

Attachment to Notice of Completion & Environmental Document Transmittal

Galway Downs (Revision No. 1 to Conditional Use Permit No. 02303, Change of Zone No. 22000010, and Exception No. 9 to Ordinance No. 847)

Section/Township/Range:

- Section 12, Township 8 South, Range 2 West (San Bernardino Baseline & Meridian)
- Section 13, Township 8 South, Range 2 West (San Bernardino Baseline & Meridian)
- Section 7, Township 8 South, Range 1 West (San Bernardino Baseline & Meridian)
- Section 18, Township 8 South, Range 1 West (San Bernardino Baseline & Meridian)

Local Action Type(s):

- Revision No. 1 to Conditional Use Permit No. 02303
- Change of Zone No. 22000010
- Exception No. 9 to Riverside County Ordinance No. 847

Development Type:

Summary of Structures and Uses to be Newly Permitted

ID	Proposed Facility	Size (s.f.)	Height (ft.)	Construction Type	Location
20*	Existing RK Barn – Storage	1,513	22'	Metal	Central portion of site, within the Sycamore Warm Up area.
21	Existing Storage	624	10'	Manufactured	Central portion of site, within the Sycamore Warm Up area.
24*	Existing Polo Field Storage	1,560	14'-6"	Metal	Western portion of racetrack.
25	Proposed Restroom Building	645	13'-6"	Manufactured	Western portion of racetrack.
26	Existing Storage	360	10'	Manufactured	Central portion of site, within the Sycamore Warm Up area.
27	Grand Pavilion Tent	7,500	21'	Manufactured	Central portion of site, on the west side of the Grand Prix Arena
28	Office Trailer	600	10'	Manufactured	Western portion of site, southwest of the racetrack.
29	Equestrian Recreational Vehicle Park	N/A	N/A	N/A	Southwest portion of site along Los Corralitos Road.
30	Awards - Ceremony Area	N/A	N/A	N/A	Western portion of racetrack.
31*	Metal Solar Canopy Structure	44,250	28'-1"	Metal Solar Canopy Structure	Central portion of site, within the Grand Prix Arena
N/A	Equestrian Park Model Lodging Area			Manufactured (expected)	South of the racetrack.
N/A	Employee Housing Area			Manufactured (expected)	Southwest portion of the site along Los Corralitos Road.
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* These uses were separately permitted and installed, and also would be permitted under proposed CUP 02303R1.

** These uses would require separate discretionary approvals of Plot Plans from Riverside County that are not proposed at this time, although the foreseeable environmental effects associated with constructing and operating the Equestrian Park Model Lodging units and the additional employee housing units are considered a part of the Project evaluated herein. Deviations from what is described in this EIR would require appropriate CEQA review as part of the discretionary Plot Plan approval process.

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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. 02303 (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, and 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.