



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF COMPLETION AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GALWAY DOWNS PROJECT

DATE: June 25, 2026

STATE CLEARINGHOUSE NO.: 2025010280

PROJECT NO. AND NAME: Galway Downs: Revision No. 1 to Conditional Use Permit No. 02303 (CUP 02303R1), Change of Zone No. 22000010 (CZ 22000010), and Exception No. 9 to Riverside County Ordinance No. 847

From: Riverside County Planning Department
Contact Person: Russell Brady, Principal Planner
Phone: (951) 955-3025

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON AUGUST 10, 2026.

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Section 1507, this notice is to advise that the County of Riverside, as lead agency, has completed and is issuing notification of the availability and completion of a Draft Environmental Impact Report (EIR), State Clearinghouse No. 2025010280, for the project as described below.

Project Location The 241.6-acre Project site is located within the Southwest Area Plan (SWAP) portion of unincorporated Riverside County and is located within the Temecula Valley Wine Country Policy Area (TVWCPA). The Project site is located approximately 0.3-mile east of State Route 79 (SR-79) and approximately 6 miles east of Interstate 15 (I-15). More specifically, the Project site comprises two parcels of land, Assessor's Parcel Numbers (APNs) 927-160-001 and 927-160-002, located at the street address of 38801 Los Corralitos Road, Temecula, CA 92592. The Project site is bounded to the west and south by Los Corralitos Road; to the east by Pauba Road; and to the north by Los Caballos Road.

Project Description: The existing Galway Downs 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 Project Applicant (SFT Realty Galway Downs, LLC) is seeking approval of Revision No. 1 to CUP 02303 (CUP 02303R1), a Change of Zone (CZ 22000010), and Exception No. 9 to Riverside County Noise Ordinance No. 847. The primary use of the site would continue to be equestrian-related. The proposed Project would generally allow the Project Applicant to: (1) make physical and operational modifications on the property to attract higher level of competition for equestrian events that can be hosted on the site; (2) permit a portion of the site to host non-equestrian sports events (primarily on weekends and holiday weekends); and (3) designate areas of the site where exterior sound amplification can occur between 8 a.m. and 10 p.m. without need to seek a separate permission for every event that includes sound amplification audible for a distance greater than 200 feet from the source. A description of the Project's applications is provided below:

- Revision No. 1 to Conditional Use Permit No. 2303 (CUP 02303R1). CUP 02303R1 is proposed to allow for the construction or installation of new buildings and facilities at Galway Downs, to permit several structures previously installed on the site, and to accommodate an expanded range of conditionally-permitted uses allowed pursuant to proposed CZ 22000010. New structures and uses that would be constructed, installed, or permitted on the site pursuant to proposed CUP 02303R1 include a new restroom building, an awards/ceremony area, a grand pavilion tent, an office trailer, a metal solar structure that is proposed to be placed over an existing arena to support rooftop solar panels (hereafter called "metal solar structure"), and

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additional area for equestrian recreational vehicle (RV) park use. Existing structures that would continue to be operated in connection with the Project include an existing 1,513-square-foot (s.f.) barn/storage building, an existing 624 s.f. storage building, an existing 1,560 s.f. polo field metal storage building, and an existing 360 s.f. manufactured storage structure. Additionally, areas are proposed where up to 36 park model lodging units could be placed in the future and where 18 additional employee modular housing units could be placed in the future; the design of these areas would be subject to future discretionary approval of Plot Plans by Riverside County.

- Change of Zone No. 22000010 (CZ 22000010). CZ 22000010 is sought by the Project Applicant to amend Article XIVd (Wine Country Zones [WC]) of Riverside County Ordinance No. 348 (herein "Ordinance No. 348") to allow for operational enhancements at the site, which specifically would add definitions for three uses; modify the list of conditionally permitted uses within the "Wine Country – Equestrian (WC-E)" zone; slightly modify the General Standards applicable to the WC zone to expressly prohibit parking on public streets during special occasion events; modify the development standards for Class II equestrian establishments; and add new development standards for Wine Country Equestrian Park Model Lodging and Equestrian Recreation Vehicle Parks
- Exception No. 9 to Riverside County Noise Ordinance No. 847. Exception No. 9 to Riverside County Noise Ordinance No. 847 (herein "Ordinance No. 847") is sought by the Project Applicant pursuant to Section 7.a.3 of Ordinance No. 847. Exception No. 9 would allow for sound amplifying equipment to periodically operate during events on certain portions of the property between 8 a.m. and 10 p.m. without need to seek a separate permission for every event that includes sound amplification that is audible beyond 200 feet from the source.

Document Availability: Copies of Project documents, the Draft Environmental Impact Report, and technical appendices are available at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501) and on the County's website (<https://planning.rctlma.org/environmental-notices-ceqa>).

Public Review Period: As mandated by State law, the minimum public review period for this document is 45 days. The Draft EIR is available for public review and comment beginning on **June 26, 2026**, and ending **August 10, 2026**. The County of Riverside is currently open Monday through Friday between 8:00am and 5:00pm. All comments on the Draft EIR must be submitted in writing to the address provided below and received no later than 5:00 PM **August 10, 2026**.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. Comments may include additional or alternative mitigation measures to those proposed in the document. The project name and number should be noted on all correspondence, and the comments should indicate if you would like to be notified of public hearings.

All comments should be sent to the Riverside County Planning Department, Attention: Russell Brady, Principal Planner, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, or via email to rbrady@RIVCO.ORG.

Public Hearings: Notification of the date, timing, and place of future public hearings will be provided in compliance with County and California Environmental Quality Act (CEQA) requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

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