

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2025010280**Project Title:** Galway DownsLead Agency: Riverside CountyContact Person: Russell Brady, Principal PlannerMailing Address: 4080 Lemon Street, 12th FloorPhone: (951) 955-3025City: RiversideZip: 92501County: Riverside County**Project Location:** County: Riverside County City/Nearest Community: City of TemeculaCross Streets: Los Caballos Rd and Los Corralitos Rd / Los Caballos Rd and Pauba Rd Zip Code: 92592Longitude/Latitude (degrees, minutes and seconds): 33 ° 29 ' 22 " N / 117 ° 01 ' 52 " W Total Acres: 241.6Assessor's Parcel No.: 927-160-001 and 927-160-002Section: See attachment Twp.: See attachment Range: See attachment Base: San BernardinoWithin 2 Miles: State Hwy #: CA-79Waterways: NoneAirports: NoneRailways: NoneSchools: None**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: ☐
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Zone Text Amendment & Noise Ordinance Exemption

Development Type:

☐ Residential: Units ☐ Acres ☐ Office: Sq.ft. ☐ Acres ☐ Employees ☐ Transportation: Type ☐
☐ Commercial: Sq.ft. ☐ Acres ☐ Employees ☐ Mining: Mineral ☐
☐ Industrial: Sq.ft. ☐ Acres ☐ Employees ☐ Power: Type ☐ MW ☐
☐ Educational: ☐ Waste Treatment: Type ☐ MGD ☐
☐ Recreational: ☐ Hazardous Waste: Type ☐
☐ Water Facilities: Type ☐ MGD ☒ Other: See Attachment to Notice of Completion & Environmental Document Transmittal

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☐ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: ☐

Present Land Use/Zoning/General Plan Designation:

Equestrian Events Center / Wine Country - Equestrian (WC-E) / Rural Residential (RR)

Project Description: (please use a separate page if necessary)

See Attachment to Notice of Completion & Environmental Document Transmittal

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 8	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 9
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 6	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 26, 2026 Ending Date August 10, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>SFT Realty Galway Downs, LLC</u>
Address: <u>3200 El Camino Real</u>	Address: <u>35879 Belle Chaine Loop</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Temecula, CA 92592</u>
Contact: <u>Jerrica Harding</u>	Phone: <u>(407) 341-8335</u>
Phone: <u>(714) 505-6360, Ext. 101</u>	

Signature of Lead Agency Representative: _____ Date: June 25, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.