



John Hildebrand
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: January 14, 2025

TO: Responsible/Trustee Agencies

The Riverside County Planning Department is currently reviewing a development application (herein, "Project") in the Southwest Area Plan (SWAP) of Riverside County. The Project is subject to compliance with the California Environmental Quality Act (CEQA). This notice is to inform public agencies and the general public that an Environmental Impact Report (EIR) will be prepared for the Project, and to solicit guidance as to the scope and content of the required EIR.

PROJECT CASE NO./TITLE: Galway Downs. Revision No. 1 to Conditional Use Permit No. 2303 (CUP 2303R1), Change of Zone No. 2000010 (CZ 2000010), and Exception No. 9 to Riverside County Ordinance No. 847.

PROJECT LOCATION AND DESCRIPTION: Galway Downs is an existing events facility located at 38801 Los Corralitos Road within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County. The existing facility encompasses approximately 241.6 acres, and consists of a multi-faceted events facility that operates as a traditional equestrian facility the majority of the time but also hosts a variety of other activities during holidays and on the weekends. The existing facility operates under several approved Conditional Use Permits (CUPs), including CUP 001127, CUP 00966, CUP 01615, and CUP 02303. The Project Applicant (SFT Realty Galway Downs, LLC) is seeking approval of Revision No. 1 to CUP 02303 (CUP 2303R1), a Change of Zone (CZ 22000010), and Exception No. 9 to Riverside County Noise Ordinance No. 847, approval of which would permit an expansion of special events uses at the existing facility. Revision No. 1 to Conditional Use Permit No. 2303 (CUP 2303R1) is proposed to allow for the construction or installation of new buildings and facilities at the Galway Downs facility and to accommodate the expanded range of uses allowed pursuant to CZ 2000010. CZ 22000010 is a proposal to amend Riverside County Ordinance No. 348 in order to modify the definitions, list of uses permitted with plot plan approval, list of conditionally permitted uses, and development standards for Class II Equestrian Establishments, and to add new development standards for Lodging Facilities, Wine Country Campgrounds, and Equestrian Recreational Vehicle (RV) Parks. Exception No. 9 to Ordinance No. would authorize an exception to Subsection d. of Section 6 of Ordinance No. 847 in order to allow for periodic concerts and other events requiring sound amplifying equipment to occur on the property. Refer to the Project's Initial Study for a more detailed description of the proposed Project. The approvals sought of Riverside County include:

1. Adoption by resolution of Revision No. 1 to Conditional Use Permit No. 2303 (CUP 2303R1)
2. Adoption by ordinance of Change of Zone No. 2000010 (CZ 2000010)
3. Adoption by resolution of Exception No. 9 to Riverside County Ordinance No. 847

LEAD AGENCY:

Riverside County Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Russell Brady, Project Planner

PROJECT SPONSOR:

Applicant: SF Realty Galway Downs, LLC
Address: 43599 Calle de Velardo
Temecula, CA 92590

Pursuant to the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and

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content of the environmental information to be included in the EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

SCOPE OF ANALYSIS: An Initial Study was prepared for the Project to assist in defining the scope of the required EIR. The Project's Initial Study is available for public review on the County's web site at: <https://planning.rctlma.org/environmental-notice-ceqa>. Based on the results of the Project's Initial Study, it is anticipated that the proposed Project would have the potential to result in significant impacts under the following issue areas. A detailed analysis of the following issue areas will be included in the forthcoming EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hydrology / Water Quality
- Land Use / Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

PUBLIC SCOPING MEETING: A Scoping Session has been scheduled in order to bring together and resolve the concerns of affected federal, State and local agencies, the proponent of the proposed Project, and other interested persons; as well as inform the public of the nature and extent of the proposed project, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important. The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the Project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The Project proponent will not be required to provide an immediate response to any concerns raised. The Project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed Project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed Project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter

DATE OF SCOPING SESSION: February 10, 2025

Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Russell Brady, Project Planner

P.O. Box 1409, Riverside, CA 92502-1409

If you have any questions please contact Russell Brady, Project Planner at (951) 955-3025.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT



Russell Brady, Project Planner for John Hildebrand, Planning Director