: Pavilion Event Noise Levels**

| Receptor No.[1, 2] | Land Use | Modeled Exterior Noise Level (dBA) | Interior Noise Level (dBA)[1] |
|---|---|---|---|
| 1 | Single-Family Residential | 62.8 | 36.8 |
| 2 | Single-Family Residential | 61.9 | 35.9 |
| 3 | Single-Family Residential | 61.7 | 35.7 |
| 4 | Single-Family Residential | 59.2 | 33.2 |
| 5 | Single-Family Residential | 56.6 | 30.6 |
| 6 | Single-Family Residential | 59.9 | 33.9 |
| 7 | Single-Family Residential | 62.2 | 36.2 |
| 8 | Single-Family Residential | 61.5 | 35.5 |
| 9 | Single-Family Residential | 64.7 | 38.7 |
| 10 | Single-Family Residential | 61.7 | 35.7 |
| 11 | Single-Family Residential | 61.4 | 35.4 |
| 12 | Single-Family Residential | 56.4 | 30.4 |
| 13 | Single-Family Residential | 49.3 | 23.3 |
| 14 | Single-Family Residential | 50.1 | 24.1 |
| 15 | Single-Family Residential | 50.9 | 24.9 |
| 16 | Single-Family Residential | 53.0 | 27.0 |
| 17 | Single-Family Residential | 49.7 | 23.7 |
| 18 | Single-Family Residential | 51.0 | 25.0 |
| 19 | Single-Family Residential | 43.6 | 17.6 |
| 20 | Single-Family Residential | 45.4 | 19.4 |
| 21 | Single-Family Residential | 45.0 | 19.0 |
| 22 | Single-Family Residential | 44.4 | 18.4 |
| 23 | Single-Family Residential | 31.5 | 5.5 |
| 24 | Single-Family Residential | 38.5 | 12.5 |
| 25 | Single-Family Residential | 38.8 | 12.8 |
| 26 | Single-Family Residential | 39.7 | 13.7 |
| 27 | Single-Family Residential | 51.6 | 25.6 |
| 28 | Single-Family Residential | 54.1 | 28.1 |
| 29 | Single-Family Residential | 52.0 | 26.0 |
| 30 | Single-Family Residential | 49.3 | 23.3 |
| 31 | Single-Family Residential | 48.6 | 22.6 |
| 32 | Single-Family Residential | 49.8 | 23.8 |
| 33 | Single-Family Residential | 50.8 | 24.8 |
| 34 | Single-Family Residential | 53.4 | 27.4 |
| 35 | Single-Family Residential | 53.6 | 27.6 |

Notes:
1. Interior noise levels were calculated assuming an exterior-interior sound reduction of 26 dBA from standard construction practices, per Barbara Locher, et al., *Differences between Outdoor and Indoor Sound Levels for Open, Tilted, and Closed Windows*, International Journal of Environmental Research and Public Health, January 2018.
2. Refer to Figure 3 of **Appendix A** for a map showing the locations of each receptor.

Source: SoundPLAN version 9.0. See **Appendix A** for noise modeling data and results.

While modeled data and measured noise levels indicate that the Project would not exceed City thresholds for noise impacts, due to the variability of amplified music, there is a possibility for noise levels to exceed these thresholds. As a result, MM NOI-1 would be implemented, and impacts would be less than significant.

**Mitigation Measures**

**MM NOI-1** In order to comply with the City of Temecula Noise Ordinance, noise levels from amplified speakers shall be limited to a maximum of 84 dBA $L_{eq}$ at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion. A designated golf course representative/event coordinator shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers and ensure the noise level does not exceed 84 dBA $L_{eq}$. A noise meter or cellular device-based decibel meter application shall be utilized to complete the noise measurement and adjust the speaker output volume. The speaker volume shall be adjusted to ensure that the maximum permissible noise level of 84 dBA $L_{eq}$ is not exceeded. The designated golf course representative/event coordinator shall maintain a logbook documenting the date and time of calibration (84 dBA at 50 feet) for each event that occurs. The designated golf course representative/event coordinator shall maintain each record for 90 days from the date of calibration. Upon request by the City of Temecula Code Enforcement, and only after the filing of a formal noise complaint by an adjacent resident, the logbook shall be provided to the City for verification.

*13b) Generation of excessive groundborne vibration or groundborne noise levels?*

**No Impact.** The Project does not propose construction activities or alterations to existing operations which would generate groundborne vibration or noise. Noise generated as a result of the Project would propagate through the air from amplified speakers. As the Project would not generate groundborne vibrations, no impact would occur.

*13c) For a project located within the vicinity of a private airstrip or 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?*

**No Impact.** As previously mentioned in Impact 9e, the nearest airport to the Project site is the French Valley Airport, located approximately 6.7 miles northwest. Additionally, the Project site is not located within the French Valley Airport Land Use Plan. As such, no impact would occur.

*References:*

Kimley-Horn and Associates, Inc. 2024. *Redhawk Golf Course Private Event Center – Temecula, CA – Noise Analysis.*

## POPULATION AND HOUSING

| 14. POPULATION AND HOUSING. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | | X |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | | | | X |

*14a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

*14b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As special events are currently hosted at the Redhawk Golf Course, additional employees would not be required, and the Project would not otherwise encourage population growth within the City. The Project would not displace a substantial number of existing people or housing, as the Project would not construct new facilities nor alter operational characteristics such that existing housing would be demolished or relocated. As such, no impact would occur.

**Mitigation Measures**

No mitigation measures are necessary.

## PUBLIC SERVICES

| 15. PUBLIC SERVICES. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i) Fire protection? | | | | X |
| ii) Police protection? | | | | X |
| iii) Schools? | | | | X |
| iv) Parks? | | | | X |
| v) Other public facilities? | | | | X |

*15a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

*i) Fire protection?*

**No Impact.** The Temecula Fire Department is comprised of 1 Division Chief, 2 Battalion Chiefs and 60 firefighting personnel that serve from 5 fire stations located within the City limits. Plan review and inspection services for development and construction throughout the City is provided by 6 Fire Prevention staff members located at City Hall. There are 3 Administrative staff members that provide support for the implementation and management of the Temecula Fire Department. The Temecula Division encompasses 3 Riverside County Fire Department stations for a total of 8 stations within the Temecula Division. The Temecula Fire Department fire engines are all 4-person staffed paramedic assessment engines which ensures a minimum of 1 Paramedic and 3 EMT level personnel at the scene of all emergencies.[20]

There are four fire stations within 2.5 miles of the Project site. Riverside County Fire Department (RCFD) Station 92, RCFD Station 84, Pechanga Fire Station 2, and Pechanga Fire Station 1. While the Pechanga fire stations are located outside the City of Temecula, the Pechanga Fire Department (PFD) utilizes RCFD

[20] City of Temecula. 2024. *Temecula Fire Department*. Available at https://temeculaca.gov/230/Fire (accessed July 2024).

dispatch and communication services and would respond to fire incidents and other emergencies at the Project site under the Fire Service and Rescue Emergency Mutual Aid Program. RCFD Station 92 is the closest to the Project site and would likely be the first station dispatched to service calls generated at the Project site.

The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. This would not cause changes to the frequency of events, total number of events (on a daily basis), or cause an increase in the number of people which could attend an event (on a daily basis). As the Project site is currently adequately served by fire protection services, and the Project would not make substantive changes to the Redhawk Golf Course or its operations, the site would continue to be adequately served by fire protection services and no impact would occur.

*ii) Police protection?*

**No Impact.** The City of Temecula contracts with the Riverside County Sheriff's Department (RCSD) for police services and staffs the Temecula Police Department (TPD). RCSD handles all criminal matters in unincorporated areas and provides incarceration facilities for all offenders. The RCSD employs officers at the rate of about 1 Officer per 1,063 residents (approximately 110 officers). In addition to the main station, there are two substations available to the public for police services at the Promenade Mall Substation, and a second location in Old Town. The RCSD has a Promenade Mall Team, Traffic Team, Investigation Bureau, SET/Gang team, Community Outreach Resource Engagement (CORE) team, and a Metro Team.[21]

There are three stations utilized by the RCSD/TPD, the Southwest Station (30755-A Auld Road, Murrieta), the Old Town Station (28690 Mercedes Street, Suite 102, Temecula), and the Promenade Station at the Promenade Mall (40820 Winchester Road, Suite 2020, Temecula). The nearest station is the Old Town Station, located approximately 3.56 miles northwest of the Project site. However, officers responding to incidents requiring police services are often dispatched from patrols and are not always located at the stations on standby. As previously discussed, the Project would not add to the City's population and would not require the City to hire additional officers to maintain their current ratio of officers to residents. Further, the Project site is currently adequately served by police services and would continue to be adequately served by police services after implementation. As such, no impact would occur.

*iii) Schools?*

**No Impact.** The Project does not propose the development of residential land uses, nor would it substantially increase the population of the City. As such, there would not be any increased demands on schools within the City. No impact would occur.

[21] City of Temecula. 2024. *Temecula Police Department*. Available at https://temeculaca.gov/196/Police (accessed July 2024).

*iv) Parks?*

**No Impact.** Refer to **Section 16: Recreation** below.

*15b) Other public facilities?*

**No Impact.** The Project would not result in or induce significant population growth because the Project does not propose substantial unplanned growth of population within the City or any specific development; therefore, the Project would have no impact to other public facilities.

**Mitigation Measures**

No mitigation measures are necessary.

*References:*

City of Temecula. 2024. *Temecula Fire Department*. Available at https://temeculaca.gov/230/Fire (accessed July 2024).

City of Temecula. 2024. *Temecula Police Department*. Available at https://temeculaca.gov/196/Police (accessed July 2024).

## RECREATION

| 16. RECREATION. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |

*16a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

*16b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. This would not cause changes to the frequency of events or total number of events (on a daily basis). The Redhawk Golf Course itself provides recreational areas and activities for the City and region. As the Project would not increase population of the City there would not be an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of said facilities would occur or be accelerated through the increased use of those facilities. Further, no new construction or development would occur as a result of the Project and would therefore not cause an adverse physical effect on the environment through the construction or expansion of recreational facilities. No impact would occur.

**Mitigation Measures**

No mitigation measures are necessary.

## TRANSPORTATION

| 17. TRANSPORTATION. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | | X | |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | | | X | |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| d) Result in inadequate emergency access? | | | | X |

A Traffic Memorandum was prepared for the Project by Kimley-Horn and Associates, Inc. on July 3, 2024, and is available as **Appendix B** to this Draft IS/MND.

*17a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

**Less than Significant Impact.** The City of Temecula Traffic Impact Analysis Guidelines provide a standard format and methodology for assessing potential effects on traffic and circulation from proposed developments, specifically regarding their consistency with the Temecula GP. There are several exemptions for Projects requiring the preparation of a GP Consistency Traffic Impact Analysis (TIA) under the assumption that the Project would be consistent with the Temecula GP or for other reasons. Development projects that are exempt from the preparation of a GP Consistency TIA are:

- Residential Parcel Maps.
- Multi-Family Residential Projects with less than fifty (50) units.
- Development Projects of One (1) Acre or less.
- Preschools, Elementary Schools, Middle Schools, and High Schools.
- Community Centers, Community Parks, Lodges, Neighborhood Parks, and Religious Facilities.
- Congregate Care Facilities that contain significant special services, such as medical facilities, dining facilities, recreation facilities and support retail facilities.
- Any use which can demonstrate, based on the most recent edition of Trip Generation, published by the Institute of Transportation Engineers (ITE), a trip generation of less than 100 vehicle trips during each peak hour.

According to the Project's Traffic Memorandum, the Project would not generate new trips as the Project uses would be similar to those that currently exist on the Project site. According to Table 1 of **Appendix B**, the special events at the Redhawk Golf Course could generate 86 trips in the evening peak hour. As the Project would generate fewer than 100 peak hour trips, the Project is exempt from the preparation of a GP Consistency TIA and is assumed to be consistent with the Temecula GP. Again, it should be noted that the Project would not add 86 new trips to the evening peak hour; rather, these trips already could occur as a result of the special events that are currently permitted at the Redhawk Golf Course.

The Riverside Transit Authority (RTA) provide bus services within the City of Temecula. The nearest stop for this route is located at the intersection of Redhawk Parkway and Vail Ranch Parkway, at the driveway entrance to the Project site and approximately 0.32 miles from the Pavilion. RTA Route 24 has a stop at this location. The Project would not include construction or other development which could disrupt transit service at this location. As such, the Project would not conflict with a policy plan regarding transit, nor would it impact existing transit in the City.

The Temecula GP Circulation Element identifies several Class 2 Bicycle routes and multi-use trails in the vicinity of the Project, however only the Class 2 Bicycle route along Vail Ranch Parkway and Redhawk Parkway, surrounding the Project site, have been implemented since the preparation of the Temecula GP. The Project would not impact the implementation of the Temecula GP Circulation Plan as no development or construction would occur which would alter any existing bicycle or pedestrian access nor prevent future implementation of bicycle or pedestrian facilities.

As the Project would not conflict with a plan, policy, or ordinance addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities, impacts would be less than significant, and no mitigation is necessary.

*17b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

**Less than Significant Impact.** SB 743 was approved by the California legislature in September 2013. SB 743 required changes to the California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular level of service (LOS) for evaluating transportation projects. The CEQA Guidelines were updated such that Vehicle Miles Traveled (VMT) replaced LOS as the primary measure of transportation impacts. OPR's Technical Advisory suggests that the City may screen out VMT impact using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project should be expected to cause a less-than significant impact without conducting a detailed study. The City of Temecula has published the Traffic Impact Analysis Guidelines (May 2020) as recommended guidelines for analyzing transportation impacts of proposed projects. The City provides screening criteria for CEQA VMT analyses for land use projects which consist of seven total criteria. These criteria are:

1. **Small residential and employment projects**
    - Projects generating less than 110 daily vehicle trips (trips are based on the number of vehicle trips after any alternative modes/location-based adjustments are applied)

may be presumed to have a less than significant impact absent substantial evidence to the contrary.

2. **Projects located near a major transit stop/high quality transit corridor**
    - Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor may be presumed to have a less than significant impact absent substantial evidence to the contrary.[22] This presumption may not be appropriate if the project:
        - Has a Floor Area Ratio of less than 0.75.
        - Includes more parking for use by residents, customers, or employees of the project than required by the City.
        - Replaces affordable residential units with a smaller number of moderate- or high-income residential units.
3. **Projects located in a VMT efficient area**
    - A VMT efficient area is any area with an average VMT per service population 15% below the baseline average for the WRCOG region. Land use projects may qualify for the use of VMT efficient area screening if the project can be reasonably expected to generate VMT per service population that is similar to the existing land uses in the VMT efficient area. Projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary.
4. **Locally serving retail projects**
    - Local serving retail projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.
5. **Locally serving public utilities**
    - Public facilities that serve the surrounding community or public facilities that are passive use may be presumed to have a less than significant impact absent substantial evidence to the contrary.
6. **Redevelopment projects with greater VMT efficiency**
    - A redevelopment project may be presumed to have a less than significant impact if the proposed project's total project VMT is less than the existing land use's total VMT.

[22] Major transit stops: a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. High quality transit corridor: a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute periods.

**7. Affordable housing**

- An affordable housing project may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Based on the VMT screening criteria and the assumed trips generated as a result of hosting additional types of events at the Pavilion, the Project would meet criterion one as a small residential and employment project as it would not generate or add new trips in excess of 110 daily trips. Refer to Table 1 of **Appendix B**. As previously discussed, the Project is consistent with the existing operations of the golf course special events and Project related traffic would be similar to the existing conditions. Therefore, the Project would not result in an increase in daily traffic or VMT at the Redhawk Golf Course. Further, some portion of special event guests may carpool or use ride share services at a greater rate than what has been assumed for the Traffic Memorandum, which would have a further VMT reducing effect. Therefore, the Project would not cause a significant impact with respect to VMT. A less than significant impact would occur.

*17c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

**No Impact.** The Project does not propose any grading or new development or construction; rather, the Project proposes to allow additional types of special events than what are currently allowed. These new events would be operated similarly to those that are currently hosted at the Redhawk Golf Course. Therefore, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses.

*17d) Result in inadequate emergency access?*

**No Impact.** The Project would not alter the existing driveways which currently provide emergency access to the Project site. There would not be other alterations to the Project site or Redhawk Golf Course as a result of the Project. Therefore, the Project would not result in inadequate emergency access and no impact would occur.

**Mitigation Measures**

No mitigation measures are necessary.

*References:*

Kimley-Horn and Associates, Inc. 2024. *Traffic Memorandum for the Proposed Redhawk Specific Plan Amendment Project in the City of Temecula.*

## TRIBAL CULTURAL RESOURCES

| 18. TRIBAL CULTURAL RESOURCES. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) 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, cultural landscape that is geographically defined 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) Listed or eligible for listing in the California | | | | |
| i) 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)? | | | X | |
| ii) 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 Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? | | | X | |

### Assembly Bill 52

On August 28, 2023, the City initiated tribal consultation with interested California Native American tribes consistent with AB 52. The City requested consultation from the following tribes which have previously requested consultation: Agua Caliente Band of Cahuilla Indians (Agua Caliente), Pechanga Band of Indians (Pechanga), Rincon Band of Luiseño Indians (Rincon), Soboba Band of Luiseño Indians (Soboba), and the Torres Martinez Desert Cahuilla Indians (Torres). The City received responses from Agua Caliente, Rincon, and Pechanga. Neither Soboba nor Torres responded to the City's request for consultation.

Agua Caliente concluded consultation with the City on November 15, 2023, stating that the Project is not located within the Tribe's Traditional Use Area (TUA) and therefore deferred to other tribes in the area. Rincon concluded consultation with the City on July 30, 2024, stating that the Project is within the TUA of the Luiseño people and within Rincon's specific area of Historic interest. However, Rincon had no further comments or concerns regarding the Project. Pechanga initially responded to requests for consultation on September 29, 2023, stating that the Project is located within Luiseño territory. Pechanga concluded consultation with the City on July 30, 2024, stating that as the Project had no ground disturbing activities, they had no further comments.

### Senate Bill 18

On November 3, 2023, the City initiated tribal consultation with interested California Native American tribes consistent with SB 18. The City requested consultation from the following tribes: Soboba, Santa Rosa Band of Cahuilla Indians (Santa Rosa), San Luis Rey Band of Mission Indians (San Luis Rey), Rincon, Quechan Tribe of the Fort Yuma Reservation (Quechan), Pauma Band of Luiseño Indians (Pauma), Pala Band of Mission Indians (Pala), La Jolla Band of Luiseño Indians (La Jolla), Juaneno Band of Mission Indians, Agua Caliente, and Pechanga. Only Pechanga responded.

Pechenga concluded consultation with the City on July 30, 2024, stating that since the Project proposed no ground disturbing activities, they had no comments or questions.

*18a) 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, cultural landscape that is geographically defined 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) Listed or eligible for listing in the California:*

*i) 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)?*

*ii) 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 Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

**Less than Significant Impact.** Pursuant to CGC Section 21080.3.2(b) and Section 21074(a)(1)(A)-(B) (AB 52) the City has provided formal notification to California Native American tribal representatives that have previously requested notification from the City regarding projects within the geographic area traditionally and culturally affiliated with tribe(s). Native American groups may have critical knowledge of local cultural resources in the regional vicinity and may have concerns about adverse effects from development on tribal cultural resources as defined in PRC Section 21074.

As noted above, the City commenced tribal notification in accordance with AB 52 on August 28, 2023. Tribal consultation was concluded on July 30, 2024. All tribes noted that they had no further comments or questions and did not request the implementation of mitigation measures. As such, impacts would be less than significant, and no mitigation measures are required. Further, as noted above, the City commenced tribal consultation pursuant to SB 18 on November 3, 2023. SB 18 consultation was concluded on July 30, 2024, as the consulting tribes that responded did not have comments or questions on the Project. The Project would not grade or otherwise disturb the earth, and therefore impacts to tribal cultural resources would not occur. Impacts would be less than significant.

**Mitigation Measures**

No mitigation is necessary.

## UTILITIES AND SERVICE SYSTEMS

| 19. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS**<br>**Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | | | | X |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | | | | X |
| c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | | X |
| d) 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? | | | | X |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | | | | X |

*19a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*

*19b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

*19c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

*19d) 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?*

*19e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

**No Impact.** As previously mentioned, the Project site is currently developed with the Redhawk Golf Course and is adequately served by all utilities. The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing routine operations of the Redhawk Golf Course. However, beyond allowing for additional types of events, the Project would reduce the total number of events permitted and maximum number of guests. As such, there would be no operational changes which would require the upsizing or improvement of existing utilities. There would be no significant environmental effects related to relocation or construction of new utilities.

Further, the Project would not increase the frequency at which events could occur at the Project site (on a daily basis) and would not increase the demand for water, wastewater services, increase the rate at which solid waste is generated, nor would change operations at the Project site which would cause the Redhawk Golf Course to fall out of compliance with existing local, state, and federal regulations. As such, no impacts would occur.

**Mitigation Measures**

No mitigation measures are necessary.

## WILDFIRE

| 20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | | | X | |
| 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? | | | | X |
| 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? | | | | X |
| 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? | | | | X |

The Project site is not located within a State Responsibility Area (SRA) nor is it designated as a very high fire hazard severity zone (VHFHSZ) as determined by the California Department of Forestry and Fire Protection (CAL FIRE).[23]

### *20a) Substantially impair an adopted emergency response plan or emergency evacuation plan?*

**Less than Significant Impact.** The City of Temecula prepared and adopted an emergency operations plan (EOP) in 2023 to improve the emergency preparedness, response, recovery, and mitigation efforts of the City of Temecula. The EOP identifies components of the City's emergency management organization within the Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). The EOP describes the duties of the federal, state, and county entities for protecting life and property and overall well-being, and coordinates response roles which must be defined by these organizations to facilitate the ability to respond to any given incident, therefore, the EOP meets the requirements of NIMS for the purpose of emergency management and the Project would not impair an adopted emergency response plan or emergency evacuation plan. Further, the Project site would be adequately served by fire and police protection services.

[23] California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zones*. Available at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed July 2024).

The Project would not require any road closures or cause additional impacts to the circulation network than those that would have occurred as a result of the implementation of the Redhawk Specific Plan and Golf Course. Further, the Project proposes expanding the types of special events which could be hosted at the Redhawk Golf Course but would make no other operational modifications to the Golf Course. The Project would continue to operate in a manner that is consistent with the existing uses at the Project site. As such, a less than significant impact would occur and no mitigation is required.

*20b) 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?*

*20c) 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?*

*20d) 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?*

**No Impact.** The Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. The Project proposes a specific plan amendment and conditional use permit which would expand the allowed event types at the existing Pavilion located at the Redhawk Golf Course. Furthermore, the Project does not propose alterations to the existing operations of the Redhawk Golf Course beyond allowing for additional types of events. The Project site is not located in an area of the City which has significant slopes, nor is the Project located in an area that is mapped in a wind hazard area according to the Temecula GP Public Safety Element. Further, as previously discussed, the Project site is not located in an SRA nor is located within a VHFHSZ. Overall, the risk of wildfire is low at the Project site and Project implementation would not increase the risk of wildfire. As the Project would not increase the risk of wildfire at the Redhawk Golf Course, no impact would occur.

**Mitigation Measures**

No mitigation measures are necessary.

*References:*

California Department of Forestry and Fire Protection. 2024. *Fire Hazard Severity Zones*. Available at https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones (accessed July 2024).

## MANDATORY FINDINGS OF SIGNIFICANCE

| 21. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project: | | | | |
|---|---|---|---|---|
| **ENVIRONMENTAL IMPACTS Issues** | **Potentially Significant Issues** | **Potentially Significant Unless Mitigation Incorporated** | **Less Than Significant Impact** | **No Impact** |
| a) 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | | X |
| b) Does the project have impacts that 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, the effects of other current projects, and the effects of probable future projects)? | | | X | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | X | | |

*21a) 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

**No Impact**. All impacts to the environment, including impacts to fish and wildlife habitats, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Draft IS/MND. The Project site is surrounded by existing development and is currently developed. The Project site contains ornamental landscaping which is maintained on a regular basis. Further, the Project does not propose any grading or the development of new structures, nor does it propose the alterations of an existing structure. Operational changes consist of expanding the types of special events which could be hosted at the Redhawk Golf Course and do not represent changes which would affect the quality of the environment. As such, the Project would not substantially degrade the quality of the environment and no impact would occur.

*21b) Does the project have impacts that 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, the effects of other current projects, and the effects of probable future projects)?*

**Less than Significant Impact**. As discussed throughout this Draft IS/MND, implementation of the Project has the potential to result in effects to the environment that are individually limited and may be cumulatively considerable in specific areas. In the only instance where the Project has the potential to contribute to a cumulatively considerable impact to the environment, a mitigation measures has been imposed to reduce potential effects to less than significant levels. The Project is not considered growth-inducing, as defined by State CEQA Guidelines. The potential cumulative environmental effects of implementing the Project would be less than considerable and therefore, a less than significant impact would occur in this regard.

*21c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less than Significant Impact with Mitigation Incorporated.** The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Draft IS/MND. There would be no construction as a result of the Project. Operation of the Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. However, related to noise impacts, in order to ensure less than significant impacts would occur, MM NOI-1 is required to ensure compliance with the City noise ordinance. Therefore, a less than significant impact would occur in this regard.

## Significant Impacts

No significant impacts have been identified that could not be reduced to less than significant levels with the incorporation of mitigation measures.

## Appendix A

# Noise Analysis

Kimley»Horn

# MEMORANDUM

To: Eric Jones, Associate Planner II, City of Temecula

From: Ryan Chiene, Kimley-Horn and Associates, Inc.

Date: July 18, 2024

Subject: Redhawk Golf Course Private Event Center – Temecula, CA – Noise Analysis

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**Purpose**

The purpose of this memorandum is to identify the noise impacts associated with operation of the proposed Redhawk Golf Course Private Event Center Project (project), located in the City of Temecula, California.

**Project Location**

The project site is located at Redhawk Golf Course in the southern portion of the City of Temecula (City). The Redhawk Golf Course is generally situated east of Interstate 15 (I-15), south of California State Road 79 (SR-79), and south of the intersection of Redhawk Parkway and Vail Ranch Parkway. The site is specifically located at the Outdoor Pavilion area north of the clubhouse, east of the surface parking lot, and west of the driving range. Single-family residential uses surround the project site at various distances in all directions. The nearest residences are located approximately 300 feet to the west along Via Jaca. See Exhibit 1: Local Vicinity Map for the more details.

**Project Description**

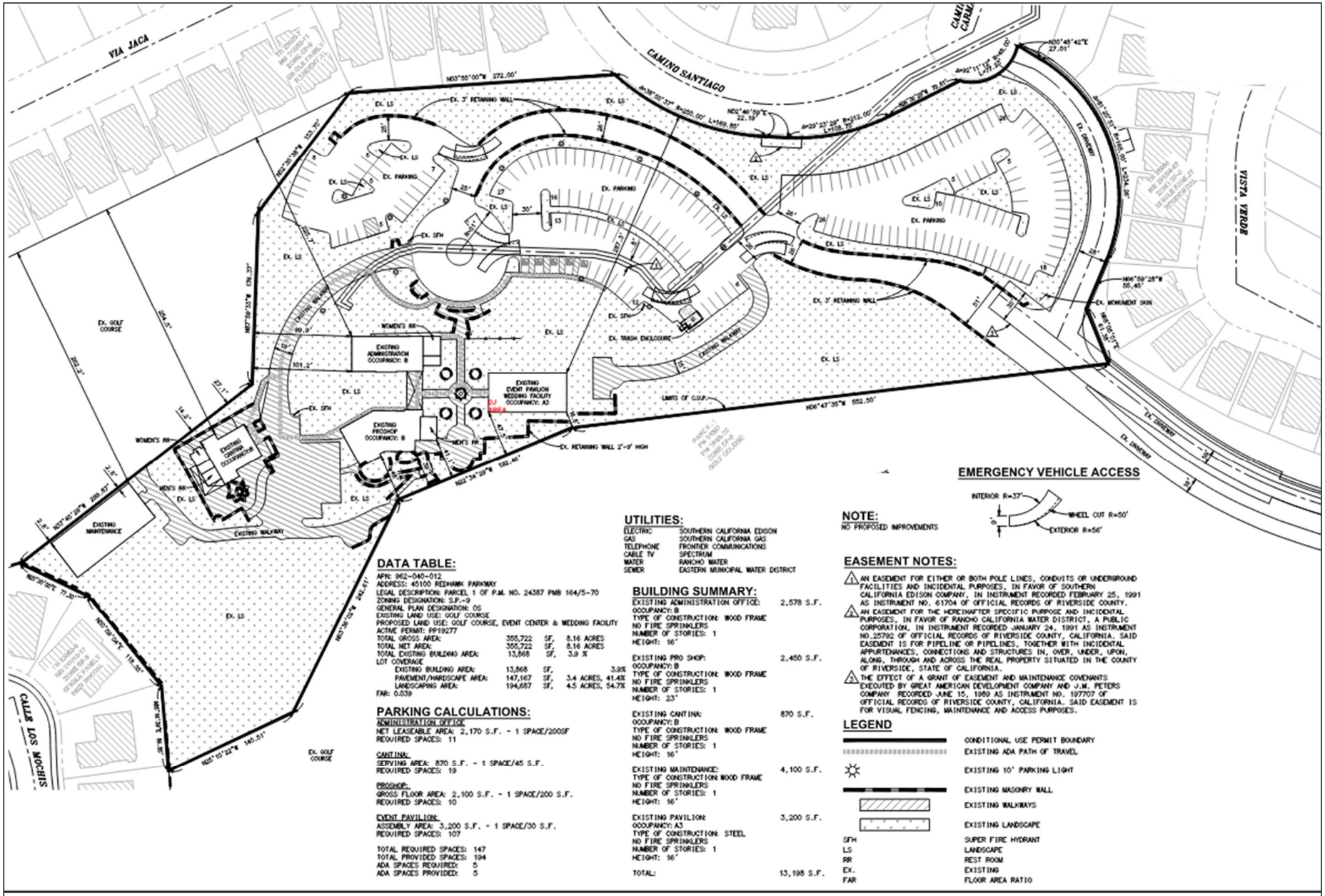
The existing Pavilion is currently permitted to host outdoor golf-related events such as tournaments and award ceremonies. The project applicant is seeking the approval of a Conditional Use Permit (CUP) that would allow for additional events such as weddings, banquets, meetings, corporate events, and other private events at the Pavilion. No new structures are proposed or would be developed as part of the Project.

The CUP does not propose changes to the existing hours of operations, lighting, or parking of the Pavilion. Private events would be allowed seven days per week, no more than four times per week. Events would be allowed from 3:00 p.m. to 10:00 p.m. with all amplified noise ending at 9:45 p.m. Amplified noise would be located on the southeastern corner of the Pavilion. The CUP would allow an approximate maximum of 130 guests. Refer to Exhibit 2: Conditional Use Permit Site Plan for information related to the Pavilion and proposed tenant improvements.

## Exhibit 1: Local Vicinity Map


*Source: Nearmap, March 2024.*

## Exhibit 2: Conditional Permit Use Site Plan




*Source: Temecula Engineering Consultants, Inc., 10/17/2023.*

**Noise Background**

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady ambient noise that is the sum of various distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise as well as the time of day when the noise occurs. For example, the equivalent continuous sound level ($L_{eq}$) is the average acoustic energy for a stated period of time; thus, the $L_{eq}$ of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. The Day-Night Sound level ($L_{dn}$) is a 24-hour average $L_{eq}$ with a 10 dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The Community Noise Equivalent Level (CNEL) is a 24-hour average $L_{eq}$ with a 10-dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. and an additional 5 dBA weighting during the hours of 7:00 p.m. to 10:00 p.m. to account for noise sensitivity in the evening and nighttime.

## Regulatory Setting

### State

California Government Code

California Government Code Section 65302(f) mandates that the legislative body of each county and city adopt a noise element as part of its comprehensive general plan. The local noise element must recognize the land use compatibility guidelines established by the State Department of Health Services. The guidelines rank noise land use compatibility in terms of "normally acceptable", "conditionally acceptable", "normally unacceptable", and "clearly unacceptable" noise levels for various land use types. Single-family homes are "normally acceptable" in exterior noise environments up to 60 CNEL and "conditionally acceptable" up to 70 CNEL. Multiple-family residential uses are "normally acceptable" up to 65 CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries, and churches are "normally acceptable" up to 70 CNEL, as are office buildings and business, commercial, and professional uses.

Title 24 – Building Code

The State's noise insulation standards are codified in the California Code of Regulations, Title 24: Part 1, Building Standards Administrative Code, and Part 2, California Building Code. These noise standards are applied to new construction in California for interior noise compatibility from exterior noise sources. The regulations specify that acoustical studies must be prepared when noise-sensitive structures, such as residential buildings, schools, or hospitals, are located near major transportation noise sources, and where such noise sources create an exterior noise level of 65 dBA CNEL or higher. Acoustical studies that accompany building plans must demonstrate that the structure has been designed to limit interior noise in habitable rooms to acceptable noise levels. For new multi-family residential buildings, the acceptable interior noise limit for new construction is 45 dBA CNEL.

### Local

City of Temecula General Plan

The *City of Temecula General Plan* Noise Element (Noise Element) identifies noise-sensitive land uses and noise sources, defines areas of noise impact, and contains policies and programs to achieve and maintain noise levels compatible with various types of land uses. The element addresses noise which affects the community at large, rather than noise associated with site-specific conditions.

The Noise Element identifies land use guidelines to protect residential neighborhoods and noise-sensitive receptors such as schools and hospitals from potentially harmful noise sources. The noise standards for various land uses in the City are shown in Table 1: Temecula Land Use Noise Standards.

| Table 1: Temecula Land Use Noise Standards | | | |
|---|---|---|---|
| **Property Receiving Noise** | | **Maximum Noise Level ($L_{dn}$ or CNEL, dBA)** | |
| **Type and Use** | **Land Use Designation** | **Interior** | **Exterior[3]** |
| Residential | Hillside<br>Rural<br>Very Low<br>Low<br>Low Medium | 45 | 65 |
| | Medium | 45 | 65/70[1] |
| | High | 45 | 70[1] |
| Commercial and Office | Neighborhood<br>Community<br>Highway Tourist<br>Service | - | 70 |
| | Professional Office | 50 | 70 |
| Light Industrial | Industrial Park | 55 | 75 |
| Public/Institutional | Schools | 50 | 65 |
| | All others | 50 | 70 |
| Open Space | Vineyards/Agriculture | - | 70 |
| | Open Space | - | 70/65[2] |
| 1. Maximum exterior noise levels up to 70 dB CNEL are allowed for Multiple-Family Housing.<br>2. Where quiet is a basis required for the land use.<br>3. Regarding aircraft-related noise, the maximum acceptable exposure for new residential development is 60 dB CNEL. | | | |
| Source: City of Temecula, *Noise Element*, 2005. | | | |

City of Temecula Municipal Code

The following sections of the Temecula Municipal Code (TMC) are applicable to the proposed project.

*Section 9.20.040 General Sound Level Standards*

No person shall create any sound, or allow the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Tables N-1 (see Table 1 above) and N-2.

*Section 9.20.060(C) Special Sound Sources Standards*

The general sound level standards set forth in Section 9.20.040 of this chapter apply to sound emanating from all sources, including the following special sound sources, and the person creating or allowing the creation of the sound is subject to the requirements of that section. The following special sound sources are also subject to the following additional standards. Failure to comply will constitute separate violations of this ordinance.

C. Sound Amplifying Equipment or Live Music

1. It is unlawful for any person to cause, allow or permit the emission or transmission of any loud and raucous noise from any sound-making, sound-amplifying device or live music under his control or in his possession:

    a. Upon any private property;
    b. Upon any public street, alley, sidewalk or thoroughfare;
    c. In or upon any public park or other public place or property.

2. The words "loud and raucous noise," as used in this section, shall mean any sound having such intensity or carrying power as to unreasonably interfere with the peace and quiet of other persons, or as to unreasonably annoy, disturb, impair or endanger the comfort, repose, health or safety of other persons.

3. The determination of whether a sound is "unreasonable," as used in subsection (C)(2) of this section, shall involve the consideration of the level of noise, duration of noise, constancy or intermittency of noise, time of day or night, place, proximity to sensitive receptors, nature and circumstances of the emission or transmission of any such loud and raucous noise.

**Existing Setting**

Existing noise levels at the project site and the nearest residential uses are primarily impacted by roadway traffic, parking lot activity, and stationary (e.g., mechanical equipment) noise sources. Redhawk Parkway is located approximately 900 feet west of the project site is the primary source of traffic noise in the project vicinity. Parking lot activity immediately to the west and mechanical equipment (e.g., heating, ventilation, and air conditioning [HVAC] equipment) at the clubhouse and other Redhawk Golf Course buildings to the east are also noise sources that affect the existing noise environment. Other ancillary noise sources in the project vicinity include golf course patrons talking, the use of car radios, and golf cart movements/activity. The noise associated with these sources may represent a single-event noise occurrence or short-term noise.

It is also noted that golf-related events currently occur at the Pavilion and are the primary noise source during their operation. Such events typically include amplified music, speeches, and gathering of large crowds that generate noise.

## Noise Measurements

To quantify existing ambient noise levels in the project area and obtain reference noise levels for event speaker noise at the Pavilion, Kimley-Horn conducted seven short-term (10-minute) measurements on June 15, 2024; see Appendix A: Noise Data. Three noise measurements were taken to obtain existing ambient noise levels without Pavilion events, and four noise measurements were taken during a private event to obtain reference levels for speaker noise and see the effect of Pavilion events at the nearest residential uses. The 10-minute measurements were taken between 2:10 p.m. and 9:10 p.m. The DJ was positioned in the southeastern corner of the Pavilion with two speakers approximately six feet aboveground and oriented to the northwest. The noise level data for each noise measurement is listed in Table 2: Existing Noise Measurements and the noise measurement locations are shown on Exhibit 3: Noise Measurement Locations.

**Table 2: Existing Noise Measurements**

| Site | Location | Measurement Period | Duration | $L_{eq}$ (dBA)[1] | $L_{min}$ (dBA) | $L_{max}$ (dBA) |
|---|---|---|---|---|---|---|
| **Ambient Noise Measurements** | | | | | | |
| ST-1 | End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion. | 2:10 p.m., Saturday, June 15, 2024 | 10 min | 48.0 | 39.4 | 57.8 |
| ST-2 | Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion. | 2:41 p.m., Saturday, June 15, 2024 | 10 min | 48.1 | 37.5 | 60.7 |
| ST-3 | East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive. | 3:17 p.m. Saturday, June 15, 2024 | 10 min | 46.5 | 41.3 | 65.7 |
| **Event Noise Measurements** | | | | | | |
| ST-1 | End of cul-de-sac on Camino Carmargo, approximately 450 feet northwest of Pavilion. | 8:05 p.m., Saturday, June 15, 2024 | 10 min | 50.0 | 43.5 | 58.0 |
| ST-2 | In Redhawk Golf Course parking lot area, approximately 200 feet west of the Pavilion. | 8:23 p.m., Saturday, June 15, 2024 | 10 min | 50.1 | 45.9 | 56.5 |
| ST-3 | East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive. | 8:41 p.m., Saturday, June 15, 2024 | 10 min | 48.7 | 43.0 | 55.1 |
| ST-4 | End of drive aisle in the northern portion of Pavilion area, approximately 140 feet from the DJ speakers/area. | 8:59 p.m., Saturday, June 15, 2024 | 10 min | 74.6 | 66.0 | 80.8 |

Source: Noise measurements taken by Kimley-Horn and Associates, June 15, 2024. See Appendix A for noise measurement results.

## Sensitive Receptors

Noise exposure standards and guidelines for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Residences, hospitals, schools, guest lodging, libraries, and churches are treated as the most sensitive to noise intrusion and therefore have more stringent noise exposure targets than do other uses, such as manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Sensitive receptors near the project site are shown in Table 3: Sensitive Receptors.

| Table 3: Sensitive Receptors | |
|---|---|
| **Receptor Description** | **Distance and Direction from the Project** |
| Single-Family Residences | 300 feet to the west |
| Single-Family Residences | 350 feet to the southwest |
| Single-Family Residences | 450 feet to the southeast |
| Single-Family Residences | 835 feet to the east |
| Source: Google Earth, 2024. | |

## Noise Impact Analysis

The project would allow for weddings, banquets, meetings, corporate events, and other private events at the Pavilion that would produce noise from amplified music and crowd noise. Private events would be allowed seven days per week (no more than four times per week) with all amplified music ending at 9:45 p.m. The DJ and speaker system would be setup in the southeastern corner of the Pavilion as indicated in Exhibit 2. Mobile musicians (e.g., guitarist, violinist, etc.) may also perform at private events along the grass area immediately east of the Pavilion with a speaker setup in the southernmost portion of the Pavilion area. However, the mobile musicians and the DJ would perform exclusively and the DJ music/speaker noise is usually the loudest.[1] Thus, DJ music/speaker noise was conservatively modeled and analyzed in this analysis as a worse-case condition.

The primary noise sources from private events at the Pavilion are amplified music and crowd noise. Pavilion event noise was modeled with the SoundPLAN software. SoundPLAN allows computer simulations of noise situations, and creates noise contour maps using reference noise levels, topography, point and area noise sources, mobile noise sources, and intervening structures.

As shown in Table 2, the measured noise level from the amplified music/speaker system at the Pavilion is 74.6 dBA at 140 feet. One point source representing the DJ speaker system was modeled in SoundPLAN in the southeastern corner of the Pavilion. The point source was oriented in a northwest direction consistent with the observed condition by Kimley-Horn on June 15, 2025. One area source representing crowd noise covering the entire Pavilion area was modeled using a reference noise level of 89 dBA at 3 feet.[2, 3]

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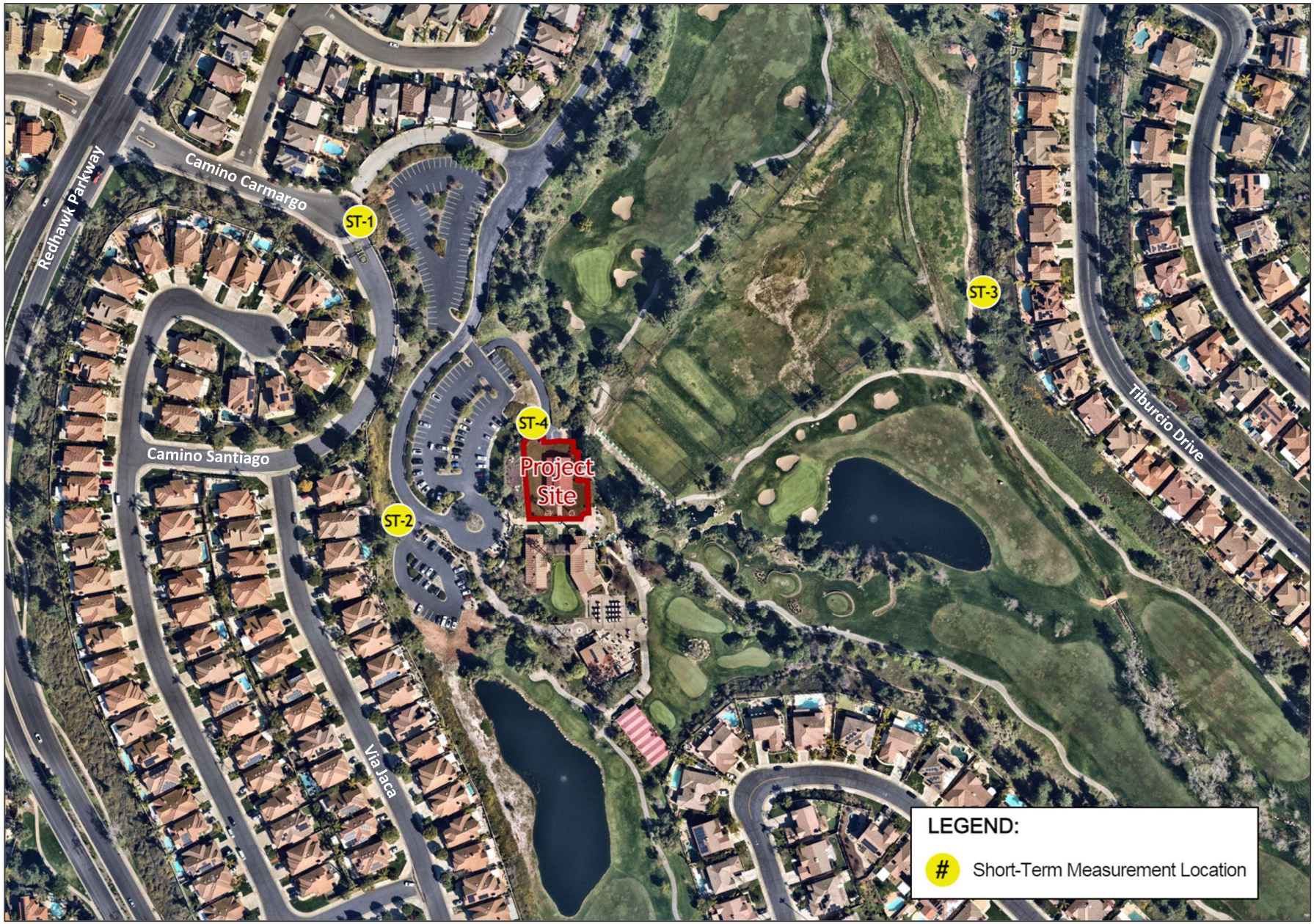
1 Per e-mail coordination with the project applicant on May 15, 2024.

2 Elliott H. Berger, Rick Neitzel, and Cynthia A. Kladden, *Noise Navigator Sound Level Database with Over 1700 Measurement Values*, 2015.

3 It is noted the crowd noise level modeled in SoundPLAN (89 dBA at 3 feet) is most representative for weddings and other large gatherings/events that would be allowed as part of the CUP. The measured event noise levels obtained by Kimley-Horn on June 15, 2024, did not include a large or "loud" crowd and was not identified as a primary noise source.

## Exhibit 3: Noise Measurement Locations



Inputs to the SoundPLAN model also included existing elevations and topography, ground surfaces, walls, and the surrounding residences and Redhawk Golf Course buildings/structures to best represent acoustic conditions at the project site and surrounding area. A total of 35 receivers were modeled to analyze single-point noise levels at the surrounding residences. The modeled noise levels for the project are provided in Table 4: Private Event Noise Contours and Exhibit 4: Operational Noise Contours.

As shown in Table 4, Pavilion event noise levels at the would range from approximately 31.6 dBA to 64.7 dBA at the surrounding residences and would not exceed the City's 65 dBA noise standard. In addition, interior noise levels would reach a maximum of 38.7 dBA at the surrounding residential uses and would not exceed the City's 45 dBA interior noise standard. However, due to the variability of speaker noise levels (i.e., DJ's can set or increase speaker noise to their desired level) and the general difficulty in managing or controlling crowd noise, it is recommended the maximum noise level from amplified speakers at the Pavilion be limited to 84 dBA at a distance of 50 feet; see Mitigation Measure NOI-1. This maximum speaker noise level would ensure the surrounding residences are not be exposed to noise levels above the City's noise standards.

**Table 4: Pavilion Event Noise Levels**

| Receptor No.[1] | Land Use | Modeled Exterior Noise Level (dBA) | Interior Noise Level (dBA)[1] |
|---|---|---|---|
| 1 | Single-Family Residential | 62.8 | 36.8 |
| 2 | Single-Family Residential | 61.9 | 35.9 |
| 3 | Single-Family Residential | 61.7 | 35.7 |
| 4 | Single-Family Residential | 59.2 | 33.2 |
| 5 | Single-Family Residential | 56.6 | 30.6 |
| 6 | Single-Family Residential | 59.9 | 33.9 |
| 7 | Single-Family Residential | 62.2 | 36.2 |
| 8 | Single-Family Residential | 61.5 | 35.5 |
| 9 | Single-Family Residential | 64.7 | 38.7 |
| 10 | Single-Family Residential | 61.7 | 35.7 |
| 11 | Single-Family Residential | 61.4 | 35.4 |
| 12 | Single-Family Residential | 56.4 | 30.4 |
| 13 | Single-Family Residential | 49.3 | 23.3 |
| 14 | Single-Family Residential | 50.1 | 24.1 |
| 15 | Single-Family Residential | 50.9 | 24.9 |
| 16 | Single-Family Residential | 53.0 | 27.0 |
| 17 | Single-Family Residential | 49.7 | 23.7 |
| 18 | Single-Family Residential | 51.0 | 25.0 |
| 19 | Single-Family Residential | 43.6 | 17.6 |
| 20 | Single-Family Residential | 45.4 | 19.4 |
| 21 | Single-Family Residential | 45.0 | 19.0 |
| 22 | Single-Family Residential | 44.4 | 18.4 |
| 23 | Single-Family Residential | 31.5 | 5.5 |
| 24 | Single-Family Residential | 38.5 | 12.5 |
| 25 | Single-Family Residential | 38.8 | 12.8 |

| Table 4: Pavilion Event Noise Levels | | | |
|---|---|---|---|
| **Receptor No.[1]** | **Land Use** | **Modeled Exterior Noise Level (dBA)** | **Interior Noise Level (dBA)[1]** |
| 26 | Single-Family Residential | 39.7 | 13.7 |
| 27 | Single-Family Residential | 51.6 | 25.6 |
| 28 | Single-Family Residential | 54.1 | 28.1 |
| 29 | Single-Family Residential | 52.0 | 26.0 |
| 30 | Single-Family Residential | 49.3 | 23.3 |
| 31 | Single-Family Residential | 48.6 | 22.6 |
| 32 | Single-Family Residential | 49.8 | 23.8 |
| 33 | Single-Family Residential | 50.8 | 24.8 |
| 34 | Single-Family Residential | 53.4 | 27.4 |
| 35 | Single-Family Residential | 53.6 | 27.6 |
| Notes:<br>1. Interior noise levels were calculated assuming an exterior-interior sound reduction of 26 dBA from standard construction practices, per Barbara Locher, et al., *Differences between Outdoor and Indoor Sound Levels for Open, Tilted, and Closed Windows*, International Journal of Environmental Research and Public Health, January 2018. | | | |
| Source: SoundPLAN version 9.0. See Appendix A for noise modeling data and results. | | | |

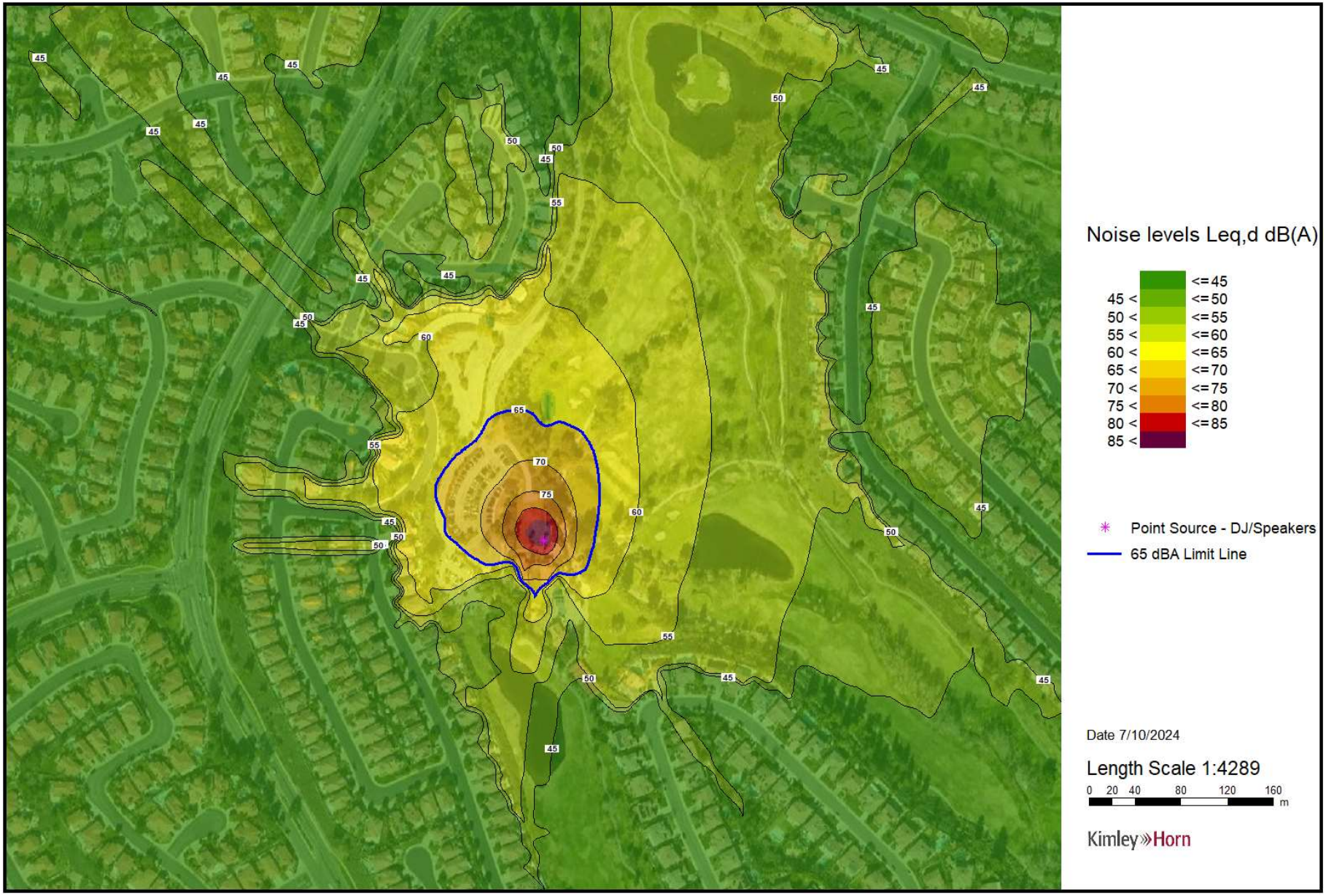
**Mitigation Measure NOI-1**

Noise levels from amplified speakers shall be limited to a maximum of 84 dBA $L_{eq}$ at a distance of 50 feet, and the speaker location shall be limited to the southeast corner of the Pavilion as shown in Exhibit 2. The DJ, event coordinator, or designated appointee shall complete a noise measurement at 50 feet downstream from (or directly in front of) the amplified speakers prior to event commencement and ensure the noise level does not exceed 84 dBA $L_{eq}$. The speaker volume shall be iteratively adjusted until a maximum noise level of 84 dBA $L_{eq}$ is achieved.

## Conclusion

As discussed above, the project's operational noise levels would comply with TMC noise standards based on measured noise levels for existing events at the Pavilion. However, Mitigation Measure NOI-1 is recommended to ensure noise levels from new private events, such as weddings and banquets, do not exceed the City's noise standards at the surrounding residences. With implementation of Mitigation Measure NOI-1, a less than significant noise impact would occur.

**Figure 3: Private Event Noise Contours**



# Appendix A

**NOISE DATA**

## Noise Measurement Field Data

| | | | |
|---|---|---|---|
| **Project:** | Redhawk Golf Course | **Job Number:** | 95382005 |
| **Site No.:** | ST-1 - Ambient | **Date:** | 6/15/2024 |
| **Analyst:** | Miles Eaton | **Time:** | 2:10 PM |
| **Location:** | End of cul de sac of Camino Carmago,approximately 450 feet northwest of Pavilion | | |
| **Noise Sources:** | Ambient roadway noises | | |
| **Comments:** | | | |

**Results (dBA):**

| Leq: | Lmin: | Lmax: | Peak: |
|---|---|---|---|
| 48.0 | 39.4 | 57.8 | 87.0 |

| Equipment | |
|---|---|
| **Sound Level Meter:** | LD SoundExpert LxT |
| **Calibrator:** | CAL200 |
| **Response Time:** | Slow |
| **Weighting:** | A |
| **Microphone Height:** | 5 feet |

| Weather | |
|---|---|
| **Temp. (degrees F):** | 90 |
| **Wind (mph):** | SSW @ 10 mph |
| **Sky:** | Clear |
| **Bar. Pressure:** | 29.83 |
| **Humidity:** | 36% |

**Photo:**

Kimley»Horn

# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | ST-_.141.s | Computer's File Name | LxTse_ST-1.ldbin |
| Meter | LxT SE 0007061 | Firmware | 2.404 |
| User | | Location | |
| Job Description | | | |
| Note | | | |

| | | | | | |
|---|---|---|---|---|---|
| Start Time | 2024-06-15 14:10:49 | Duration | 0:10:00.0 | | |
| End Time | 2024-06-15 14:20:49 | Run Time | 0:08:25.4 | Pause Time | 0:01:34.6 |
| Pre-Calibration | 2024-06-15 14:05:04 | Post-Calibration | None | Calibration Deviation | --- |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 48.0 dB | | |
| LAE | 75.0 dB | SEA | --- dB |
| EA | 3.5 µPa²h | | |
| $LA_{peak}$ | 87.0 dB | 2024-06-15 14:15:39 | |
| $LAS_{max}$ | 57.8 dB | 2024-06-15 14:18:13 | |
| $LAS_{min}$ | 39.4 dB | 2024-06-15 14:15:10 | |
| $LA_{eq}$ | 48.0 dB | | |
| $LC_{eq}$ | 59.1 dB | $LC_{eq}$ - $LA_{eq}$ | 11.1 dB |
| $LAI_{eq}$ | 51.5 dB | $LAI_{eq}$ - $LA_{eq}$ | 3.5 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LAS > 115.0 dB | 0 | 0:00:00.0 |
| LApk > 135.0 dB | 0 | 0:00:00.0 |
| LApk > 137.0 dB | 0 | 0:00:00.0 |
| LApk > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 48.0 dB | 48.0 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| 48.0 dB | 48.0 dB | --- dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 48.0 dB | | 59.1 dB | | --- dB | |
| $LS_{(max)}$ | 57.8 dB | 2024-06-15 14:18:13 | --- dB | None | --- dB | None |
| $LS_{(min)}$ | 39.4 dB | 2024-06-15 14:15:10 | --- dB | None | --- dB | None |
| $L_{Peak(max)}$ | 87.0 dB | 2024-06-15 14:15:39 | --- dB | None | --- dB | None |

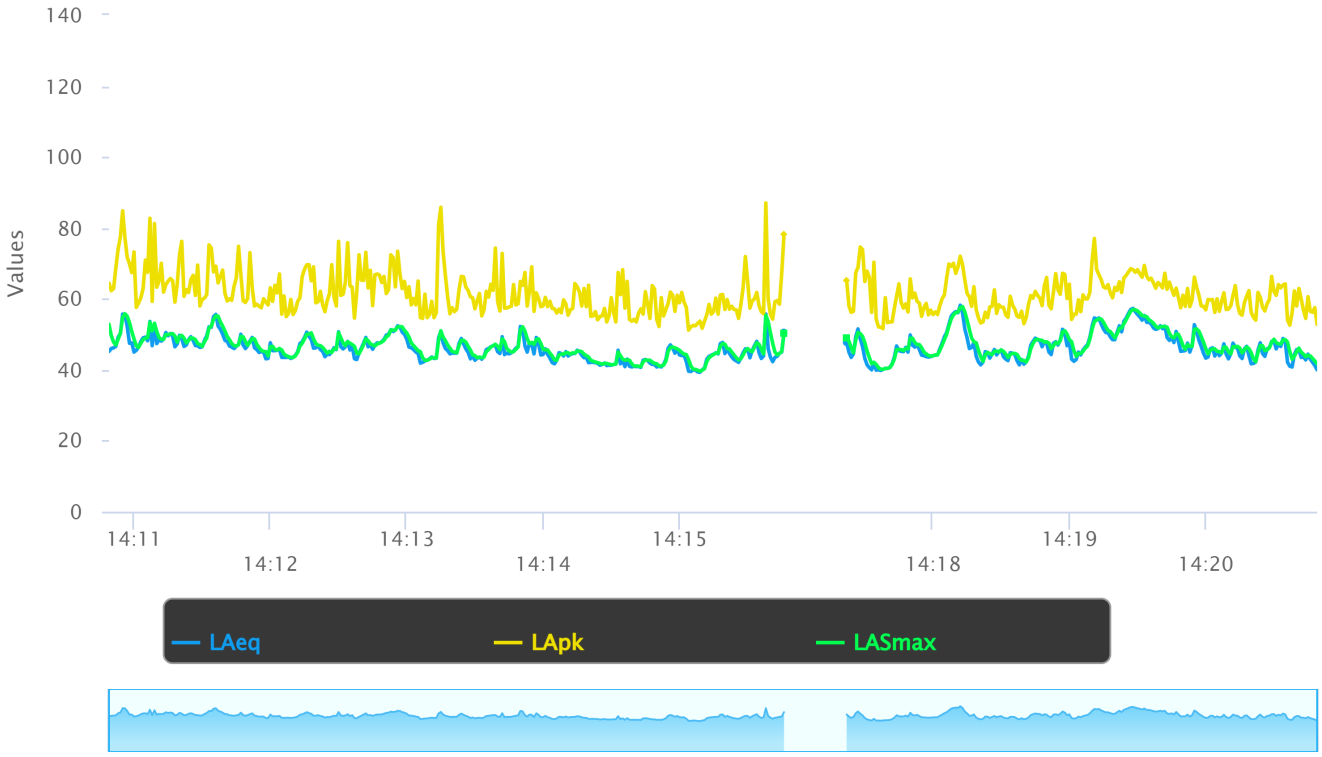
### Overloads

| Count | Duration | OBA Count | OBA Duration |
|---|---|---|---|
| 0 | 0:00:00.0 | 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 53.6 dB |
| LAS 10.0 | 51.3 dB |
| LAS 33.3 | 47.3 dB |
| LAS 50.0 | 45.9 dB |
| LAS 66.6 | 44.6 dB |
| LAS 90.0 | 42.2 dB |

## Time History



## Noise Measurement Field Data

| | | | |
|---|---|---|---|
| **Project:** | Redhawk Golf Course | **Job Number:** | 95382005 |
| **Site No.:** | ST-2 - Ambient | **Date:** | 6/15/2024 |
| **Analyst:** | Miles Eaton | **Time:** | 2:41 PM |
| **Location:** | Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion | | |
| **Noise Sources:** | Ambient from roadway | | |
| **Comments:** | | | |

**Results (dBA):**

| Leq: | Lmin: | Lmax: | Peak: |
|---|---|---|---|
| 48.1 | 37.5 | 60.7 | 85.8 |

| Equipment | |
|---|---|
| **Sound Level Meter:** | LD SoundExpert LxT |
| **Calibrator:** | CAL200 |
| **Response Time:** | Slow |
| **Weighting:** | A |
| **Microphone Height:** | 5 feet |

| Weather | |
|---|---|
| **Temp. (degrees F):** | 90 |
| **Wind (mph):** | SSW @ 14 MPH |
| **Sky:** | Clear |
| **Bar. Pressure:** | 29.79 |
| **Humidity:** | 36% |

**Photo:**

Kimley»Horn

# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | ST-1.055.s | Computer's File Name | LxTse_ST-2.ldbin |
| Meter | LxT SE 0007061 | Firmware | 2.404 |
| User | | Location | |
| Job Description | | | |
| Note | | | |

| | | | | | |
|---|---|---|---|---|---|
| Start Time | 2024-06-15 14:41:25 | Duration | 0:10:00.0 | | |
| End Time | 2024-06-15 14:51:25 | Run Time | 0:10:00.0 | Pause Time | 0:00:00.0 |
| Pre-Calibration | 2024-06-15 14:05:02 | Post-Calibration | None | Calibration Deviation | --- |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 48.1 dB | | |
| LAE | 75.9 dB | SEA | --- dB |
| EA | 4.3 µPa²h | | |
| $LA_{peak}$ | 85.8 dB | 2024-06-15 14:43:19 | |
| $LAS_{max}$ | 60.7 dB | 2024-06-15 14:47:30 | |
| $LAS_{min}$ | 37.5 dB | 2024-06-15 14:46:41 | |
| $LA_{eq}$ | 48.1 dB | | |
| $LC_{eq}$ | 61.7 dB | $LC_{eq}$ - $LA_{eq}$ | 13.6 dB |
| $LAI_{eq}$ | 52.0 dB | $LAI_{eq}$ - $LA_{eq}$ | 3.9 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LAS > 115.0 dB | 0 | 0:00:00.0 |
| LApk > 135.0 dB | 0 | 0:00:00.0 |
| LApk > 137.0 dB | 0 | 0:00:00.0 |
| LApk > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 48.1 dB | 48.1 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| 48.1 dB | 48.1 dB | --- dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 48.1 dB | | 61.7 dB | | --- dB | |
| $LS_{(max)}$ | 60.7 dB | 2024-06-15 14:47:30 | --- dB | None | --- dB | None |
| $LS_{(min)}$ | 37.5 dB | 2024-06-15 14:46:41 | --- dB | None | --- dB | None |
| $L_{Peak(max)}$ | 85.8 dB | 2024-06-15 14:43:19 | --- dB | None | --- dB | None |

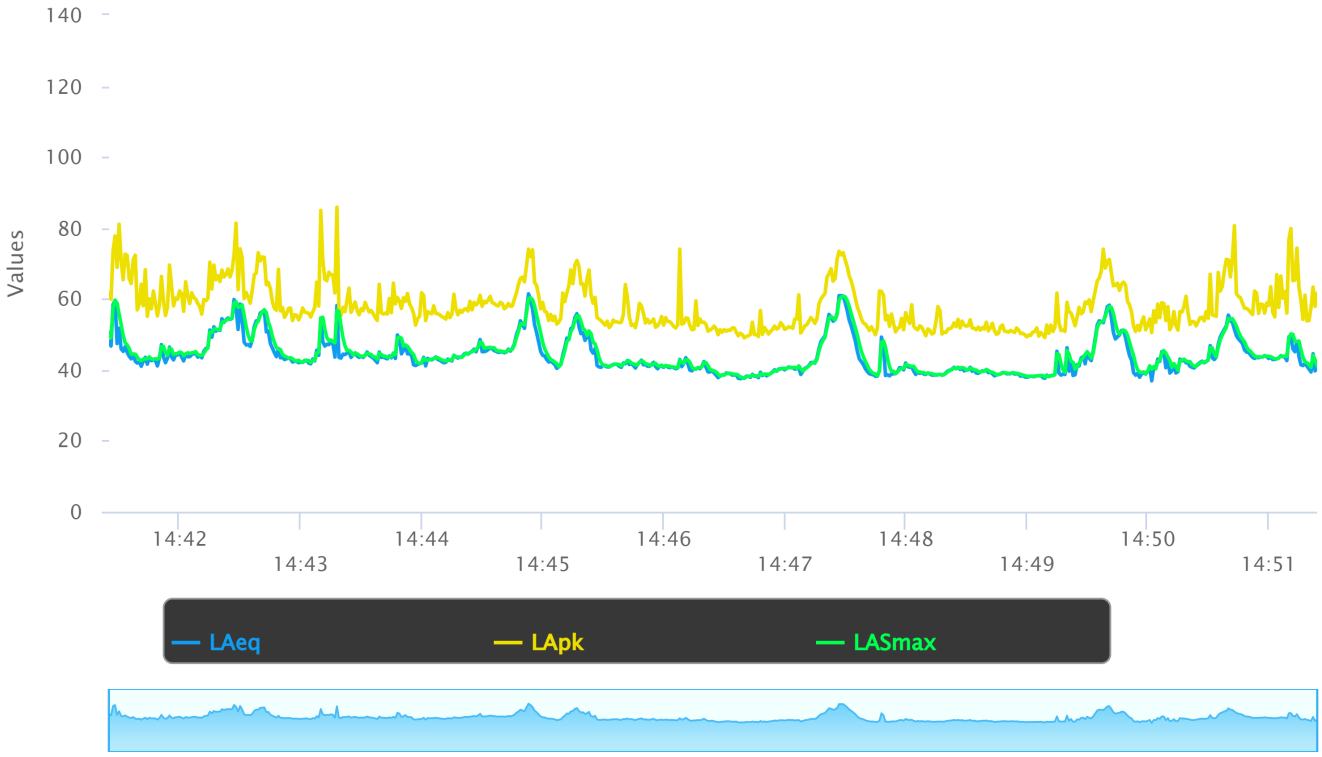
### Overloads

| Count | Duration | OBA Count | OBA Duration |
|---|---|---|---|
| 0 | 0:00:00.0 | 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 54.4 dB |
| LAS 10.0 | 52.3 dB |
| LAS 33.3 | 44.5 dB |
| LAS 50.0 | 42.9 dB |
| LAS 66.6 | 41.2 dB |
| LAS 90.0 | 38.8 dB |

## Time History



## Noise Measurement Field Data

| | | | |
|---|---|---|---|
| **Project:** | Redhawk Golf Course | **Job Number:** | 95382005 |
| **Site No.:** | ST-3 - Ambient | **Date:** | 6/15/2024 |
| **Analyst:** | Miles Eaton | **Time:** | 3:17 PM |
| **Location:** | East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive | | |
| **Noise Sources:** | Ambient | | |
| **Comments:** | | | |

**Results (dBA):**

| Leq: | Lmin: | Lmax: | Peak: |
|---|---|---|---|
| 46.5 | 41.3 | 65.7 | 83.3 |

| Equipment | |
|---|---|
| **Sound Level Meter:** | LD SoundExpert LxT |
| **Calibrator:** | CAL200 |
| **Response Time:** | Slow |
| **Weighting:** | A |
| **Microphone Height:** | 5 feet |

| Weather | |
|---|---|
| **Temp. (degrees F):** | 90 |
| **Wind (mph):** | SSW @ 11 mph |
| **Sky:** | Clear |
| **Bar. Pressure:** | 29.76 |
| **Humidity:** | 36% |

**Photo:**

Kimley»Horn

# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | ST-1.056.s | Computer's File Name | LxTse_ST-3.ldbin |
| Meter | LxT SE 0007061 | Firmware | 2.404 |
| User | | Location | |
| Job Description | | | |
| Note | | | |

| | | | | | |
|---|---|---|---|---|---|
| Start Time | 2024-06-15 15:17:04 | Duration | 0:10:00.0 | | |
| End Time | 2024-06-15 15:27:04 | Run Time | 0:10:00.0 | Pause Time | 0:00:00.0 |
| Pre-Calibration | 2024-06-15 14:05:02 | Post-Calibration | None | Calibration Deviation | --- |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 46.5 dB | | |
| LAE | 74.3 dB | SEA | --- dB |
| EA | 3.0 µPa²h | | |
| $LA_{peak}$ | 83.3 dB | 2024-06-15 15:17:08 | |
| $LAS_{max}$ | 65.7 dB | 2024-06-15 15:17:04 | |
| $LAS_{min}$ | 41.3 dB | 2024-06-15 15:23:53 | |
| $LA_{eq}$ | 46.5 dB | | |
| $LC_{eq}$ | 58.7 dB | $LC_{eq}$ - $LA_{eq}$ | 12.2 dB |
| $LAI_{eq}$ | 51.1 dB | $LAI_{eq}$ - $LA_{eq}$ | 4.6 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LAS > 115.0 dB | 0 | 0:00:00.0 |
| LApk > 135.0 dB | 0 | 0:00:00.0 |
| LApk > 137.0 dB | 0 | 0:00:00.0 |
| LApk > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 46.5 dB | 46.5 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| 46.5 dB | 46.5 dB | --- dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 46.5 dB | | 58.7 dB | | --- dB | |
| $LS_{(max)}$ | 65.7 dB | 2024-06-15 15:17:04 | --- dB | None | --- dB | None |
| $LS_{(min)}$ | 41.3 dB | 2024-06-15 15:23:53 | --- dB | None | --- dB | None |
| $L_{Peak(max)}$ | 83.3 dB | 2024-06-15 15:17:08 | --- dB | None | --- dB | None |

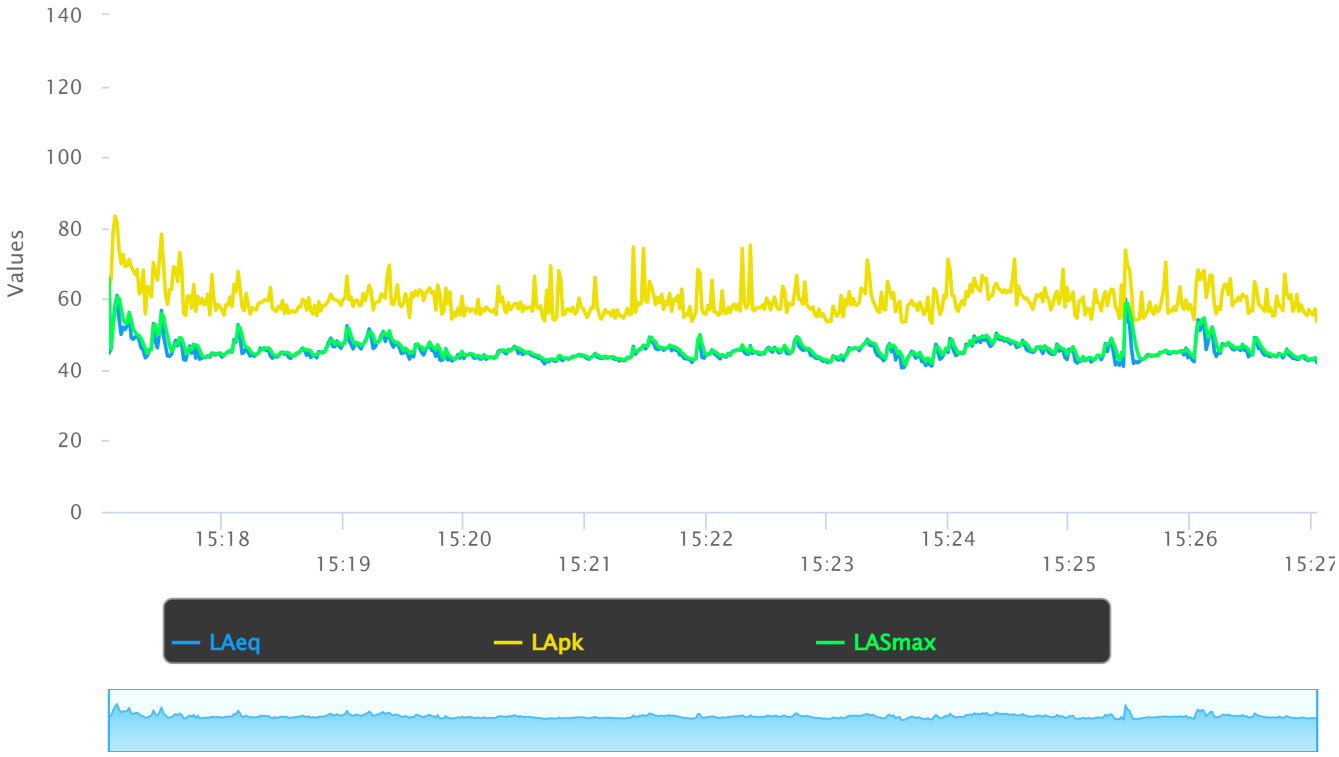
### Overloads

| Count | Duration | OBA Count | OBA Duration |
|---|---|---|---|
| 0 | 0:00:00.0 | 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 49.9 dB |
| LAS 10.0 | 48.4 dB |
| LAS 33.3 | 45.9 dB |
| LAS 50.0 | 45.0 dB |
| LAS 66.6 | 44.2 dB |
| LAS 90.0 | 43.1 dB |

## Time History



## Noise Measurement Field Data

| | | | |
|---|---|---|---|
| **Project:** | Redhawk Golf Course | **Job Number:** | 95382005 |
| **Site No.:** | ST-1 - Event | **Date:** | 6/15/2024 |
| **Analyst:** | Miles Eaton | **Time:** | 8:05 PM |
| **Location:** | End of cul de sac of Camino Carmago,approximately 450 feet northwest of Pavilion | | |
| **Noise Sources:** | Ambient roadway noises. Event music. | | |
| **Comments:** | | | |

**Results (dBA):**

| Leq: | Lmin: | Lmax: | Peak: |
|---|---|---|---|
| 50.0 | 43.5 | 58.0 | 80.8 |

| Equipment | |
|---|---|
| **Sound Level Meter:** | LD SoundExpert LxT |
| **Calibrator:** | CAL200 |
| **Response Time:** | Slow |
| **Weighting:** | A |
| **Microphone Height:** | 5 feet |

| Weather | |
|---|---|
| **Temp. (degrees F):** | 72 |
| **Wind (mph):** | SSW @ 6 mph |
| **Sky:** | Clear |
| **Bar. Pressure:** | 29.82 |
| **Humidity:** | 58% |

**Photo:**

Kimley»Horn

# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | ST-1.057.s | Computer's File Name | LxTse_ST-1.ldbin |
| Meter | LxT SE 0007061 | Firmware | 2.404 |
| User | | Location | |
| Job Description | | | |
| Note | | | |

| | | | | | |
|---|---|---|---|---|---|
| Start Time | 2024-06-15 20:05:42 | Duration | 0:10:00.0 | | |
| End Time | 2024-06-15 20:15:42 | Run Time | 0:10:00.0 | Pause Time | 0:00:00.0 |
| Pre-Calibration | 2024-06-15 14:05:02 | Post-Calibration | None | Calibration Deviation | --- |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 50.0 dB | | |
| LAE | 77.8 dB | SEA | --- dB |
| EA | 6.7 µPa²h | | |
| $LA_{peak}$ | 80.8 dB | 2024-06-15 20:11:51 | |
| $LAS_{max}$ | 58.0 dB | 2024-06-15 20:06:37 | |
| $LAS_{min}$ | 43.5 dB | 2024-06-15 20:11:07 | |
| $LA_{eq}$ | 50.0 dB | | |
| $LC_{eq}$ | 62.2 dB | $LC_{eq}$ - $LA_{eq}$ | 12.2 dB |
| $LAI_{eq}$ | 52.6 dB | $LAI_{eq}$ - $LA_{eq}$ | 2.6 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LAS > 115.0 dB | 0 | 0:00:00.0 |
| LApk > 135.0 dB | 0 | 0:00:00.0 |
| LApk > 137.0 dB | 0 | 0:00:00.0 |
| LApk > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 50.0 dB | 50.0 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| --- dB | --- dB | 50.0 dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 50.0 dB | | 62.2 dB | | --- dB | |
| $LS_{(max)}$ | 58.0 dB | 2024-06-15 20:06:37 | --- dB | None | --- dB | None |
| $LS_{(min)}$ | 43.5 dB | 2024-06-15 20:11:07 | --- dB | None | --- dB | None |
| $L_{Peak(max)}$ | 80.8 dB | 2024-06-15 20:11:51 | --- dB | None | --- dB | None |

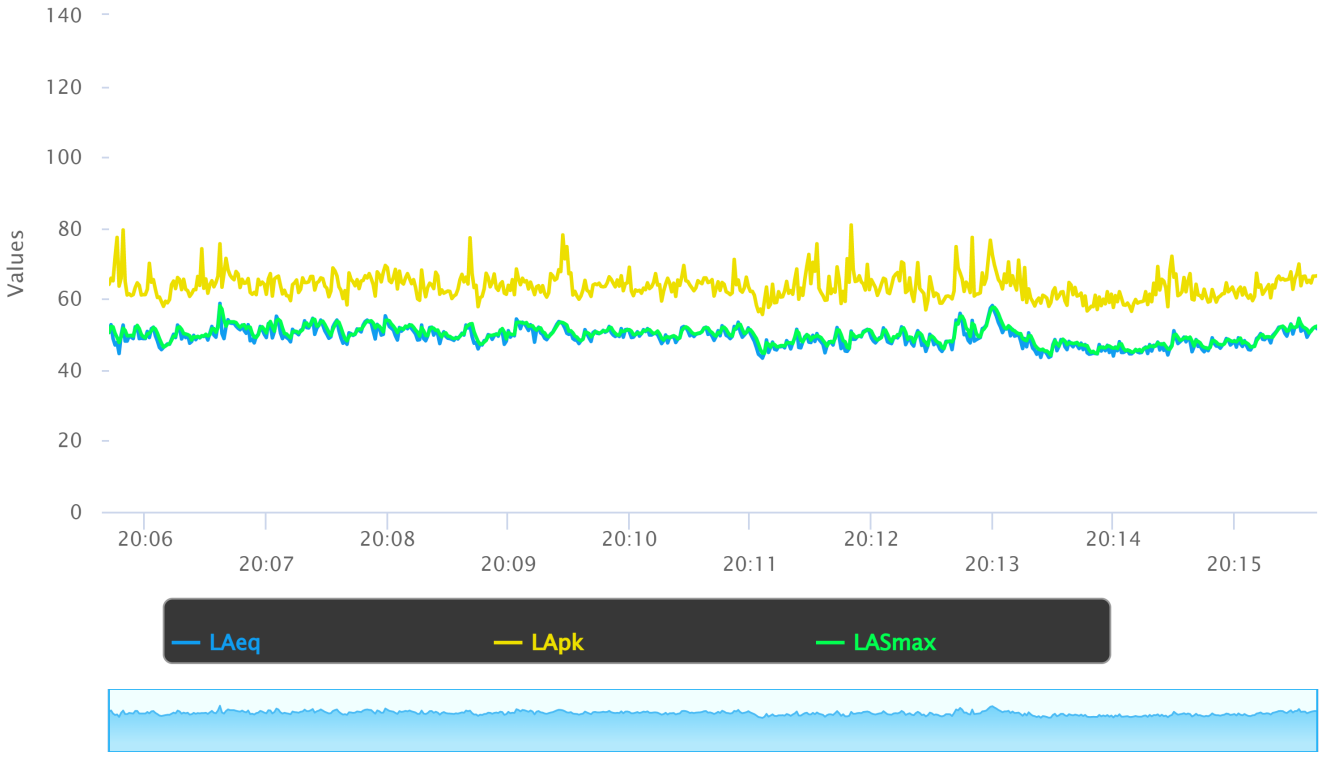
### Overloads

| Count | Duration | OBA Count | OBA Duration |
|---|---|---|---|
| 0 | 0:00:00.0 | 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 53.1 dB |
| LAS 10.0 | 52.2 dB |
| LAS 33.3 | 50.4 dB |
| LAS 50.0 | 49.5 dB |
| LAS 66.6 | 48.5 dB |
| LAS 90.0 | 46.2 dB |

## Time History



## Noise Measurement Field Data

| | | | |
|---|---|---|---|
| **Project:** | Redhawk Golf Course | **Job Number:** | 95382005 |
| **Site No.:** | ST-2 - Event | **Date:** | 6/15/2024 |
| **Analyst:** | Miles Eaton | **Time:** | 8:23 PM |
| **Location:** | Redhawk Golf Course parking lot, approximately 200 feet west of the Pavilion | | |
| **Noise Sources:** | Ambient from roadway, music, patrons | | |
| **Comments:** | | | |

**Results (dBA):**

| Leq: | Lmin: | Lmax: | Peak: |
|---|---|---|---|
| 50.1 | 45.9 | 56.5 | 83.0 |

| Equipment | |
|---|---|
| **Sound Level Meter:** | LD SoundExpert LxT |
| **Calibrator:** | CAL200 |
| **Response Time:** | Slow |
| **Weighting:** | A |
| **Microphone Height:** | 5 feet |

| Weather | |
|---|---|
| **Temp. (degrees F):** | 75 |
| **Wind (mph):** | SSW @ 6 MPH |
| **Sky:** | Clear |
| **Bar. Pressure:** | 29.75 |
| **Humidity:** | 51% |

**Photo:**

Kimley»Horn

# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | ST-1.058.s | Computer's File Name | LxTse_ST-2.ldbin |
| Meter | LxT SE 0007061 | Firmware | 2.404 |
| User | | Location | |
| Job Description | | | |
| Note | | | |

| | | | | | |
|---|---|---|---|---|---|
| Start Time | 2024-06-15 20:23:06 | Duration | 0:10:00.0 | | |
| End Time | 2024-06-15 20:33:06 | Run Time | 0:10:00.0 | Pause Time | 0:00:00.0 |
| Pre-Calibration | 2024-06-15 14:05:02 | Post-Calibration | None | Calibration Deviation | --- |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 50.1 dB | | |
| LAE | 77.9 dB | SEA | --- dB |
| EA | 6.8 µPa²h | | |
| $LA_{peak}$ | 83.0 dB | 2024-06-15 20:32:50 | |
| $LAS_{max}$ | 56.5 dB | 2024-06-15 20:32:59 | |
| $LAS_{min}$ | 45.9 dB | 2024-06-15 20:29:40 | |
| $LA_{eq}$ | 50.1 dB | | |
| $LC_{eq}$ | 64.8 dB | $LC_{eq}$ - $LA_{eq}$ | 14.7 dB |
| $LAI_{eq}$ | 52.2 dB | $LAI_{eq}$ - $LA_{eq}$ | 2.1 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LAS > 115.0 dB | 0 | 0:00:00.0 |
| LApk > 135.0 dB | 0 | 0:00:00.0 |
| LApk > 137.0 dB | 0 | 0:00:00.0 |
| LApk > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 50.1 dB | 50.1 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| --- dB | --- dB | 50.1 dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 50.1 dB | | 64.8 dB | | --- dB | |
| $LS_{(max)}$ | 56.5 dB | 2024-06-15 20:32:59 | --- dB | None | --- dB | None |
| $LS_{(min)}$ | 45.9 dB | 2024-06-15 20:29:40 | --- dB | None | --- dB | None |
| $L_{Peak(max)}$ | 83.0 dB | 2024-06-15 20:32:50 | --- dB | None | --- dB | None |

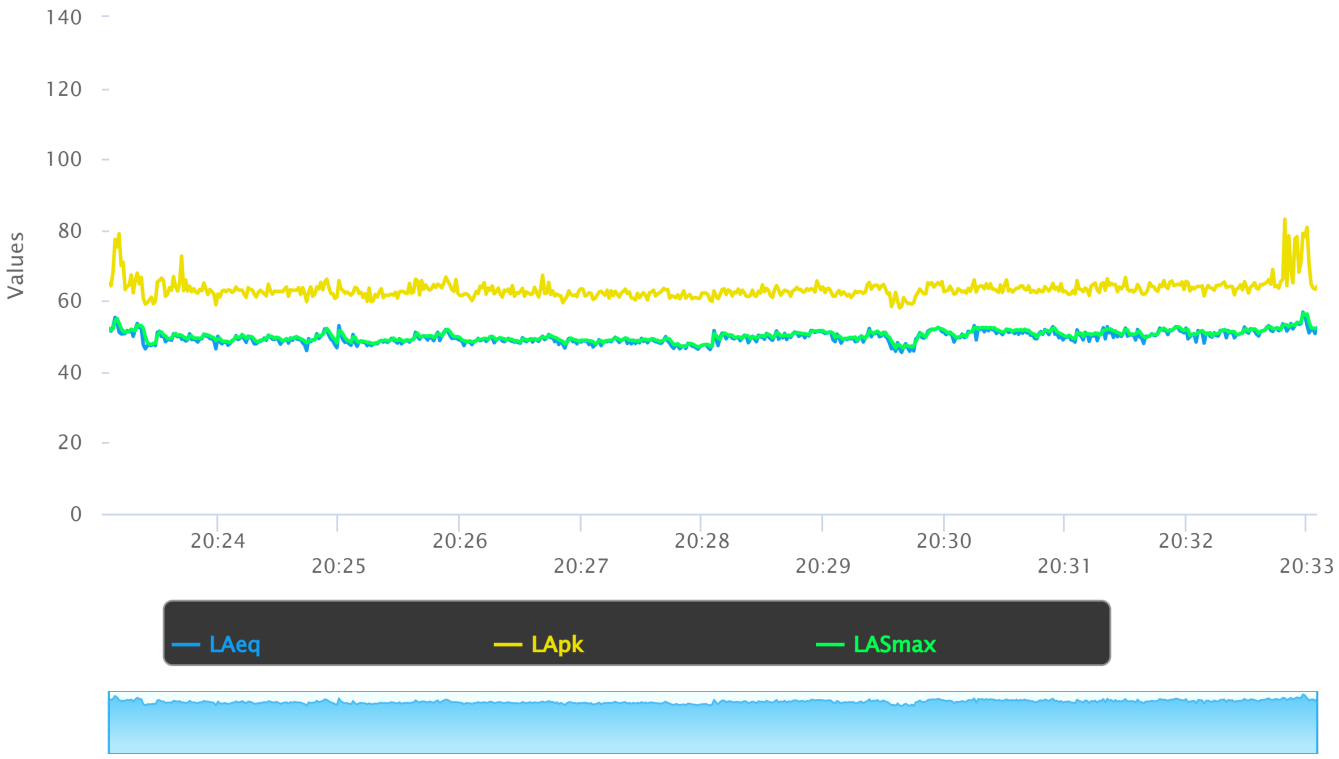
### Overloads

| Count | Duration | OBA Count | OBA Duration |
|---|---|---|---|
| 0 | 0:00:00.0 | 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 52.2 dB |
| LAS 10.0 | 51.7 dB |
| LAS 33.3 | 50.4 dB |
| LAS 50.0 | 49.7 dB |
| LAS 66.6 | 49.1 dB |
| LAS 90.0 | 48.1 dB |

## Time History



## Noise Measurement Field Data

| | | | |
|---|---|---|---|
| **Project:** | Redhawk Golf Course | **Job Number:** | 95382005 |
| **Site No.:** | ST-3 - Event | **Date:** | 6/15/2024 |
| **Analyst:** | Miles Eaton | **Time:** | 8:41 PM |
| **Location:** | East of the Pavilion, across the golf course adjacent to residences along Tiburco Drive | | |
| **Noise Sources:** | Ambient, event | | |
| **Comments:** | | | |

**Results (dBA):**

| Leq: | Lmin: | Lmax: | Peak: |
|---|---|---|---|
| 48.7 | 43.0 | 55.1 | 78.8 |

| Equipment | |
|---|---|
| **Sound Level Meter:** | LD SoundExpert LxT |
| **Calibrator:** | CAL200 |
| **Response Time:** | Slow |
| **Weighting:** | A |
| **Microphone Height:** | 5 feet |

| Weather | |
|---|---|
| **Temp. (degrees F):** | 75 |
| **Wind (mph):** | SSW @ 6 mph |
| **Sky:** | Clear |
| **Bar. Pressure:** | 29.75 |
| **Humidity:** | 51% |

**Photo:**

Kimley»Horn

# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | ST-1.059.s | Computer's File Name | LxTse_ST-3.ldbin |
| Meter | LxT SE 0007061 | Firmware | 2.404 |
| User | | Location | |
| Job Description | | | |
| Note | | | |

| | | | | | |
|---|---|---|---|---|---|
| Start Time | 2024-06-15 20:41:34 | Duration | 0:10:00.0 | | |
| End Time | 2024-06-15 20:51:34 | Run Time | 0:10:00.0 | Pause Time | 0:00:00.0 |
| Pre-Calibration | 2024-06-15 14:05:02 | Post-Calibration | None | Calibration Deviation | --- |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 48.7 dB | | |
| LAE | 76.5 dB | SEA | --- dB |
| EA | 4.9 µPa²h | | |
| $LA_{peak}$ | 78.8 dB | 2024-06-15 20:41:51 | |
| $LAS_{max}$ | 55.1 dB | 2024-06-15 20:44:48 | |
| $LAS_{min}$ | 43.0 dB | 2024-06-15 20:41:35 | |
| $LA_{eq}$ | 48.7 dB | | |
| $LC_{eq}$ | 61.5 dB | $LC_{eq}$ - $LA_{eq}$ | 12.8 dB |
| $LAI_{eq}$ | 50.7 dB | $LAI_{eq}$ - $LA_{eq}$ | 2.0 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LAS > 115.0 dB | 0 | 0:00:00.0 |
| LApk > 135.0 dB | 0 | 0:00:00.0 |
| LApk > 137.0 dB | 0 | 0:00:00.0 |
| LApk > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 48.7 dB | 48.7 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| --- dB | --- dB | 48.7 dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 48.7 dB | | 61.5 dB | | --- dB | |
| $LS_{(max)}$ | 55.1 dB | 2024-06-15 20:44:48 | --- dB | None | --- dB | None |
| $LS_{(min)}$ | 43.0 dB | 2024-06-15 20:41:35 | --- dB | None | --- dB | None |
| $L_{Peak(max)}$ | 78.8 dB | 2024-06-15 20:41:51 | --- dB | None | --- dB | None |

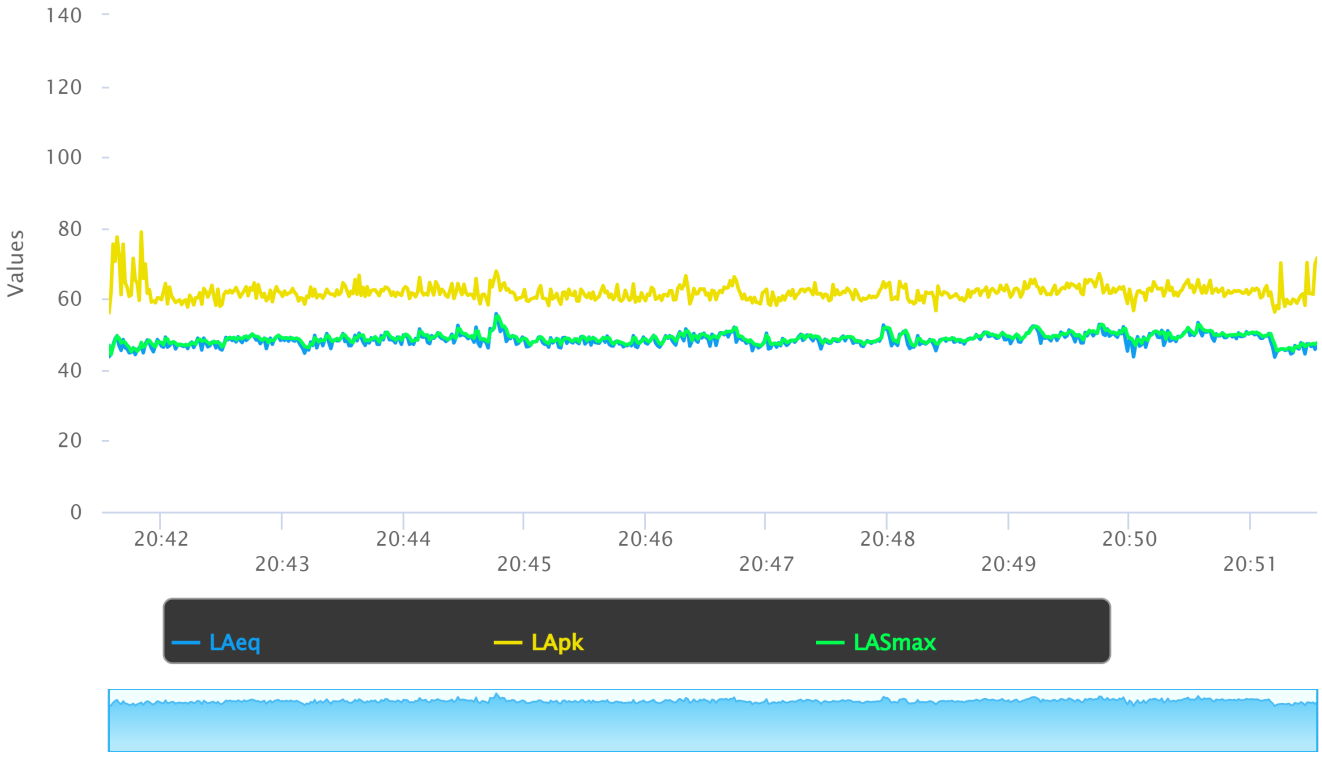
### Overloads

| Count | Duration | OBA Count | OBA Duration |
|---|---|---|---|
| 0 | 0:00:00.0 | 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 50.8 dB |
| LAS 10.0 | 50.3 dB |
| LAS 33.3 | 49.0 dB |
| LAS 50.0 | 48.5 dB |
| LAS 66.6 | 47.9 dB |
| LAS 90.0 | 46.8 dB |

## Time History



## Noise Measurement Field Data

| | | | |
|---|---|---|---|
| **Project:** | Redhawk Golf Course | **Job Number:** | 95382005 |
| **Site No.:** | ST-4 - Event | **Date:** | 6/15/2024 |
| **Analyst:** | Miles Eaton | **Time:** | 9:00 PM |
| **Location:** | End of driveway, north of the pavilion | | |
| **Noise Sources:** | Ambient from roadway, music, patrons | | |
| **Comments:** | | | |

**Results (dBA):**

| Leq: | Lmin: | Lmax: | Peak: |
|---|---|---|---|
| 74.6 | 66.0 | 80.8 | 94.6 |

| Equipment | |
|---|---|
| **Sound Level Meter:** | LD SoundExpert LxT |
| **Calibrator:** | CAL200 |
| **Response Time:** | Slow |
| **Weighting:** | A |
| **Microphone Height:** | 5 feet |

| Weather | |
|---|---|
| **Temp. (degrees F):** | 69 |
| **Wind (mph):** | SSW @ 5 mph |
| **Sky:** | Clear |
| **Bar. Pressure:** | 29.79 |
| **Humidity:** | 63% |

**Photo:**

Kimley»Horn

# Measurement Report

## Report Summary

| | | | |
|---|---|---|---|
| Meter's File Name | ST-1.060.s | Computer's File Name | LxTse_ST-4.ldbin |
| Meter | LxT SE 0007061 | Firmware | 2.404 |
| User | | Location | |
| Job Description | | | |
| Note | | | |

| | | | | | |
|---|---|---|---|---|---|
| Start Time | 2024-06-15 20:59:46 | Duration | 0:10:00.0 | | |
| End Time | 2024-06-15 21:09:46 | Run Time | 0:10:00.0 | Pause Time | 0:00:00.0 |
| Pre-Calibration | 2024-06-15 14:05:02 | Post-Calibration | None | Calibration Deviation | --- |

## Results

### Overall Metrics

| | | | |
|---|---|---|---|
| $LA_{eq}$ | 74.6 dB | | |
| LAE | 102.4 dB | SEA | --- dB |
| EA | 1.9 mPa²h | | |
| $LA_{peak}$ | 94.6 dB | 2024-06-15 21:03:07 | |
| $LAS_{max}$ | 80.8 dB | 2024-06-15 21:03:10 | |
| $LAS_{min}$ | 66.0 dB | 2024-06-15 21:05:16 | |
| $LA_{eq}$ | 74.6 dB | | |
| $LC_{eq}$ | 83.8 dB | $LC_{eq}$ - $LA_{eq}$ | 9.2 dB |
| $LAI_{eq}$ | 77.4 dB | $LAI_{eq}$ - $LA_{eq}$ | 2.8 dB |

### Exceedances

| | Count | Duration |
|---|---|---|
| LAS > 85.0 dB | 0 | 0:00:00.0 |
| LAS > 115.0 dB | 0 | 0:00:00.0 |
| LApk > 135.0 dB | 0 | 0:00:00.0 |
| LApk > 137.0 dB | 0 | 0:00:00.0 |
| LApk > 140.0 dB | 0 | 0:00:00.0 |

### Community Noise

| LDN | LDay | LNight |
|---|---|---|
| 74.6 dB | 74.6 dB | 0.0 dB |

| LDEN | LDay | LEve | LNight |
|---|---|---|---|
| --- dB | --- dB | 74.6 dB | --- dB |

### Any Data

| | A | | C | | Z | |
|---|---|---|---|---|---|---|
| | Level | Time Stamp | Level | Time Stamp | Level | Time Stamp |
| $L_{eq}$ | 74.6 dB | | 83.8 dB | | --- dB | |
| $LS_{(max)}$ | 80.8 dB | 2024-06-15 21:03:10 | --- dB | None | --- dB | None |
| $LS_{(min)}$ | 66.0 dB | 2024-06-15 21:05:16 | --- dB | None | --- dB | None |
| $L_{Peak(max)}$ | 94.6 dB | 2024-06-15 21:03:07 | --- dB | None | --- dB | None |

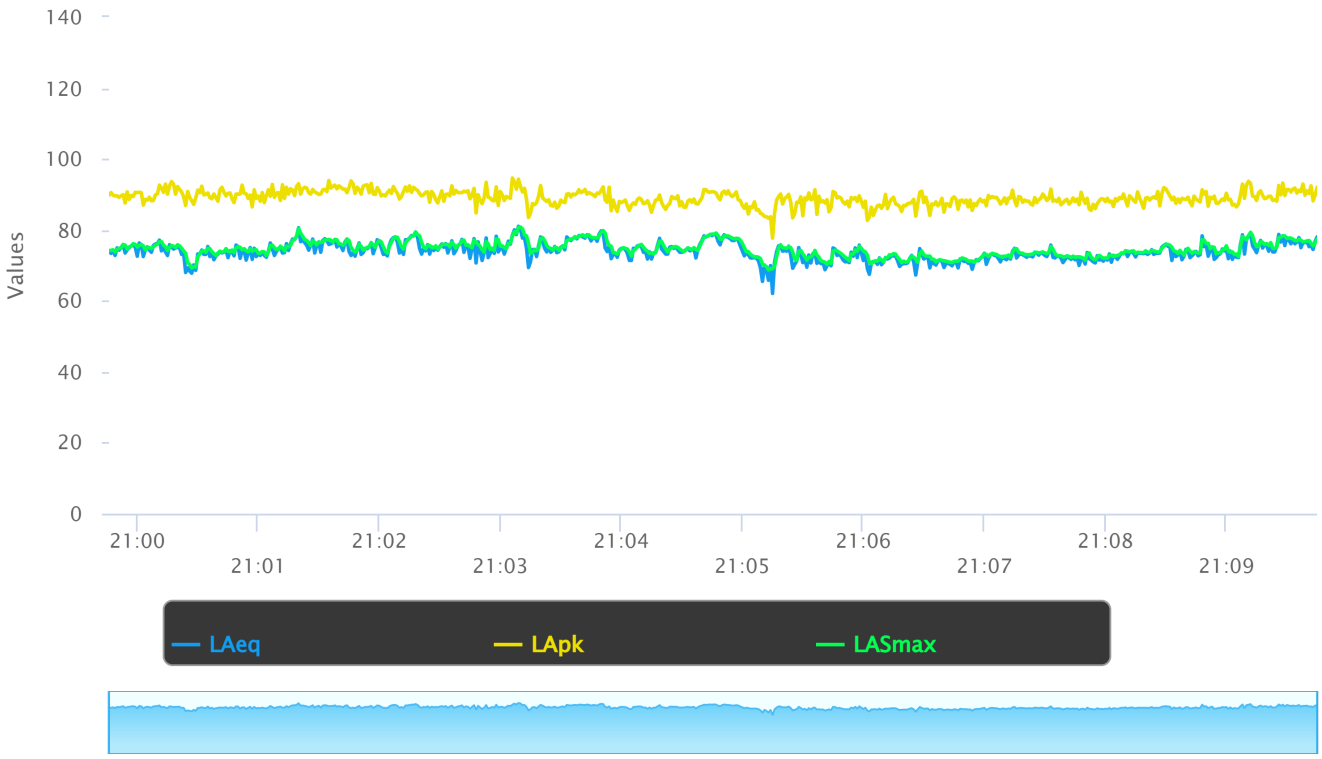
### Overloads

| Count | Duration | OBA Count | OBA Duration |
|---|---|---|---|
| 0 | 0:00:00.0 | 0 | 0:00:00.0 |

### Statistics

| | |
|---|---|
| LAS 5.0 | 77.9 dB |
| LAS 10.0 | 77.2 dB |
| LAS 33.3 | 74.9 dB |
| LAS 50.0 | 74.0 dB |
| LAS 66.6 | 73.1 dB |
| LAS 90.0 | 71.1 dB |

## Time History



# SoundPLAN Receiver Locations


Legend

- Receiver

Date 7/10/2024

Length Scale 1:4654

0 25 50 100 150 200 m

Kimley»Horn

# Redhawk Golf Course Events

## SoundPLAN Receiver Table

| No. | Floor | Name | Usage | Direction | Limit Lr,lim [dB(A)] | Single Points Leq,d [dB(A)] |
|---|---|---|---|---|---|---|
| 1 | G | 1 | GR | | 65 | 62.8 |
| 2 | G | 2 | GR | | 65 | 61.9 |
| 3 | G | 3 | GR | | 65 | 61.7 |
| 4 | G | 4 | GR | | 65 | 59.2 |
| 5 | G | 5 | GR | | 65 | 56.6 |
| 6 | G | 6 | GR | | 65 | 59.9 |
| 7 | G | 7 | GR | | 65 | 62.2 |
| 8 | G | 8 | GR | | 65 | 61.5 |
| 9 | G | 9 | GR | | 65 | 64.7 |
| 10 | G | 10 | GR | | 65 | 61.7 |
| 11 | G | 11 | GR | | 65 | 61.4 |
| 12 | G | 12 | GR | | 65 | 56.4 |
| 13 | G | 13 | GR | | 65 | 49.3 |
| 14 | G | 14 | GR | | 65 | 50.1 |
| 15 | G | 15 | GR | | 65 | 50.9 |
| 16 | G | 16 | GR | | 65 | 53.0 |
| 17 | G | 17 | GR | | 65 | 49.7 |
| 18 | G | 18 | GR | | 65 | 51.0 |
| 19 | G | 19 | GR | | 65 | 43.6 |
| 20 | G | 20 | GR | | 65 | 45.4 |
| 21 | G | 21 | GR | | 65 | 45.0 |
| 22 | G | 22 | GR | | 65 | 44.4 |
| 23 | G | 23 | GR | | 65 | 31.5 |
| 24 | G | 24 | GR | | 65 | 38.5 |
| 25 | G | 25 | GR | | 65 | 38.8 |
| 26 | G | 26 | GR | | 65 | 39.7 |
| 27 | G | 27 | GR | | 65 | 51.6 |
| 28 | G | 28 | GR | | 65 | 54.1 |
| 29 | G | 29 | GR | | 65 | 52.0 |
| 30 | G | 30 | GR | | 65 | 49.3 |
| 31 | G | 31 | GR | | 65 | 48.6 |
| 32 | G | 32 | GR | | 65 | 49.8 |
| 33 | G | 33 | GR | | 65 | 50.8 |
| 34 | G | 34 | GR | | 65 | 53.4 |
| 35 | G | 35 | GR | | 65 | 53.6 |

## Appendix B

# Traffic Memorandum

Kimley»Horn

July 3, 2024

Eric Jones
City of Temecula
Planning Department
41000 Main Street
Temecula, CA 92590

**Subject:** ***Traffic Memorandum for the Proposed Redhawk Specific Plan Amendment Project in the City of Temecula***

Dear Mr. Jones:

Kimley-Horn and Associates, Inc. has prepared a traffic memorandum to evaluate trip generating characteristics and a qualitative Vehicle Miles Traveled (VMT) assessment of the proposed Redhawk Specific Plan Amendment Project (the "Project").

## PROJECT DESCRIPTION

The Project site is located in the southern portion of the City of Temecula (City). The Project proponent is seeking a conditional use permit (CUP) to allow for additional event types to be hosted within the existing Redhawk Golf Course Pavilion. Currently, the Redhawk Golf Course Pavilion is used to host golf-related events. The previous minor modification allowed the existing Pavilion to host up to 144 guests, according to Statement of Operations from the previous minor modification. The golf course is adequately parked with 204 parking stalls total, inclusive of 5 accessible parking stalls. Generally, according to historical operational information provided by the Project Applicant, during events the majority of guests will arrive with multiple people in one vehicle or utilize rideshare services, reducing the demand on parking spaces at the golf course.

The CUP would allow other events similar to the current golf-related events, such as weddings, banquets, birthdays, community outreach events, or any other private events. No new structures are proposed or would be developed as part of the Project. The CUP does not propose changes to the existing hours of operations, lighting, or parking for the Pavilion. Private events would be allowed 7 days per week. Events would continue to be allowed from 3:00 pm to 10:00 pm with all amplified noise ending at 9:45 pm, and subject to the City's noise ordinance.

## TRIPS AND TRAFFIC

A summary of the existing golf course operations trip generation is provided in **Table 1, Summary of Existing Project Trip Generation**. Trip generation rates were determined based on data provided by the Project Applicant and the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. ITE Land Use designations are limited and may not

encompass the utility of certain land uses, as not enough real-world data have been collected to provide a representative trip rate. The ITE Land Use for golf courses (ITE Code 430) is used. The ITE Trip Generation Manual does not contain trip generation rates for special events. To provide accurate trip generation estimates, the Project Applicant, Redhawk Golf Course, provided information related to the maximum number of attendees allowed during any specific event.

Under the previous minor modification to construct the Pavilion, up to 144 guests were allowed per special event. The previously defined assumption that guests would arrive one to a vehicle would represent 144 one-way trips per event. However, based on information obtained from the project Applicant, most guests arrive via carpool or ride share services and therefore would result in fewer trips per event. To maintain a conservative analysis, a carpool rate of 40 percent is assumed, resulting in 86 trips in and 86 trips out of each event (172 event trips total), with the incoming trips occurring during the evening peak hour. As events are planned to end at 10:00 pm, the outbound trips would not occur during the evening peak hour.

**Table 1, Summary of Existing Project Trip Generation**

| Land Use | ITE Code | Unit | Trip Generation Rates[1] | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Daily | AM Peak Hour | | | PM Peak Hour | | |
| | | | | In | Out | Total | In | Out | Total |
| Golf Course | 430 | Holes | 30.38 | 1.39 | 0.37 | 1.76 | 1.54 | 1.37 | 2.91 |
| Special Events | N/A | N/A | - | - | - | - | - | - | - |

| Land Use | ITE Code | Unit | Trip Generation Estimates | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | Daily | AM Peak Hour | | | PM Peak Hour | | |
| | | | | In | Out | Total | In | Out | Total |
| **Golf Course** | | Holes | 547 | 25 | 7 | 32 | 28 | 25 | 53 |
| **Special Events** | | N/A | 172 | 0 | 0 | 0 | 86 | 0 | 86 |
| **Total Project Trips** | | | 719 | 25 | 7 | 32 | 114 | 25 | 139 |

[1] Source: Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition.

Project-related traffic would be identical to the existing condition at the Redhawk Golf Course and existing Pavilion. As such, the Project would not increase traffic or trips at the Pavilion for special events; rather, the proposed Project would allow these special events (and associated trips) to be non-golf related events. Further, the Project does not propose an expansion of uses, facilities, or other factors of the existing site that could possibly result in increased intensity of uses and associated trips. Therefore, for the purposes of environmental analysis under the California Environmental Quality Act (CEQA), the Project would not result in an "increase" in daily traffic at the Redhawk Golf Course or its Pavilion during Project operations. Further, special event guests would likely use carpooling or ride sharing services at a greater percentage than that which has been assumed in this Memorandum.

Kimley»Horn

**VEHICLE MILES TRAVELED**

SB 743 was approved by the California legislature in September 2013. SB 743 required changes to the California Environmental Quality Act (CEQA), specifically directing the Governor's Office of Planning and Research (OPR) to develop alternative metrics to the use of vehicular "Level of Service" (LOS) for evaluating transportation projects. OPR has updated guidelines for CEQA and written a technical advisory for evaluating transportation impacts in CEQA and set a deadline of July 2020. OPR has recommended that Vehicle Miles Traveled (VMT) replace also as the primary measure of transportation impacts. OPR Technical Advisory suggests that the City may screen out VMT impact using project size, maps, transit availability, and provision of affordable housing to quickly identify when a project should be expected to cause a less-than significant impact without conducting a detailed study. The City of Temecula has published the Traffic Impact Analysis Guidelines (May 2020) as recommended guidelines for analyzing transportation impacts of proposed projects. The City provides screening criteria for CEQA VMT analyses for land use projects which consist of seven total criteria. These criteria are:

1) **Small residential and employment projects**
    a. Projects generating less than 110 daily vehicle trips (trips are based on the number of vehicle trips after any alternative modes/location-based adjustments are applied) may be presumed to have a less than significant impact absent substantial evidence to the contrary.
2) **Projects located near a major transit stop/high quality transit corridor**
    a. Projects located within a half mile of an existing major transit stop or an existing stop along a high-quality transit corridor2 may be presumed to have a less than significant impact absent substantial evidence to the contrary. This presumption may not be appropriate if the project:
        i. Has a Floor Area Ratio of less than 0.75.
        ii. Includes more parking for use by residents, customers, or employees of the project than required by the City.
        iii. Replaces affordable residential units with a smaller number of moderate- or high-income residential units.
3) **Projects located in a VMT efficient area**
    a. A VMT efficient area is any area with an average VMT per service population 15% below the baseline average for the WRCOG region. Land use projects may qualify for the use of VMT efficient area screening if the project can be reasonably expected to generate VMT per service population that is similar to the existing land uses in the VMT efficient area. Projects located within a VMT efficient area may be presumed to have a less than significant impact absent substantial evidence to the contrary.
4) **Locally serving retail projects**
    a. Local serving retail projects less than 50,000 square feet may be presumed to

have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

5) **Locally serving public utilities**
    a. Public facilities that serve the surrounding community or public facilities that are passive use may be presumed to have a less than significant impact absent substantial evidence to the contrary.
6) **Redevelopment projects with greater VMT efficiency**
    a. A redevelopment project may be presumed to have a less than significant impact if the proposed project's total project VMT is less than the existing land use's total VMT.
7) **Affordable housing**
    a. An affordable housing project may be presumed to have a less than significant impact absent substantial evidence to the contrary.

Based on the VMT screening criteria and the assumed trips generated as a result of hosting additional events at the pavilion, the Project would meet criterion one as a small residential and employment project as it would not generate or add new trips in excess of 110 daily trips. Refer to **Table 1**. As previously discussed, the Project is consistent with the existing operations of the golf course special events and Project related traffic would be identical to the existing conditions. Therefore, the Project would not result in an increase in daily traffic or VMT at the Redhawk Golf Course. Further, it is likely that special event guests would carpool or use ride share services at a greater rate than what has been assumed for this Memorandum which would have a further VMT reducing effect. Therefore, the Project would not cause a significant impact with respect to VMT.

**Conclusion**

Per the City of Temecula's published Traffic Impact Analysis Guidelines, projects that generate or add fewer than 110 daily vehicle trips do not require a VMT analysis and the VMT impact is considered less than significant. The Project would operate consistently with the existing operations and would not add new trips at the Redhawk Golf Course. As such, the Project impacts related to transportation would be less than significant.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Miles Eaton, P.E.