

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM: 21.3
(ID # 25388)

MEETING DATE:

Tuesday, June 25, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: CHANGE OF ZONE NO. 2100127 & ORDINANCE NO. 348.5018, amending Ordinance No. 348 for Rancho Community Event Facilities – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Western and Eastern Coachella Valley Area Plans – REQUEST: Change of Zone No. 2100127 & Ordinance No. 348.5018 is an amendment to Riverside County’s Ordinance No. 348 (Land Use), to include Rancho Community Event Facilities as an allowed use in A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zoning classifications with a plot plan or a conditional use permit for private events held primarily outdoors. The ordinance amendment creates a permitting process and operating parameters and also includes requirements for minimum lot size, minimum agricultural use and date palm planting, maximum number of attendees, and development standards. A Rancho Community Event Facility is limited to being located only within the Western and Eastern Coachella Valley Area Plan boundaries. District 4. [\$25,000 Total Cost - Department Budget 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that Change of Zone No. 2100127, associated with Ordinance No. 348.5018 amending Ordinance No. 348, to permit Rancho Community Event Facilities, is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and

Continued on Page 2

ACTION:Policy

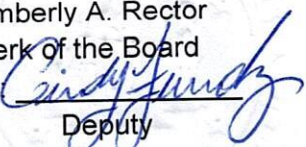

John Hildebrand, Planning Director 6/18/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 25, 2024
xc: Planning, COBCF/AB/DL

Kimberly A. Rector
Clerk of the Board

By 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 2100127, associated with Ordinance No. 348.5018 amending Ordinance No. 348, an Ordinance of the County of Riverside Providing For Land Use Planning and Zoning Regulations and Related Functions,** which creates a permitting process for Rancho Community Event Facilities and also includes requirements for minimum lot size, minimum agricultural use and date palm planting, maximum number of attendees, development standards and operational requirements.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 25,000	\$ 0	\$ 25,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: County Initiated – 100% Department Budget			Budget Adjustment: No	
			For Fiscal Year: 23/24	

C.E.O. RECOMMENDATION: Approve

Background

Ordinance No. 348 currently provides only two pathways for permitted event facilities in the unincorporated area of the County of Riverside:

1. Temporary events to be held no more than 4 times per year but only in non-residential zones; or,
2. Wineries or Equestrian Establishments with a special occasion facility but only within the Wine Country Community Plan.

In 2021, small business owners with agricultural farms requested the Board of Supervisors consider a third type of permitted event facility (“Ranchos”) to support the unique culture and heritage within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan (“Coachella Valley Region”). In response to comments from the public, the Board of Supervisors initiated an amendment to Ordinance No. 348 to establish a permitting pathway for Rancho Community Event Facilities (“Ranchos Ordinance”) in the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan (“Coachella Valley Region”).

The project for consideration today is an amendment to Ordinance No. 348 to provide a permitting process for Ranchos, which are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. The purpose of the Ranchos Ordinance is to create appropriate land use regulations to support the unique culture and heritage of the Ranchos owner community while also balancing and

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protecting the public health, safety, and welfare, and minimizing the potential for negative impacts on communities and the environment, such as noise, trash, parking, and traffic.

One of the foundational components of the Ranchos Ordinance is the support of agriculture with a 40% agricultural crop requirement of which at least 20% is planted with date palms. The purpose of this requirement is to further support the unique date palms and other agriculture of the Coachella Valley Region and contribute to the local economy. It is reported that more than 90% of the dates produced in the United States are grown in the Coachella Valley. According to the Riverside County Agricultural Commissioner's 2022 Crop Report, Riverside County was ranked 14th in 2021 for total value of agricultural production by a county in California. The report also lists Coachella Valley as contributing nearly 58% of the valuation for total agricultural crops for the entire Riverside County area. This ordinance amendment is designed to support and further incentivize the agricultural economy of the Coachella Valley Region.

Change of Zone No. 2100127 and the associated Ranchos Community Event Facility amendment to Ordinance No. 348 is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an "activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The scope of this project is an ordinance amendment to create a permitting process for Ranchos that includes requirements for minimum lot size, minimum agricultural use, maximum number of attendees, and development standards, and operational requirements. Pursuant to the provisions of the ordinance amendment, Ranchos are required to obtain a plot plan permit or conditional use permit that are subject to a complete CEQA analysis for any related permits at that time. As a result, any desired Rancho is subject to a future discretionary action to be considered by the designated hearing body on a more specific and individual basis. There is no new construction proposed in conjunction with this amendment, and the change to Ordinance No. 348 does not allow or approve any existing operations nor allow any "by-right" events or operations. As such, any analysis under CEQA for the ordinance amendment would be speculative and would provide a lack in any meaningful analysis. As a result, this ordinance amendment does not lead to any direct improvements, developments, or any other projects and no building or grading permits are being issued with this adoption. Thus, the ordinance amendment, itself, does not lead to any direct physical environmental effects and is therefore exempt under CEQA.

The following describes the major provisions of the Ranchos Ordinance in more detail.

DESCRIPTION AND PERMITTING PROCESS

As described above, Ranchos are permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. The Ranchos Ordinance allows these facilities to seek a discretionary land use entitlement (plot plan permit or

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conditional use permit) subject to specific locations, property characteristics, and operational requirements.

LOCATION

Ranchos will only be allowed on property located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. The zoning classifications and property sizes were carefully selected to situate Ranchos in a location that would be compatible with surrounding properties (larger parcels) and minimize the potential for any secondary effects (noise, lighting, traffic, etc.).

PROPERTY CHARACTERISTICS

Agricultural Use

Rancho Community Event Facilities shall be permitted only when the Property has an ongoing agricultural use which meets the following requirement: a total of 40% of the Property shall be utilized for agricultural crops with at least 20% planted with date palms. Rancho Community Event Facilities shall be deemed a secondary or accessory use to the ongoing agricultural use because Ranchos are required to not interfere with the agricultural use of the property and not to convert agricultural land for the purpose of developing or expanding a Rancho. Additionally, Rancho Community Event Facilities shall not be permitted when the underlying property is under a conservation easement or a land conservation contract pursuant to the Williamson Act.

Zone/Size/Guest Count/Permit Type:

The Ranchos Ordinance only allows Ranchos within certain zones and a minimum size parcel. The formula of the zone and parcel size determine the maximum number of guests and required permit type, as follows:

Zoning Classification	Minimum Property Size	Maximum Guest Count	Land Use Entitlement
A-1, A-2, M-SC, M-M, M-H, W-2	4.5 gross acres	200 guests	Plot plan
	7.5 gross acres	300 guests	Plot plan
	20 gross acres	500 guests	Conditional use permit
R-A	10 gross acres	200 guests	Plot plan
	15 gross acres	300 guests	Plot plan
	20 gross acres	400 guests	Conditional use permit

OPERATIONAL REQUIREMENTS

An event management plan with exhibit maps is required for all Rancho Community Event Facilities in conformance with the Planning Department's event management plan checklist and

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shall include the following plans and operational requirements, which shall become conditions of approval: event operation, noise control, dust control, lighting, water and wastewater, food service operation, traffic management and control, and fire protection/emergency medical services. The components of the event management plan must be approved by the required County departments including: Planning, Building and Safety, Fire, Environmental Health, and Transportation. Notable requirements include the following:

1. All buildings, structures, or bodies of water involved in the Rancho must be permitted or access must be restricted.
2. Rancho Community Events shall comply with the following requirements for hours of operation, including set-up and clean-up:
 - a. Maximum operation of 12 hours per day;
 - b. All live music or amplified sound shall cease at 10:00 p.m.;
 - c. All outdoor lighting shall cease at 12:00 a.m.; and,
 - d. Rancho Community Event Facilities shall not operate between 12:00 a.m. and 6:00 a.m.
3. Onsite signage is restricted to one free-standing (non-digital) sign with a maximum surface area of 20 square feet and maximum height of 6 feet.
4. Onsite management of the Ranchos by the property owner or designee is required during the events.
5. Overnight stays, pyrotechnics, fireworks, and outdoor fire pits are banned. Propane or gas powered commercially produced heating devices are permissible so long as they are turned off as soon as they are no longer in use or by 10:00 p.m., whichever is earlier.
6. Noise mitigation is required and compliance with all noise regulations set forth in Riverside County Ordinance No. 847.
7. Lighting mitigation is also required with all outdoor lighting ceasing at 12:00 a.m. and shall be focused, directed, or arranged to prevent glare or direct illumination outside the property line or on any streets or the public right-of-way.
8. Plans for solid waste/trash service, liquid waste disposal, and potable water is required to be approved by Environmental Health. Portable Toilet Facilities may be utilized when operated in compliance with Riverside County Resolution No. 91-474 and the requirements of the County Environmental Health Department.
9. No cooking shall occur onsite without all required licenses, permits, and approvals.
10. All food vendors/facilities shall obtain and maintain the required licenses and permits and operate at all times in compliance with applicable state and local laws and regulations, including the California Department of Alcoholic Beverage Control. However, when food is excluded from the Ranchos contract, the customer may supply their own food for the related event.
11. Traffic management and control plans must ensure the orderly and safe arrival, parking, and departure of all vehicles including queuing, ingress/egress, and onsite directional signs.
12. A fire protection/emergency medical services plan must also be provided which includes, but is not limited to, the following topics: access for medical personnel, fire

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apparatus access, portable fire extinguishers, tents, stages, generators and other internal combustion power sources, and food trucks.

Community Outreach

The Ranchos Ordinance before the Board today is the result of informed decisions and best practices from several community outreach efforts since August 2021 by County staff including: the Fourth Supervisorial District, Transportation Land Management Agency, Planning Department, Transportation Department, Code Enforcement Department, Building and Safety Department, Environmental Health Department, and Fire Department. Five community meetings were held with a small group of interested community members between August 2021 and January 2024 to learn more about the specific characteristics and operations of Rancho Community Event Facilities and inform the drafting of appropriate regulations. Two recent public community meetings were held in the Eastern Coachella Valley on **March 8, 2024** and **April 4, 2024** and further changes to the Ranchos Ordinance draft were made in response to public comments.

Additionally, as part of our strategies to continue improving on community outreach, County staff from the above-listed departments strategized on a business-friendly checklist for the site plan and event management plan to ease the burden of processing on the Rancho owners. The checklist is included as part of this staff report package.

Planning Commission

A public hearing was held to consider the Ranchos Ordinance on May 15, 2024 and the Planning Commission voted 5-0 to approve the item.

Impact on Residents and Businesses

All potential project impacts have been studied through CEQA; as detailed in the Planning Commission Staff Report, which is attached hereto and incorporated for reference and noticed to the public pursuant to the requirements of the County.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS:

- Exhibit A – Ordinance No. 348.5018 – Ranchos Ordinance_redline
- Exhibit B – Ordinance No. 348.5018 – Ranchos Ordinance_clean
- Exhibit C – Planning Commission Staff Report
- Exhibit D – Ranchos Ordinance Checklist for Site Plan & Event Management Plan

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Jason Farin, Principal Management Analyst 6/19/2024


Aaron Gettis, Chief of Deputy County Counsel 6/18/2024

1 ORDINANCE NO. 348.5018

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

3 ORDINANCE NO. 348 RELATED TO ZONING

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Article XIXp of Ordinance No. 348 is added to Ordinance No. 348 to read as follows:

7 “Article XIXp RANCHO COMMUNITY EVENT FACILITIES

8 SECTION 19.1400. FINDINGS AND PURPOSE.

9 The purpose of this Article is to protect the public health, safety, and general welfare, in compliance
10 with State law, by providing regulations and establishing standards for Rancho Community Event Facilities
11 conducted on date palm and agriculture farms in the unincorporated areas of the Western Coachella Valley
12 Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive
13 General Plan. It is reported that more than 90 percent of the dates produced in the United States are grown
14 in the Coachella Valley. According to the Riverside County Agricultural Commissioner’s 2022 Crop
15 Report, Riverside County was ranked 14th in 2021 for total value of agricultural production by county in
16 California. The report also lists Coachella Valley as contributing nearly 58% of the valuation for total
17 agricultural crops for the entire Riverside County area.

18 The intent of this Article is to establish permitting requirements for Rancho Community Event
19 Facilities in order to support the heritage of the community and residents and unique date palms and other
20 agriculture of the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan and
21 contribute to the local economy. The intent is also to balance and protect neighborhood character and
22 minimize the potential for negative impacts on communities and the environment, such as noise, trash,
23 parking, and traffic, while establishing land use regulations for Rancho Community Event Facilities, which
24 are primarily hosted outdoor events, such as anniversary, celebration, ceremony, wedding ceremony and/or
25 reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser
26 for a charitable non-profit organization, or farm-to-table event.

27 Therefore, the Board of Supervisors has enacted the following provisions to regulate and control, in
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1 a content neutral manner, Rancho Community Event Facilities that are conducted in the unincorporated
2 areas of the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan of the County of
3 Riverside, as designated in the Riverside County Comprehensive General Plan. This Article establishes a
4 permit process and standards for the zoning, development, and operation of Rancho Community Event
5 Facilities which shall be deemed a secondary and accessory use to the ongoing agriculture use of the
6 Property for date palm and other agricultural crops. These provisions are necessary to reduce impacts to
7 surrounding properties so that Rancho Community Event Facilities do not result in an incompatible land
8 use.

9 SECTION 19.1401. APPLICABILITY, LOCATION, AND LIMITATIONS.

10 A. APPLICABILITY.

11 This Article only applies to Rancho Community Event Facilities, not public events,
12 commercial events, or Temporary Events. Rancho Community Event Facilities may
13 be used in conjunction with an approved Short Term Rental or Temporary Event, if
14 separately approved under the provisions of this Ordinance or Ordinance No. 927,
15 as applicable.

16 B. PERMITTED ZONING.

17 Rancho Community Event Facilities shall be permitted only on Property located in
18 the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella
19 Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the
20 Riverside County Comprehensive General Plan.

21 C. AGRICULTURAL USE.

22 1. Rancho Community Event Facilities shall be permitted only when the
23 Property has an ongoing agricultural use which meets the following
24 requirement: a total of 40% of the Property shall be utilized for agricultural
25 crops with at least 20% planted with date palms. Buildings or structures
26 related to the use in furtherance of the required agricultural use may count
27 towards the total of 40%. This agricultural use requirement must be verified
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1 by the County prior to the issuance of a certificate of occupancy or final
2 inspection, whichever occurs sooner. Rancho Community Event Facilities
3 shall be deemed a secondary or accessory use to the ongoing agricultural use,
4 subject to the following requirements:

- 5 a. Rancho Community Events shall not interfere with agricultural use of
6 the Property; and,
- 7 b. Rancho Community Events shall not convert agricultural areas of the
8 Property to an alternative use for the purpose of developing or
9 expanding a Rancho Community Event Facility.

- 10 2. Rancho Community Event Facilities shall not be permitted when the
11 underlying Property is under a conservation easement or a land conservation
12 contract pursuant to the Williamson Act.

13 SECTION 19.1402. PROHIBITED ACTIVITIES.

14 A. Rancho Community Event Facilities are prohibited within any of the following
15 locations:

- 16 1. All areas of the unincorporated areas of Riverside County, except within the
17 Western Coachella Valley Area Plan and Eastern Coachella Valley Area
18 Plan, as designated in the Riverside County Comprehensive General Plan;
- 19 2. Properties that do not have an ongoing agricultural use meeting the
20 requirements of Section 19.401.C.;
- 21 3. Vacant Property; and
- 22 4. Property that does not meet the zoning and size requirements of Section
23 19.1404.A. of this ordinance. A Rancho Community Event Facility shall not
24 be allowed to operate on multiple Properties, unless a parcel merger is
25 approved by the County.

26 B. Any Rancho Community Event Facility activity that is not expressly provided for in
27 an approved plot plan permit or conditional use permit is prohibited and is hereby
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1 declared a public nuisance.

2 SECTION 19.1403. EXEMPTIONS.

3 The following activities shall be exempt from the provisions of this Section and not require approval
4 of a land use permit for Rancho Community Event Facilities:

- 5 A. Temporary Events and exemptions to Temporary Events provided for under Article
6 XIXa of this ordinance.
- 7 B. Event uses that are accessory or secondary to an active residential use of the Property
8 and held by the Property owner or onsite resident, including private parties,
9 gatherings, and other similar activities, and are not based on a financial arrangement
10 with the Rancho Community Event Facility.

11 SECTION 19.1404. PUBLIC HEARING AND PERMIT REQUIREMENTS.

12 A. LAND USE ENTITLEMENT REQUIRED.

13 All Rancho Community Event Facilities require approval of a plot plan permit or
14 conditional use permit in accordance with the requirements of this Article.

15 1. The following uses are permitted with approval of a plot plan permit:

16 a. Within the A-1, A-2, M-SC, M-M, M-H, and W-2 zones, Rancho
17 Community Event Facilities hosting:

18 1) Rancho Community Events of up to 200 attendees require a
19 Property size of 4.5 gross acres or greater.

20 2) Rancho Community Events of up to 300 attendees require a
21 Property size of 7.5 gross acres or greater.

22 b. Within the R-A zone, Rancho Community Event Facilities hosting

23 1) Rancho Community Events of up to 200 attendees require a
24 Property size of 10 gross acres or greater.

25 2) Rancho Community Events of up to 300 attendees require a
26 property size of 15 gross acres or greater.

27 2. The following uses are permitted with approval of a conditional use permit:
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- a. Within the A-1, A-2, M-SC, M-M, M-H, and W-2 zones, Rancho Community Event Facilities hosting Rancho Community Events of up to 500 attendees require a Property of 20 gross acres or greater in size.
- b. Within the R-A zone, Rancho Community Event Facilities hosting Rancho Community Events of up to 400 attendees require a Property of 20 gross acres or greater in size.

B. APPLICATION REQUIREMENTS.

An application for a plot plan permit or conditional use permit for a Rancho Community Event Facility shall be made to the Planning Director on the forms provided by the Planning Department and shall be accompanied by an initial payment of the deposit based fees set forth in Riverside County Ordinance No. 671. All applications for Rancho Community Event Facilities conform to the Planning Department's submittal documents checklist for Rancho Community Event Facilities, which includes, but is not limited to, the following:

- 1. Site Plan. The applicant shall provide a detailed site plan and exhibit map that conforms to the Planning Department's site plan checklist for Rancho Community Event Facilities and includes, but is not limited to, the following information:
 - a. A description of all current and proposed uses at the Property;
 - b. The zoning classification and maximum guest count of the Rancho Community Event Facility pursuant to Section 19.1404.A.;
 - c. The area of the Property dedicated to the required agricultural use pursuant to Section 19.1401.C. of this ordinance;
 - d. The area of the Property dedicated to the Rancho Community Event Facility and, within that area, the location and distance of all structures and uses, including the portion of the Property proposed

1 for the Rancho Community Event Facility, to the nearest sensitive
2 uses on surrounding Properties, which includes all types of housing,
3 biologically sensitive habitat, or important cultural/historical
4 resources.

- 5 2. Event Management Plan. The applicant shall provide a detailed event
6 management plan and exhibit maps that conforms to the Planning
7 Department's event management plan checklist for Rancho Community
8 Event Facilities and Section 19.1406 of this ordinance.

9 C. PLOT PLAN REQUIREMENTS.

- 10 1. Plot Plan Required. Rancho Community Event Facilities requiring approval
11 of a plot plan permit pursuant to this Article shall comply with the provisions
12 of Section 18.30 of this ordinance, except as otherwise indicated in this
13 Article.
- 14 2. California Environmental Quality Act. All Rancho Community Event
15 Facility plot plan permits are subject to the California Environmental Quality
16 Act.
- 17 3. Public Notice. Notification of the proposed Rancho Community Event
18 Facility shall be provided pursuant to Section 1.7 of this ordinance, except as
19 follows: mailed notification shall be sent to all owners of real Property within
20 1,000 feet of the exterior boundaries of the subject Property.
- 21 4. Public Hearing. A public hearing shall be held on the application for a plot
22 plan permit for the Rancho Community Event Facility in accordance with the
23 provisions of Section 18.30 of this ordinance. However, at the sole discretion
24 of the Planning Director, the Planning Director may request the Planning
25 Commission Secretary set the matter for a public hearing before the Planning
26 Commission instead.
- 27 5. Plot Plan Permit Findings. No plot plan permit application for a Rancho
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1 Community Event Facility shall be approved unless the following findings
2 are made:

3 a. The permit is consistent with the General Plan, any applicable specific
4 plan, and the zoning classification.

5 a. The Rancho Community Event Facility complies with the
6 requirements for approval for plot plan permits in accordance with
7 Section 18.30.C. of this ordinance.

8 b. The Rancho Community Event Facility complies with the Special
9 Findings set forth below in Section 19.1404.E. of this ordinance.

10 6. Plot Plan Permit Conditions. Plot plan permits shall be subject to all
11 conditions necessary or convenient to assure that the Rancho Community
12 Event Facility will satisfy the requirements of this Article and protect the
13 health, safety, or general welfare of the community.

14 D. CONDITIONAL USE PERMIT REQUIREMENTS.

15 1. Conditional Use Permit Required. Rancho Community Event Facilities
16 requiring the approval of a conditional use permit pursuant to this Article
17 shall comply with the provisions of Section 18.28 of this ordinance, except
18 as otherwise indicated in this Article.

19 2. California Environmental Quality Act. All Rancho Community Event
20 Facility conditional use permits are subject to the California Environmental
21 Quality Act.

22 3. Public Hearing Notice. Notice of the public hearing for the proposed Rancho
23 Community Event Facility shall be provided in compliance with state law and
24 pursuant to Section 1.7 of this ordinance, except as follows: mailed
25 notification shall be sent to all owners of real Property within 1,000 feet of
26 the exterior boundaries of the subject Property.

27 4. Public Hearing. A public hearing shall be held on the application for a
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1 conditional use permit for the Rancho Community Event Facility in
2 accordance with the provisions of Section 18.28 of this ordinance.

3 5. Conditional Use Permit Findings. No conditional use permit for a Rancho
4 Community Event Facility shall be approved unless the following findings
5 are made:

- 6 a. The permit is consistent with the General Plan, any applicable specific
7 plan, and the zoning classification.
- 8 b. The Rancho Community Event Facility complies with the findings in
9 Section 18.28.D. of this ordinance.
- 10 c. The Rancho Community Event Facility complies with the Special
11 Findings set forth below in Section 19.1404.E. of this ordinance.

12 6. Conditional Use Permit Conditions. Conditional use permits shall be subject
13 to all conditions necessary or convenient to assure that the Rancho
14 Community Event Facility will satisfy the requirements of this Article and
15 protects the health, safety, or general welfare of the community.

16 E. SPECIAL FINDINGS.

17 In addition to the findings required for plot plan permits or conditional use permits,
18 no land use entitlement shall be approved for a Rancho Community Event Facility
19 unless the following findings are made:

- 20 1. The Rancho Community Event Facility complies with the requirements of
21 this Article, which includes the following:
 - 22 a. Applicability, location and limitations, pursuant to Section 19.1401;
 - 23 b. Prohibited activities, pursuant to Section 19.1402;
 - 24 c. Site plan requirements in conformance with the Planning
25 Departments' checklist and approvals from the requisite County
26 departments, pursuant to Section 19.1404.B.1.;
 - 27 d. Regulations and development standards, pursuant to Section
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1 19.1405; and,

2 e. Event management plan requirements in conformance with the
3 Planning Departments' checklist and approvals from the requisite
4 County departments, pursuant to Sections 19.1404.B.2. and
5 19.1406.

6 2. The Rancho Community Event Facility is not located on a hazardous waste
7 site, including any site on the list compiled pursuant to Government Code
8 section 65962.5.

9 3. The Rancho Community Event Facility does not and is conditioned to not
10 contribute to any stormwater runoff or alter any drainage patterns that would
11 violate or contribute to a water quality violation.

12 4. The Rancho Community Event Facility is compatible with the existing land
13 uses on surrounding Properties based on the following factors:

14 a. The physical and operating characteristics of the proposed use;

15 b. The intensity of the proposed use compared to the density of the
16 surrounding area, including the size of the Property for the proposed
17 use compared to the size of the surrounding Properties;

18 c. The distance of the proposed use to sensitive uses on surrounding
19 Properties, including all types of housing, biologically sensitive
20 habitat, or important cultural/historical resources;

21 d. Compatibility with the Coachella Valley Multiple Species Habitat
22 Conservation Plan;

23 e. The type of sound anticipated by the proposed use (amplified music
24 or sound, non-amplified music or sound, or no music) and its
25 anticipated impact on surrounding Properties and sensitive uses,
26 including all types of housing, biologically sensitive habitat, or
27 important cultural/historical resources; and,
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1 f. The location of noise-producing activities, such as stages, party areas,
2 speakers, temporary tents, and dance floors, including whether such
3 activities may take place entirely within enclosed structures, partially
4 enclosed structures, or in outdoor areas and its anticipated impact on
5 surrounding Properties and sensitive uses, including all types of
6 housing, biologically sensitive habitat, or important cultural/historical
7 resources.

8 5. Any pending code enforcement action(s) on the Property related to the area
9 of the Property designated for the Rancho Community Event Facility has
10 been cured prior to or with the approval of a land use entitlement.

11 SECTION 19.1405. RANCHO COMMUNITY EVENT FACILITY REGULATIONS AND
12 DEVELOPMENT STANDARDS.

13 A. REGULATIONS.

14 The Rancho Community Event Facility shall comply with all applicable state and
15 local laws and regulations, including all Riverside County Ordinances.

16 B. DEVELOPMENT STANDARDS.

17 The Rancho Community Event Facility shall comply with the development
18 standards for the zoning classification in which the Rancho Community Event
19 Facility is located, except as otherwise required by this Section.

20 1. Setbacks. The following setbacks shall be maintained at all times for Rancho
21 Community Event Facilities:

22 a. Rancho Community Event Facilities shall not be located closer than
23 15 feet from a Property line, unless the Planning Director finds that
24 a greater distance is necessary to ensure compatibility with
25 surrounding properties and sensitive uses.

26 b. All buildings and structures, such as party canopy, stages, and dance
27 floors, must be identified on the site plan and shall abide by the
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1 setbacks required by this Article and any applicable County
2 ordinances and state laws and regulations, including the California
3 Building Code and California Fire Code.

4 2. Buildings, Structures, and Bodies of Water.

5 a. All temporary or permanent buildings, structures, or bodies of water
6 deeper than 18 inches that will be utilized for the Rancho
7 Community Event Facility must be permitted in compliance with all
8 applicable building safety laws, codes, and regulations, including,
9 but not limited to, Riverside County Ordinance No. 457, the
10 California Building Standards Code, and any requirements of the
11 American with Disabilities Act.

12 b. The remaining temporary or permanent buildings, structures, or
13 bodies of water deeper than 18 inches must sufficiently restrict
14 access to the attendees of the Rancho Community Event Facility.

15 3. Parking. The following parking standards shall apply to all Rancho
16 Community Event Facilities:

17 a. Attendee and Other Parking. Onsite parking must be sufficient to
18 accommodate all attendees and employees, independent contractors,
19 vendors, or their designees. No off-site parking for Rancho
20 Community Event Facilities shall be permitted.

21 b. Accessible Parking. Accessible parking shall accommodate persons
22 with disabilities, as follows:

23 1) Number of Spaces, Design Standards. Parking facilities shall
24 be properly designed, constructed, and maintained to provide
25 for accessible access from public rights-of-way, across
26 intervening parking spaces, and into Rancho Community
27 Event areas. The number, design, and standards of accessible
28

1 parking spaces shall be in compliance with all applicable
2 laws and regulations, including the California Building
3 Standards Code.

4 2) Reservation of Spaces Required. All required accessible
5 spaces shall be reserved for use by the disabled throughout
6 the life of the approved land use entitlement.

7 3) Fulfilling of Requirements. Accessible parking spaces shall
8 count toward fulfilling the total number of required parking
9 spaces.

10 SECTION 19.1406. RANCHO COMMUNITY EVENT FACILITY EVENT MANAGEMENT
11 PLAN

12 An event management plan with exhibit maps is required for all Rancho Community Event
13 Facilities in conformance with the Planning Department’s event management plan checklist and
14 shall include the following plans and operational requirements, which shall become conditions of
15 approval:

16 A. EVENT OPERATION.

17 An event operation plan is required as part of the event management plan and must
18 be approved by the Planning Department. Any Rancho Community Event Facility
19 shall comply with the following event operation requirements:

20 1. Size. Rancho Community Events shall not exceed the number of attendees
21 for the property size and land use entitlement, pursuant to Section
22 19.1404.A. of this ordinance.

23 2. Hours of Operation. Rancho Community Events shall comply with the
24 following requirements for hours of operation, including set-up and clean-
25 up:

26 a. Maximum operation of 12 hours per day;

27 b. All live music or amplified sound shall cease at 10:00 p.m.;

- 1 c. All outdoor lighting shall cease at 12:00 a.m.; and,
- 2 d. Rancho Community Event Facilities shall not operate between 12:00
- 3 a.m. and 6:00 a.m.
- 4 3. Location. Rancho Community Events shall be held primarily outdoors and
- 5 only within the area of the Property designated for the Rancho Community
- 6 Event Facilities, which is indicated on the site plan.
- 7 4. Onsite Signage. Any onsite signage for Rancho Community Event Facilities
- 8 shall comply with the provisions of Section 19.4 of this ordinance, subject
- 9 to the following limitations:
- 10 a. No more than one free-standing sign shall be permitted.
- 11 b. No signs shall have a digital display.
- 12 c. The maximum surface area of a sign shall not exceed 20 square feet.
- 13 d. The maximum height sign shall not exceed 6 feet.
- 14 5. Onsite Management.
- 15 a. The owner of the Rancho Community Event Facilities shall have an
- 16 authorized representative onsite at the underlying Property for the
- 17 duration of the Rancho Community Events, including set-up and
- 18 clean-up, who is responsible for ensuring that the holder of the event
- 19 complies with the requirements of this Article and all relevant
- 20 Riverside County Ordinances.
- 21 b. A copy of the approved event management plan for the Rancho
- 22 Community Event Facility shall remain onsite at the Property and
- 23 provided to the County upon request.
- 24 6. Ban on Overnight Stays. Overnight stays are prohibited at Rancho
- 25 Community Event Facilities.
- 26 7. Ban on Pyrotechnics or Fireworks. No pyrotechnics or fireworks of any kind
- 27 are permitted at Rancho Community Event Facilities.
- 28

1 8. Ban on Outdoor Fire Pits. No outdoor fire pit areas are permitted at Rancho
2 Community Event Facilities. Propane or gas powered commercially
3 produced heating devices are permissible so long as they are turned off as
4 soon as they are no longer in use or by 10:00 p.m., whichever is earlier.

5 B. NOISE CONTROL.

6 A noise mitigation plan is required as part of the event management plan and must be
7 approved by the Planning Department. Rancho Community Event Facilities shall
8 comply with noise regulations set forth in Riverside County Ordinance No. 847.

9 C. DUST CONTROL.

10 A dust mitigation plan is required as part of the event management plan and must
11 be approved by the County Planning Department. Fugitive dust shall be minimized
12 by reducing vehicle speeds on driveways and parking areas. During visibly dry
13 conditions, the application of water or other approved dust palliative shall be
14 required.

15 D. LIGHTING.

16 A lighting mitigation plan is required as part of the event management plan and
17 must be approved by the Planning Department. Lighting for Rancho Community
18 Event Facilities shall comply with all County ordinances and the following
19 requirements:

- 20 1. All outdoor lighting associated with the Rancho Community Event Facility
21 shall cease at 12:00 a.m.
- 22 2. All outdoor lighting shall be focused, directed, or arranged to prevent glare
23 or direct illumination outside the Property line or on any streets or the public
24 right-of-way.

25 E. WASTE AND WATER.

- 26 1. Solid Waste/Trash Service. A plan for solid waste/trash service is required
27 as part of the event management plan and must be approved by the County
28

1 Environmental Health Department.

2 2. Liquid Waste Disposal. A plan for liquid waste disposal is required as part
3 of the event management plan and must be approved by the County
4 Environmental Health Department. Rancho Community Event Facilities
5 shall obtain all required permits an onsite sewage disposal or sewer service
6 connection necessary to accommodate all Rancho Community Events to the
7 satisfaction of the County Environmental Health Department. Portable
8 Toilet Facilities may be utilized when operated in compliance with
9 Riverside County Resolution No. 91-474 and the requirements of the
10 County Environmental Health Department.

11 3. Potable Water. A plan for potable water is required as part of the event
12 management plan and must be approved by the County Environmental
13 Health Department.

14 F. FOOD SERVICE OPERATION.

15 1. A food service operation plan is required as part of the event management
16 plan and must be approved by the County Environmental Health Department.

17 2. All food vendors/facilities shall obtain and maintain the required licenses
18 and permits and operate at all times in compliance with applicable state and
19 local laws and regulations, including the California Department of
20 Alcoholic Beverage Control.

21 a. Exception: When food is excluded from the Rancho Community
22 Event Facility contract, the customer may supply their own food for
23 the related Rancho Community Event.

24 3. No cooking shall occur onsite without the requisite licenses, permits and
25 approvals from all required County departments.

26 G. TRAFFIC MANAGEMENT AND CONTROL.

1 A traffic management plan is required as part of the event management plan and must
2 be approved by the Transportation Department. A traffic control plan also be required
3 in the discretion of the Transportation Department. The traffic management and
4 control plans must conform to the requirements of Riverside County Ordinance No.
5 787 and all of the following:

- 6 1. Ensure an orderly and safe arrival, parking, and departure of all vehicles;
- 7 2. Ensure traffic will not queue in a manner that blocks private easements or
8 roads, County roads, intersections, private driveways, or access to
9 neighboring properties;
- 10 3. Provide adequate ingress and egress for all vehicles, including emergency
11 vehicles to the satisfaction of the Riverside County Fire Department and
12 Transportation Department;
- 13 4. Provide the location of all temporary directional signs on any driveway
14 entrance and within parking lots to ensure the orderly flow of traffic; and,
- 15 5. No directional signs shall be placed within the County right-of-way, pursuant
16 to Riverside County Ordinance No. 679.4.

17 H. FIRE PROTECTION/EMERGENCY MEDICAL SERVICES PLAN.

- 18 1. A fire protection/emergency medical services plan is required as part of the
19 event management plan and must be approved by the County Fire
20 Department.
- 21 2. The fire protection/emergency medical services plan must include, but is not
22 limited to, the following topics: access for medical personnel, fire apparatus
23 access, portable fire extinguishers, tents, stages, generators and other internal
24 combustion power sources, and food trucks.
- 25 3. No cooking shall occur onsite without the requisite licenses, permits and
26 approvals from all required County departments.

1 SECTION 19.1407. PERMIT REVOCATION OR MODIFICATION.

2 Any approved plot plan permit or conditional use permit for a Rancho Community Event Facility
3 may be revoked in accordance with the procedures of Section 18.31 of this ordinance.

4 SECTION 19.1408. COMPLAINTS.

5 Any complaints related to Rancho Community Event Facility properties and compliance with this
6 ordinance may be filed with the Riverside County Planning Department or Riverside County Code
7 Enforcement Department. The County may pursue all administrative, legal, and equitable remedies
8 for failure to comply with the requirements of this Article.”

9 Section 2. A new Section 21.59j is added to Article XXI of Ordinance No. 348 to read as
10 follows:

11 “SECTION 21.59j. PRIVATE EVENT.

12 An event that is not open to the public, attendees must register in advance, and no walk-ins are
13 allowed.”

14 Section 3. A new Section 21.59k. is added to Article XXI of Ordinance No. 348 to read as
15 follows:

16 “SECTION 21.59k. PROPERTY.

17 A legal lot or parcel.”

18 Section 4. A new Section 21.61. is added to Article XXI of Ordinance No. 348 to read as
19 follows:

20 “SECTION 21.61. RANCHO COMMUNITY EVENT.

21 A primarily outdoor Private Event held at a permitted Rancho Community Event Facility for the
22 community to gather for the common purpose of an anniversary, celebration, ceremony, wedding
23 ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday
24 party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event.”

25 Section 5. A new Section 21.61a. is added to Article XXI of Ordinance No. 348 to read as
26 follows:

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"SECTION 21.61a. RANCHO COMMUNITY EVENT FACILITY.

A facility that is permitted to hold Rancho Community Events within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan."

Section 6. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

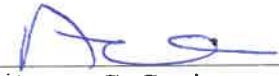
By: _____
Chairman, Board of Supervisors

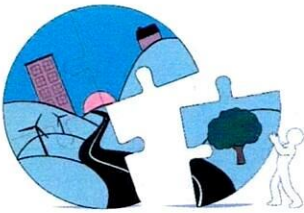
ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
June 18, 2024

By: 
Aaron C. Gettis
Chief Deputy County Counsel



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: June 25, 2024

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Sarah K. Moore)

MinuteTraq #:

Project Description:

CHANGE OF ZONE NO. 2100127 - Amendment to Ordinance No. 348 for Rancho Community Event Facilities – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Western and Eastern Coachella Valley Area Plans – REQUEST: Change of Zone No. 2100127 is an amendment to Riverside County's Ordinance No. 348 (Land Use), to include Rancho Community Event Facilities as an allowed use in A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zoning classifications with a plot plan or a conditional use permit for private events held primarily outdoors. The ordinance amendment creates a permitting process and operating parameters and also includes requirements for minimum lot size, minimum agricultural use and date palm planting, maximum number of attendees, and development standards. A Rancho Community Event Facility is limited to being located only within the Western and Eastern Coachella Valley Area Plan boundaries. District 4 – Contact: email Planning Department at RanchoCommunityEvents@rivco.org

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspapers: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (Press Enterprise & Desert Sun) |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA Exempt |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper(s) used by Planning Department for Notice of Hearing:
(Press Enterprise & Desert Sun Newspapers)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

June 11, 2024

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: CZ2100127

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, June 15, 2024.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY A. RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE ASSOCIATED WITH A CHANGE OF ZONE, COUNTYWIDE & SUMMARY OF ORDINANCE NO. 348.5018 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.5018 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 25, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 2100127**.

In summary, this amendment to Ordinance No. 348.5018, associated with Change of Zone No. 2100127, is an amendment to add Article XIXp which creates permitting requirements for a new land use called Rancho Community Event Facilities ("Ranchos"). Ranchos are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. Ranchos will only be allowed on properties located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. Ranchos shall be permitted only when the property has an ongoing agricultural use which meets the following requirement: a total of forty percent (40%) of the property shall be utilized for agricultural crops with at least 20% planted with date palms. Ranchos will be allowed to seek a discretionary land use entitlement (plot plan permit or conditional use permit) subject to specific locations, property characteristics, and operational requirements, including an event management plan. **CHANGE OF ZONE NO. 2100127 - Amendment to Ordinance No. 348 for Rancho Community Event Facilities** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside. District. 4. Ordinance No. 348.5018 would take effect 30 days after its adoption.

The Planning Commission recommends that the Board of Supervisors **Find that the proposed amendment is exempt from CEQA and Approved Change of Zone No. 2100127.**

On May 15, 2024 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT SARAH K. MOORE, PLANNER, AT (951) 955- 3200 OR EMAIL SARMOORE@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 11, 2024

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on June 11, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CZ2100127

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: June 25, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: June 11, 2024
Cindy Fernandez



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-165069

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202400647
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-165069
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 06/12/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400647	
PROJECT TITLE CHANGE OF ZONE NO. 2100127		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET FIRST FLOOR,	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____
 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

 Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$0.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE <i>X Isabel Tejada</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejada
-------------------------------------	---



Lead Agency: Clerk of the Board of Supervisors
ATTN: Cindy Fernandez
Address: 4080 Lemon Street, First Floor
Riverside, CA 92501

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400647
06/12/2024 03:09 PM Fee: \$ 0.00
Page 1 of 2

Removed: By: Deputy


Project Title

CHANGE OF ZONE NO. 2100127

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF PUBLIC HEARING

Notes

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE ASSOCIATED WITH A CHANGE OF ZONE, COUNTYWIDE & SUMMARY OF ORDINANCE NO. 348.5018 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING

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NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 25, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 2100127**.

In summary, this amendment to Ordinance No. 348.5018, associated with Change of Zone No. 2100127, is an amendment to add Article XIXp which creates permitting requirements for a new land use called Rancho Community Event Facilities ("Ranchos"). Ranchos are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. Ranchos will only be allowed on properties located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. Ranchos shall be permitted only when the property has an ongoing agricultural use which meets the following requirement: a total of forty percent (40%) of the property shall be utilized for agricultural crops with at least 20% planted with date palms. Ranchos will be allowed to seek a discretionary land use entitlement (plot plan permit or conditional use permit) subject to specific locations, property characteristics, and operational requirements, including an event management plan. **CHANGE OF ZONE NO. 2100127 - Amendment to Ordinance No. 348 for Rancho Community Event Facilities** – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside. District. 4. Ordinance No. 348.5018 would take effect 30 days after its adoption.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT SARAH K. MOORE, PLANNER, AT (951) 955- 3200 OR EMAIL SARMOORE@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 11, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

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neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011674835
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 06/15/2024
Total Amount: \$718.54
Payment Amount: \$0.00
Amount Due: \$718.54
Notice ID: pjleyshYGs7Jqv3zqeBL
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE ASSOCIATED WITH A CHANGE OF ZONE, COUNTYWIDE & SUMMARY OF ORDINANCE NO. 348.5018 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.5018 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California. NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, June 25, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommended approval of Change of Zone No. 2100127. In summary, this amendment to Ordinance No. 348.5018, associated with Change of Zone No. 2100127, is an amendment to add Article XIXp which creates permitting requirements for a new land use called Rancho Community Event Facilities ("Ranchos"). Ranchos are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. Ranchos will only be allowed on properties located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones

THE PRESS-ENTERPRISE

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The Press-Enterprise
3512 14 Street
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County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

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FILE NO. 0011674835

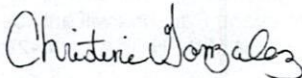
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/15/2024

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: June 15, 2024.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN ORDINANCE ASSOCIATED WITH A CHANGE OF ZONE, COUNTYWIDE & SUMMARY OF ORDINANCE NO. 348.5018 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATED TO ZONING

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 348.5018 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, June 25, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommended approval of **Change of Zone No. 2100127.**

In summary, this amendment to Ordinance No. 348.5018, associated with Change of Zone No. 2100127, is an amendment to add Article XIXp which creates permitting requirements for a new land use called Rancho Community Event Facilities ("Ranchos"). Ranchos are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. Ranchos will only be allowed on properties located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. Ranchos shall be permitted only when the property has an ongoing agricultural use which meets the following requirement: a total of forty percent (40%) of the property shall be utilized for agricultural crops with at least 20% planted with date palms. Ranchos will be allowed to seek a discretionary land use entitlement (plot plan permit or conditional use permit) subject to specific locations, property characteristics, and operational requirements, including an event management plan. **CHANGE OF ZONE NO. 2100127 - Amendment to Ordinance No. 348 for Rancho Community Event Facilities - Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA**

Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside, District. 4. Ordinance No. 348.5018 would take effect 30 days after its adoption.

By: Cindy Fernandez, Clerk of the Board Assistant

The Press-Enterprise
Published: 6/15/24

The Planning Commission recommends that the Board of Supervisors **Find that the proposed amendment is exempt from CEQA and Approved Change of Zone No. 2100127.**

On May 15, 2024 the Planning Commission approved staff recommendation to the Board of Supervisors by a vote of 5-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT SARAH K. MOORE, PLANNER, AT (951) 955-3200 OR EMAIL SARMOORE@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: June 11, 2024
Kimberly A. Rector, Clerk of the Board

AFFIDAVIT OF PUBLICATION

Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

07/03/2024

and that the fees charged are legal.
Sworn to and subscribed before on 07/03/2024



Legal Clerk



Notary, State of WI, County of Brown

My commission expires 1-7-25

Publication Cost:	\$2485.71	
Tax Amount:	\$0.00	
Payment Cost:	\$2485.71	
Order No:	10326633	# of Copies:
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PO #:	NO. 348.5018	

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Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

BOARD OF SUPERVISORS
OF THE COUNTY OF
RIVERSIDE, STATE OF
CALIFORNIA
ORDINANCE NO. 348,5018
AN ORDINANCE OF THE
COUNTY OF RIVERSIDE
AMENDING
ORDINANCE NO. 348
RELATED TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Article XIXp of Ordinance No. 348 is added to Ordinance No. 348 to read as follows:

"Article XIXp RANCHO COMMUNITY EVENT FACILITIES
SECTION 19.1400. FINDINGS AND PURPOSE.

The purpose of this Article is to protect the public health, safety, and general welfare, in compliance with State law, by providing regulations and establishing standards for Rancho Community Event Facilities conducted on date palm and agriculture farms in the unincorporated areas of the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. It is reported that more than 90 percent of the dates produced in the United States are grown in the Coachella Valley. According to the Riverside County Agricultural Commissioner's 2022 Crop Report, Riverside County was ranked 14th in 2021 for total value of agricultural production by county in California. The report also lists Coachella Valley as contributing nearly 58% of the valuation for total agricultural crops for the entire Riverside County area.

The intent of this Article is to establish permitting requirements for Rancho Community Event Facilities in order to support the heritage of the community and residents and unique date palms and other agriculture of the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan and contribute to the local economy. The intent is also to balance and protect neighborhood character and minimize the potential for negative impacts on communities and the environment, such as noise, trash, parking, and traffic, while establishing land use regulations for Rancho Community Event Facilities, which are primarily hosted outdoor events, such as anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event.

Therefore, the Board of Supervisors has enacted the following provisions to regulate and control, in a content neutral manner, Rancho Community Event Facilities that are conducted in the unincorporated areas of the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan of the County of Riverside, as designated in the Riverside County Comprehensive General Plan. This Article establishes a permit process and standards for the zoning, development, and operation of Rancho Community Event

Facilities which shall be deemed a secondary and accessory use to the ongoing agriculture use of the Property for date palm and other agricultural crops. These provisions are necessary to reduce impacts to surrounding properties so that Rancho Community Event Facilities do not result in an incompatible land use.

SECTION 19.1401. APPLICABILITY, LOCATION, AND LIMITATIONS.

A. APPLICABILITY.

This Article only applies to Rancho Community Event Facilities, not public events, commercial events, or Temporary Events. Rancho Community Event Facilities may be used in conjunction with an approved Short Term Rental or Temporary Event, if separately approved under the provisions of this Ordinance or Ordinance No. 927, as applicable.

B. PERMITTED ZONING.

Rancho Community Event Facilities shall be permitted only on Property located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan.

C. AGRICULTURAL USE.

1. Rancho Community Event Facilities shall be permitted only when the Property has an ongoing agricultural use which meets the following requirement: a total of 40% of the Property shall be utilized for agricultural crops with at least 20% planted with date palms. Buildings or structures related to the use in furtherance of the required agricultural use may count towards the total of 40%. This agricultural use requirement must be verified by the County prior to the issuance of a certificate of occupancy or final inspection, whichever occurs sooner. Rancho Community Event Facilities shall be deemed a secondary or accessory use to the ongoing agricultural use, subject to the following requirements:

a. Rancho Community Events shall not interfere with agricultural use of the Property; and,

b. Rancho Community Events shall not convert agricultural areas of the Property to an alternative use for the purpose of developing or expanding a Rancho Community Event Facility.

2. Rancho Community Event Facilities shall not be permitted when the underlying Property is under a conservation easement or a land conservation contract pursuant to the Williamson Act.

SECTION 19.1402. PROHIBITED ACTIVITIES.

A. Rancho Community Event Facilities are prohibited within any of the following locations:

1. All areas of the unincorporated areas of Riverside County, except within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan;

2. Properties that do not have an ongoing agricultural use meeting the requirements of Section 19.401.C.;

3. Vacant Property; and
4. Property that does not meet the zoning and size requirements of Section 19.1404.A. of this ordinance. A Rancho Community Event Facility shall not be allowed to operate on multiple Properties, unless a parcel merger is approved by the County.

B. Any Rancho Community Event Facility activity that is not expressly provided for in an approved plot plan permit or conditional use permit is prohibited and is hereby declared a public nuisance.

SECTION 19.1403. EXEMPTIONS.

The following activities shall be exempt from the provisions of this Section and not require approval of a land use permit for Rancho Community Event Facilities:

A. Temporary Events and exemptions to Temporary Events provided for under Article XIXa of this ordinance.

B. Event uses that are accessory or secondary to an active residential use of the Property and held by the Property owner or onsite resident, including private parties, gatherings, and other similar activities, and are not based on a financial arrangement with the Rancho Community Event Facility.

SECTION 19.1404. PUBLIC HEARING AND PERMIT REQUIREMENTS.

A. LAND USE ENTITLEMENT REQUIRED.

All Rancho Community Event Facilities require approval of a plot plan permit or conditional use permit in accordance with the requirements of this Article.

1. The following uses are permitted with approval of a plot plan permit:

a. Within the A-1, A-2, M-SC, M-M, M-H, and W-2 zones, Rancho Community Event Facilities hosting:

1) Rancho Community Events of up to 200 attendees require a Property size of 4.5 gross acres or greater.

2) Rancho Community Events of up to 300 attendees require a Property size of 7.5 gross acres or greater.

b. Within the R-A zone, Rancho Community Event Facilities hosting:

1) Rancho Community Events of up to 200 attendees require a Property size of 10 gross acres or greater.

2) Rancho Community Events of up to 300 attendees require a property size of 15 gross acres or greater.

2. The following uses are permitted with approval of a conditional use permit:

a. Within the A-1, A-2, M-SC, M-M, M-H, and W-2 zones, Rancho Community Event Facilities hosting Rancho Community Events of up to 500 attendees require a Property of 20 gross acres or greater in size.

b. Within the R-A zone, Rancho Community Event Facilities hosting Rancho Community Events of up to 400 attendees require a Property of 20 gross acres or greater in size.

B. APPLICATION REQUIREMENTS.

An application for a plot plan permit or conditional use permit for a Rancho Community Event Facility shall be made to the Planning Director on the forms provided by

the Planning Department and shall be accompanied by an initial payment of the deposit based fees set forth in Riverside County Ordinance No. 671. All applications for Rancho Community Event Facilities conform to the Planning Department's submittal documents checklist for Rancho Community Event Facilities, which includes, but is not limited to, the following:

1. Site Plan. The applicant shall provide a detailed site plan and exhibit map that conforms to the Planning Department's site plan checklist for Rancho Community Event Facilities and includes, but is not limited to, the following information:

a. A description of all current and proposed uses at the Property;

b. The zoning classification and maximum guest count of the Rancho Community Event Facility pursuant to Section 19.1404.A.;

c. The area of the Property dedicated to the required agricultural use pursuant to Section 19.1401.C. of this ordinance;

d. The area of the Property dedicated to the Rancho Community Event Facility and, within that area, the location and distance of all structures and uses, including the portion of the Property proposed for the Rancho Community Event Facility, to the nearest sensitive uses on surrounding Properties, which includes all types of housing, biologically sensitive habitat, or important cultural/historical resources.

2. Event Management Plan. The applicant shall provide a detailed event management plan and exhibit maps that conforms to the Planning Department's event management plan checklist for Rancho Community Event Facilities and Section 19.1406 of this ordinance.

C. PLOT PLAN REQUIREMENTS.

1. Plot Plan Required. Rancho Community Event Facilities requiring approval of a plot plan permit pursuant to this Article shall comply with the provisions of Section 18.30 of this ordinance, except as otherwise indicated in this Article.

2. California Environmental Quality Act. All Rancho Community Event Facility plot plan permits are subject to the California Environmental Quality Act.

3. Public Notice. Notification of the proposed Rancho Community Event Facility shall be provided pursuant to Section 1.7 of this ordinance, except as follows: mailed notification shall be sent to all owners of real Property within 1,000 feet of the exterior boundaries of the subject Property.

4. Public Hearing. A public hearing shall be held on the application for a plot plan permit for the Rancho Community Event Facility in accordance with the provisions of Section 18.30 of this ordinance. However, at the sole discretion of the Planning Director, the Planning Director may request the Planning Commission Secretary set the matter for a public hearing before the Planning Commission instead.

5. Plot Plan Permit Findings. No plot plan permit

application for a Rancho Community Event Facility shall be approved unless the following findings are made:

a. The permit is consistent with the General Plan, any applicable specific plan, and the zoning classification.

a. The Rancho Community Event Facility complies with the requirements for approval for plot plan permits in accordance with Section 18.30.C. of this ordinance.

b. The Rancho Community Event Facility complies with the Special Findings set forth below in Section 19.1404.E. of this ordinance.

6. Plot Plan Permit Conditions. Plot plan permits shall be subject to all conditions necessary or convenient to assure that the Rancho Community Event Facility will satisfy the requirements of this Article and protect the health, safety, or general welfare of the community.

D. CONDITIONAL USE PERMIT REQUIREMENTS.

1. Conditional Use Permit Required. Rancho Community Event Facilities requiring the approval of a conditional use permit pursuant to this Article shall comply with the provisions of Section 18.28 of this ordinance, except as otherwise indicated in this Article.

2. California Environmental Quality Act. All Rancho Community Event Facility conditional use permits are subject to the California Environmental Quality Act.

3. Public Hearing Notice. Notice of the public hearing for the proposed Rancho Community Event Facility shall be provided in compliance with state law and pursuant to Section 1.7 of this ordinance, except as follows: mailed notification shall be sent to all owners of real Property within 1,000 feet of the exterior boundaries of the subject Property.

4. Public Hearing. A public hearing shall be held on the application for a conditional use permit for the Rancho Community Event Facility in accordance with the provisions of Section 18.28 of this ordinance.

5. Conditional Use Permit Findings. No conditional use permit for a Rancho Community Event Facility shall be approved unless the following findings are made:

a. The permit is consistent with the General Plan, any applicable specific plan, and the zoning classification.

b. The Rancho Community Event Facility complies with the findings in Section 18.28.D. of this ordinance.

c. The Rancho Community Event Facility complies with the Special Findings set forth below in Section 19.1404.E. of this ordinance.

6. Conditional Use Permit Conditions. Conditional use permits shall be subject to all conditions necessary or convenient to assure that the Rancho Community Event Facility will satisfy the requirements of this Article and protects the health, safety, or general welfare of the community.

E. SPECIAL FINDINGS.

In addition to the findings required for plot plan permits or conditional use permits, no land use entitlement shall be approved for a Rancho Community Event Facility unless the following findings are made:

1. The Rancho Community Event Facility complies with the requirements of this Article, which includes the following:
 - a. Applicability, location and limitations, pursuant to Section 19.1401;
 - b. Prohibited activities, pursuant to Section 19.1402;
 - c. Site plan requirements in conformance with the Planning Departments' checklist and approvals from the requisite County departments, pursuant to Section 19.1404.B.1.;
 - d. Regulations and development standards, pursuant to Section 19.1405; and,
 - e. Event management plan requirements in conformance with the Planning Departments' checklist and approvals from the requisite County departments, pursuant to Sections 19.1404.B.2. and 19.1406.
2. The Rancho Community Event Facility is not located on a hazardous waste site, including any site on the list compiled pursuant to Government Code section 65962.5.
3. The Rancho Community Event Facility does not and is conditioned to not contribute to any stormwater runoff or alter any drainage patterns that would violate or contribute to a water quality violation.
4. The Rancho Community Event Facility is compatible with the existing land uses on surrounding Properties based on the following factors:
 - a. The physical and operating characteristics of the proposed use;
 - b. The intensity of the proposed use compared to the density of the surrounding area, including the size of the Property for the proposed use compared to the size of the surrounding Properties;
 - c. The distance of the proposed use to sensitive uses on surrounding Properties, including all types of housing, biologically sensitive habitat, or important cultural/historical resources;
 - d. Compatibility with the Coachella Valley Multiple Species Habitat Conservation Plan;
 - e. The type of sound anticipated by the proposed use (amplified music or sound, non-amplified music or sound, or no music) and its anticipated impact on surrounding Properties and sensitive uses, including all types of housing, biologically sensitive habitat, or important cultural/historical resources; and,
 - f. The location of noise-producing activities, such as stages, party areas, speakers, temporary tents, and dance floors, including whether such activities may take place entirely within enclosed structures, partially enclosed structures, or in outdoor areas and its anticipated impact on surrounding Properties and sensitive uses, including all types of housing, biologically sensitive habitat, or important cultural/historical resources.
5. Any pending code enforcement action(s) on the Property related to the area of the Property designated for the Rancho Community Event Facility has been cured prior to or with the approval of a land use entitlement.

SECTION 19.1405. RANCHO
COMMUNITY EVENT
FACILITY REGULATIONS
AND DEVELOPMENT
STANDARDS.

A. REGULATIONS.

The Rancho Community Event Facility shall comply with all applicable state and local laws and regulations, including all Riverside County Ordinances.

B. DEVELOPMENT STANDARDS.

The Rancho Community Event Facility shall comply with the development standards for the zoning classification in which the Rancho Community Event Facility is located, except as otherwise required by this Section.

1. Setbacks. The following setbacks shall be maintained at all times for Rancho Community Event Facilities:

a. Rancho Community Event Facilities shall not be located closer than 15 feet from a Property line, unless the Planning Director finds that a greater distance is necessary to ensure compatibility with surrounding properties and sensitive uses.

b. All buildings and structures, such as party canopy, stages, and dance floors, must be identified on the site plan and shall abide by the setbacks required by this Article and any applicable County ordinances and state laws and regulations, including the California Building Code and California Fire Code.

2. Buildings, Structures, and Bodies of Water.

a. All temporary or permanent buildings, structures, or bodies of water deeper than 18 inches that will be utilized for the Rancho Community Event Facility must be permitted in compliance with all applicable building safety laws, codes, and regulations, including, but not limited to, Riverside County Ordinance No. 457, the California Building Standards Code, and any requirements of the American with Disabilities Act.

b. The remaining temporary or permanent buildings, structures, or bodies of water deeper than 18 inches must sufficiently restrict access to the attendees of the Rancho Community Event Facility.

3. Parking. The following parking standards shall apply to all Rancho Community Event Facilities:

a. Attendee and Other Parking. Onsite parking must be sufficient to accommodate all attendees and employees, independent contractors, vendors, or their designees. No off-site parking for Rancho Community Event Facilities shall be permitted.

b. Accessible Parking. Accessible parking shall accommodate persons with disabilities, as follows:

1) Number of Spaces, Design Standards. Parking facilities shall be properly designed, constructed, and maintained to provide for accessible access from public rights-of-way, across intervening parking spaces, and into Rancho Community Event areas. The number, design, and standards of accessible parking spaces shall be in compliance with all applicable laws and regulations, including the California Building Standards Code.

2) Reservation of Spaces Required. All required accessible spaces shall be

reserved for use by the disabled throughout the life of the approved land use entitlement.

3) Fulfilling of Requirements. Accessible parking spaces shall count toward fulfilling the total number of required parking spaces.

SECTION 19.1406. RANCHO COMMUNITY EVENT FACILITY MANAGEMENT PLAN

An event management plan with exhibit maps is required for all Rancho Community Event Facilities in conformance with the Planning Department's event management plan checklist and shall include the following plans and operational requirements, which shall become conditions of approval:

A. EVENT OPERATION.

An event operation plan is required as part of the event management plan and must be approved by the Planning Department. Any Rancho Community Event Facility shall comply with the following event operation requirements:

1. Size. Rancho Community Events shall not exceed the number of attendees for the property size and land use entitlement, pursuant to Section 19.1404.A. of this ordinance.

2. Hours of Operation. Rancho Community Events shall comply with the following requirements for hours of operation, including set-up and clean-up:

a. Maximum operation of 12 hours per day;

b. All live music or amplified sound shall cease at 10:00 p.m.;

c. All outdoor lighting shall cease at 12:00 a.m.; and,

d. Rancho Community Event Facilities shall not operate between 12:00 a.m. and 6:00 a.m.

3. Location. Rancho Community Events shall be held primarily outdoors and only within the area of the Property designated for the Rancho Community Event Facilities, which is indicated on the site plan.

4. Onsite Signage. Any onsite signage for Rancho Community Event Facilities shall comply with the provisions of Section 19.4 of this ordinance, subject to the following limitations:

a. No more than one free-standing sign shall be permitted.

b. No signs shall have a digital display.

c. The maximum surface area of a sign shall not exceed 20 square feet.

d. The maximum height sign shall not exceed 6 feet.

5. Onsite Management.

a. The owner of the Rancho Community Event Facilities shall have an authorized representative onsite at the underlying Property for the duration of the Rancho Community Events, including set-up and clean-up, who is responsible for ensuring that the holder of the event complies with the requirements of this Article and all relevant Riverside County Ordinances.

b. A copy of the approved event management plan for the Rancho Community Event Facility shall remain onsite at the Property and provided to the County upon request.

6. Ban on Overnight Stays. Overnight stays are prohib-

ited at Rancho Community Event Facilities.

7. Ban on Pyrotechnics or Fireworks. No pyrotechnics or fireworks of any kind are permitted at Rancho Community Event Facilities.

8. Ban on Outdoor Fire Pits. No outdoor fire pit areas are permitted at Rancho Community Event Facilities. Propane or gas powered commercially produced heating devices are permissible so long as they are turned off as soon as they are no longer in use or by 10:00 p.m., whichever is earlier.

B. NOISE CONTROL.

A noise mitigation plan is required as part of the event management plan and must be approved by the Planning Department.

Rancho Community Event Facilities shall comply with noise regulations set forth in Riverside County Ordinance No. 847.

C. DUST CONTROL.

A dust mitigation plan is required as part of the event management plan and must be approved by the County Planning Department. Fugitive dust shall be minimized by reducing vehicle speeds on driveways and parking areas. During visibly dry conditions, the application of water or other approved dust palliative shall be required.

D. LIGHTING.

A lighting mitigation plan is required as part of the event management plan and must be approved by the Planning Department. Lighting for Rancho Community Event Facilities shall comply with all County ordinances and the following requirements:

1. All outdoor lighting associated with the Rancho Community Event Facility shall cease at 12:00 a.m.

2. All outdoor lighting shall be focused, directed, or arranged to prevent glare or direct illumination outside the Property line or on any streets or the public right-of-way.

E. WASTE AND WATER.

1. Solid Waste/Trash Service. A plan for solid waste/trash service is required as part of the event management plan and must be approved by the County Environmental Health Department.

2. Liquid Waste Disposal. A plan for liquid waste disposal is required as part of the event management plan and must be approved by the County Environmental Health Department. Rancho Community Event Facilities shall obtain all required permits an onsite sewage disposal or sewer service connection necessary to accommodate all Rancho Community Events to the satisfaction of the County Environmental Health Department. Portable Toilet Facilities may be utilized when operated in compliance with Riverside County Resolution No. 91-474 and the requirements of the County Environmental Health Department.

3. Potable Water. A plan for potable water is required as part of the event management plan and must be approved by the County Environmental Health Department.

F. FOOD SERVICE OPERATION.

1. A food service operation plan is required as part of the event management plan and must be approved by the

County Environmental Health Department.

2. All food vendors/facilities shall obtain and maintain the required licenses and permits and operate at all times in compliance with applicable state and local laws and regulations, including the California Department of Alcoholic Beverage Control.

a. Exception: When food is excluded from the Rancho Community Event Facility contract, the customer may supply their own food for the related Rancho Community Event.

3. No cooking shall occur onsite without the requisite licenses, permits and approvals from all required County departments.

G. TRAFFIC MANAGEMENT AND CONTROL.

A traffic management plan is required as part of the event management plan and must be approved by the Transportation Department. A traffic control plan also be required in the discretion of the Transportation Department. The traffic management and control plans must conform to the requirements of Riverside County Ordinance No. 787 and all of the following:

1. Ensure an orderly and safe arrival, parking, and departure of all vehicles;

2. Ensure traffic will not queue in a manner that blocks private easements or roads, County roads, intersections, private driveways, or access to neighboring properties;

3. Provide adequate ingress and egress for all vehicles, including emergency vehicles to the satisfaction of the Riverside County Fire Department and Transportation Department;

4. Provide the location of all temporary directional signs on any driveway entrance and within parking lots to ensure the orderly flow of traffic; and,

5. No directional signs shall be placed within the County right-of-way, pursuant to Riverside County Ordinance No. 679.4.

H. FIRE PROTECTION/EMERGENCY MEDICAL SERVICES PLAN.

1. A fire protection/emergency medical services plan is required as part of the event management plan and must be approved by the County Fire Department.

2. The fire protection/emergency medical services plan must include, but is not limited to, the following topics: access for medical personnel, fire apparatus access, portable fire extinguishers, tents, stages, generators and other internal combustion power sources, and food trucks.

3. No cooking shall occur onsite without the requisite licenses, permits and approvals from all required County departments.

SECTION 19.1407. PERMIT REVOCATION OR MODIFICATION.

Any approved plot plan permit or conditional use permit for a Rancho Community Event Facility may be revoked in accordance with the procedures of Section 18.31 of this ordinance.

SECTION 19.1408. COMPLAINTS.

Any complaints related to Rancho Community Event

Facility properties and compliance with this ordinance may be filed with the Riverside County Planning Department or Riverside County Code Enforcement Department. The County may pursue all administrative, legal, and equitable remedies for failure to comply with the requirements of this Article."

Section 2. A new Section 21.59j is added to Article XXI of Ordinance No. 348 to read as follows:

"SECTION 21.59j. PRIVATE EVENT.

An event that is not open to the public, attendees must register in advance, and no walk-ins are allowed."

Section 3. A new Section 21.59k. is added to Article XXI of Ordinance No. 348 to read as follows:

"SECTION 21.59k. PROPERTY.

A legal lot or parcel."

Section 4. A new Section 21.61. is added to Article XXI of Ordinance No. 348 to read as follows:

"SECTION 21.61. RANCHO COMMUNITY EVENT.

A primarily outdoor Private Event held at a permitted Rancho Community Event Facility for the community to gather for the common purpose of an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event."

Section 5. A new Section 21.61a. is added to Article XXI of Ordinance No. 348 to read as follows:

"SECTION 21.61a. RANCHO COMMUNITY EVENT FACILITY.

A facility that is permitted to hold Rancho Community Events within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan."

Section 6. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on June 25, 2024, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

Published: July 3, 2024

1 ORDINANCE NO. 348.YYY

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

3 ORDINANCE NO. 348 RELATED TO ZONING

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1. Article XIXp of Ordinance No. 348 is added to Ordinance No. 348 to read as follows:

7 “Article XIXp RANCHO COMMUNITY EVENT FACILITIES

8 SECTION 19.1400. FINDINGS AND PURPOSE.

9 The purpose of this Article is to protect the public health, safety, and general welfare, in compliance
10 with State law, by providing regulations and establishing standards for Rancho Community Event Facilities
11 conducted on date palm and agriculture farms in the unincorporated areas of the Western Coachella Valley
12 Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive
13 General Plan. It is reported that more than 90 percent of the dates produced in the United States are grown
14 in the Coachella Valley. According to the Riverside County Agricultural Commissioner’s 2022 Crop
15 Report, Riverside County was ranked 14th in 2021 for total value of agricultural production by county in
16 California. The report also lists Coachella Valley as contributing nearly 58% of the valuation for total
17 agricultural crops for the entire Riverside County area.

18 The intent of this Article is to establish permitting requirements for Rancho Community Event
19 Facilities in order to support the heritage of the community and residents and unique date palms and other
20 agriculture of the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan and
21 contribute to the local economy. The intent is also to balance and protect neighborhood character and
22 minimize the potential for negative impacts on communities and the environment, such as noise, trash,
23 parking, and traffic, while establishing land use regulations for Rancho Community Event Facilities, which
24 are primarily hosted outdoor events, such as anniversary, celebration, ceremony, wedding ceremony and/or
25 reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser
26 for a charitable non-profit organization, or farm-to-table event.

27 Therefore, the Board of Supervisors has enacted the following provisions to regulate and control, in
28

1 a content neutral manner, Rancho Community Event Facilities that are conducted in the unincorporated
2 areas of the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan of the County of
3 Riverside, as designated in the Riverside County Comprehensive General Plan. This Article establishes a
4 permit process and standards for the zoning, development, and operation of Rancho Community Event
5 Facilities which shall be deemed a secondary and accessory use to the ongoing agriculture use of the
6 Property for date palm and other agricultural crops. These provisions are necessary to reduce impacts to
7 surrounding properties so that Rancho Community Event Facilities do not result in an incompatible land
8 use.

9 SECTION 19.1401. APPLICABILITY, LOCATION, AND LIMITATIONS.

10 A. APPLICABILITY.

11 This Article only applies to Rancho Community Event Facilities, not public events,
12 commercial events, or Temporary Events. Rancho Community Event Facilities may
13 be used in conjunction with an approved Short Term Rental or Temporary Event, if
14 separately approved under the provisions of this Ordinance or Ordinance No. 927,
15 as applicable.

16 B. PERMITTED ZONING.

17 Rancho Community Event Facilities shall be permitted only on Property located in
18 the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella
19 Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the
20 Riverside County Comprehensive General Plan.

21 C. AGRICULTURAL USE.

- 22 1. Rancho Community Event Facilities shall be permitted only when the
23 Property has an ongoing agricultural use which meets the following
24 requirement: a total of 40% of the Property shall be utilized for agricultural
25 crops with at least 20% planted with date palms. Buildings or structures
26 related to the use in furtherance of the required agricultural use may count
27 towards the total of 40%. This agricultural use requirement must be verified
28

1 by the County prior to the issuance of a certificate of occupancy or final
2 inspection, whichever occurs sooner. Rancho Community Event Facilities
3 shall be deemed a secondary or accessory use to the ongoing agricultural use,
4 subject to the following requirements:

- 5 a. Rancho Community Events shall not interfere with agricultural use of
6 the Property; and,
- 7 b. Rancho Community Events shall not convert agricultural areas of the
8 Property to an alternative use for the purpose of developing or
9 expanding a Rancho Community Event Facility.

- 10 2. Rancho Community Event Facilities shall not be permitted when the
11 underlying Property is under a conservation easement or a land conservation
12 contract pursuant to the Williamson Act.

13 SECTION 19.1402. PROHIBITED ACTIVITIES.

- 14 A. Rancho Community Event Facilities are prohibited within any of the following
15 locations:

- 16 1. All areas of the unincorporated areas of Riverside County, except within the
17 Western Coachella Valley Area Plan and Eastern Coachella Valley Area
18 Plan, as designated in the Riverside County Comprehensive General Plan;
- 19 2. Properties that do not have an ongoing agricultural use meeting the
20 requirements of Section 19.401.C.;
- 21 3. Vacant Property; and
- 22 4. Property that does not meet the zoning and size requirements of Section
23 19.1404.A. of this ordinance. A Rancho Community Event Facility shall not
24 be allowed to operate on multiple Properties, unless a parcel merger is
25 approved by the County.

- 26 B. Any Rancho Community Event Facility activity that is not expressly provided for in
27 an approved plot plan permit or conditional use permit is prohibited and is hereby
28

1 declared a public nuisance.

2 SECTION 19.1403. EXEMPTIONS.

3 The following activities shall be exempt from the provisions of this Section and not require approval
4 of a land use permit for Rancho Community Event Facilities:

- 5 A. Temporary Events and exemptions to Temporary Events provided for under Article
6 XIXa of this ordinance.
- 7 B. Event uses that are accessory or secondary to an active residential use of the Property
8 and held by the Property owner or onsite resident, including private parties,
9 gatherings, and other similar activities, and are not based on a financial arrangement
10 with the Rancho Community Event Facility.

11 SECTION 19.1404. PUBLIC HEARING AND PERMIT REQUIREMENTS.

12 A. LAND USE ENTITLEMENT REQUIRED.

13 All Rancho Community Event Facilities require approval of a plot plan permit or
14 conditional use permit in accordance with the requirements of this Article.

15 1. The following uses are permitted with approval of a plot plan permit:

16 a. Within the A-1, A-2, M-SC, M-M, M-H, and W-2 zones, Rancho
17 Community Event Facilities hosting:

- 18 1) Rancho Community Events of up to 200 attendees require a
19 Property size of 4.5 gross acres or greater.
- 20 2) Rancho Community Events of up to 300 attendees require a
21 Property size of 7.5 gross acres or greater.

22 b. Within the R-A zone, Rancho Community Event Facilities hosting

- 23 1) Rancho Community Events of up to 200 attendees require a
24 Property size of 10 gross acres or greater.
- 25 2) Rancho Community Events of up to 300 attendees require a
26 property size of 15 gross acres or greater.

27 2. The following uses are permitted with approval of a conditional use permit:
28

- a. Within the A-1, A-2, M-SC, M-M, M-H, and W-2 zones, Rancho Community Event Facilities hosting Rancho Community Events of up to 500 attendees require a Property of 20 gross acres or greater in size.
- b. Within the R-A zone, Rancho Community Event Facilities hosting Rancho Community Events of up to 400 attendees require a Property of 20 gross acres or greater in size.

B. APPLICATION REQUIREMENTS.

An application for a plot plan permit or conditional use permit for a Rancho Community Event Facility shall be made to the Planning Director on the forms provided by the Planning Department and shall be accompanied by an initial payment of the deposit based fees set forth in Riverside County Ordinance No. 671. All applications for Rancho Community Event Facilities conform to the Planning Department's submittal documents checklist for Rancho Community Event Facilities, which includes, but is not limited to, the following:

1. Site Plan. The applicant shall provide a detailed site plan and exhibit map that conforms to the Planning Department's site plan checklist for Rancho Community Event Facilities and includes, but is not limited to, the following information:
 - a. A description of all current and proposed uses at the Property;
 - b. The zoning classification and maximum guest count of the Rancho Community Event Facility pursuant to Section 19.1404.A.;
 - c. The area of the Property dedicated to the required agricultural use pursuant to Section 19.1401.C. of this ordinance;
 - d. The area of the Property dedicated to the Rancho Community Event Facility and, within that area, the location and distance of all structures and uses, including the portion of the Property proposed

1 for the Rancho Community Event Facility, to the nearest sensitive
2 uses on surrounding Properties, which includes all types of housing,
3 biologically sensitive habitat, or important cultural/historical
4 resources.

- 5 2. Event Management Plan. The applicant shall provide a detailed event
6 management plan and exhibit maps that conforms to the Planning
7 Department's event management plan checklist for Rancho Community
8 Event Facilities and Section 19.1406 of this ordinance.

9 C. PLOT PLAN REQUIREMENTS.

- 10 1. Plot Plan Required. Rancho Community Event Facilities requiring approval
11 of a plot plan permit pursuant to this Article shall comply with the provisions
12 of Section 18.30 of this ordinance, except as otherwise indicated in this
13 Article.
- 14 2. California Environmental Quality Act. All Rancho Community Event
15 Facility plot plan permits are subject to the California Environmental Quality
16 Act.
- 17 3. Public Notice. Notification of the proposed Rancho Community Event
18 Facility shall be provided pursuant to Section 1.7 of this ordinance, except as
19 follows: mailed notification shall be sent to all owners of real Property within
20 1,000 feet of the exterior boundaries of the subject Property.
- 21 4. Public Hearing. A public hearing shall be held on the application for a plot
22 plan permit for the Rancho Community Event Facility in accordance with the
23 provisions of Section 18.30 of this ordinance. However, at the sole discretion
24 of the Planning Director, the Planning Director may request the Planning
25 Commission Secretary set the matter for a public hearing before the Planning
26 Commission instead.
- 27 5. Plot Plan Permit Findings. No plot plan permit application for a Rancho
28

1 Community Event Facility shall be approved unless the following findings
2 are made:

3 a. The permit is consistent with the General Plan, any applicable specific
4 plan, and the zoning classification.

5 a. The Rancho Community Event Facility complies with the
6 requirements for approval for plot plan permits in accordance with
7 Section 18.30.C. of this ordinance.

8 b. The Rancho Community Event Facility complies with the Special
9 Findings set forth below in Section 19.1404.E. of this ordinance.

10 6. Plot Plan Permit Conditions. Plot plan permits shall be subject to all
11 conditions necessary or convenient to assure that the Rancho Community
12 Event Facility will satisfy the requirements of this Article and protect the
13 health, safety, or general welfare of the community.

14 D. **CONDITIONAL USE PERMIT REQUIREMENTS.**

15 1. Conditional Use Permit Required. Rancho Community Event Facilities
16 requiring the approval of a conditional use permit pursuant to this Article
17 shall comply with the provisions of Section 18.28 of this ordinance, except
18 as otherwise indicated in this Article.

19 2. California Environmental Quality Act. All Rancho Community Event
20 Facility conditional use permits are subject to the California Environmental
21 Quality Act.

22 3. Public Hearing Notice. Notice of the public hearing for the proposed Rancho
23 Community Event Facility shall be provided in compliance with state law and
24 pursuant to Section 1.7 of this ordinance, except as follows: mailed
25 notification shall be sent to all owners of real Property within 1,000 feet of
26 the exterior boundaries of the subject Property.

27 4. Public Hearing. A public hearing shall be held on the application for a
28

1 conditional use permit for the Rancho Community Event Facility in
2 accordance with the provisions of Section 18.28 of this ordinance.

3 5. Conditional Use Permit Findings. No conditional use permit for a Rancho
4 Community Event Facility shall be approved unless the following findings
5 are made:

6 a. The permit is consistent with the General Plan, any applicable specific
7 plan, and the zoning classification.

8 b. The Rancho Community Event Facility complies with the findings in
9 Section 18.28.D. of this ordinance.

10 c. The Rancho Community Event Facility complies with the Special
11 Findings set forth below in Section 19.1404.E. of this ordinance.

12 6. Conditional Use Permit Conditions. Conditional use permits shall be subject
13 to all conditions necessary or convenient to assure that the Rancho
14 Community Event Facility will satisfy the requirements of this Article and
15 protects the health, safety, or general welfare of the community.

16 E. SPECIAL FINDINGS.

17 In addition to the findings required for plot plan permits or conditional use permits,
18 no land use entitlement shall be approved for a Rancho Community Event Facility
19 unless the following findings are made:

20 1. The Rancho Community Event Facility complies with the requirements of
21 this Article, which includes the following:

22 a. Applicability, location and limitations, pursuant to Section 19.1401;

23 b. Prohibited activities, pursuant to Section 19.1402;

24 c. Site plan requirements in conformance with the Planning
25 Departments' checklist and approvals from the requisite County
26 departments, pursuant to Section 19.1404.B.1.;

27 d. Regulations and development standards, pursuant to Section
28

1 19.1405; and,

2 e. Event management plan requirements in conformance with the
3 Planning Departments' checklist and approvals from the requisite
4 County departments, pursuant to Sections 19.1404.B.2. and
5 19.1406.

6 2. The Rancho Community Event Facility is not located on a hazardous waste
7 site, including any site on the list compiled pursuant to Government Code
8 section 65962.5.

9 3. The Rancho Community Event Facility does not and is conditioned to not
10 contribute to any stormwater runoff or alter any drainage patterns that would
11 violate or contribute to a water quality violation.

12 4. The Rancho Community Event Facility is compatible with the existing land
13 uses on surrounding Properties based on the following factors:

14 a. The physical and operating characteristics of the proposed use;

15 b. The intensity of the proposed use compared to the density of the
16 surrounding area, including the size of the Property for the proposed
17 use compared to the size of the surrounding Properties;

18 c. The distance of the proposed use to sensitive uses on surrounding
19 Properties, including all types of housing, biologically sensitive
20 habitat, or important cultural/historical resources;

21 d. Compatibility with the Coachella Valley Multiple Species Habitat
22 Conservation Plan;

23 e. The type of sound anticipated by the proposed use (amplified music
24 or sound, non-amplified music or sound, or no music) and its
25 anticipated impact on surrounding Properties and sensitive uses,
26 including all types of housing, biologically sensitive habitat, or
27 important cultural/historical resources; and,

28

1 f. The location of noise-producing activities, such as stages, party areas,
2 speakers, temporary tents, and dance floors, including whether such
3 activities may take place entirely within enclosed structures, partially
4 enclosed structures, or in outdoor areas and its anticipated impact on
5 surrounding Properties and sensitive uses, including all types of
6 housing, biologically sensitive habitat, or important cultural/historical
7 resources.

8 5. Any pending code enforcement action(s) on the Property related to the area
9 of the Property designated for the Rancho Community Event Facility has
10 been cured prior to or with the approval of a land use entitlement.

11 SECTION 19.1405. RANCHO COMMUNITY EVENT FACILITY REGULATIONS AND
12 DEVELOPMENT STANDARDS.

13 A. REGULATIONS.

14 The Rancho Community Event Facility shall comply with all applicable state and
15 local laws and regulations, including all Riverside County Ordinances.

16 B. DEVELOPMENT STANDARDS.

17 The Rancho Community Event Facility shall comply with the development
18 standards for the zoning classification in which the Rancho Community Event
19 Facility is located, except as otherwise required by this Section.

20 1. Setbacks. The following setbacks shall be maintained at all times for Rancho
21 Community Event Facilities:

22 a. Rancho Community Event Facilities shall not be located closer than
23 15 feet from a Property line, unless the Planning Director finds that
24 a greater distance is necessary to ensure compatibility with
25 surrounding properties and sensitive uses.

26 b. All buildings and structures, such as party canopy, stages, and dance
27 floors, must be identified on the site plan and shall abide by the
28

1 setbacks required by this Article and any applicable County
2 ordinances and state laws and regulations, including the California
3 Building Code and California Fire Code.

4 2. Buildings, Structures, and Bodies of Water.

5 a. All temporary or permanent buildings, structures, or bodies of water
6 deeper than 18 inches that will be utilized for the Rancho
7 Community Event Facility must be permitted in compliance with all
8 applicable building safety laws, codes, and regulations, including,
9 but not limited to, Riverside County Ordinance No. 457, the
10 California Building Standards Code, and any requirements of the
11 American with Disabilities Act.

12 b. The remaining temporary or permanent buildings, structures, or
13 bodies of water deeper than 18 inches must sufficiently restrict
14 access to the attendees of the Rancho Community Event Facility.

15 3. Parking. The following parking standards shall apply to all Rancho
16 Community Event Facilities:

17 a. Attendee and Other Parking. Onsite parking must be sufficient to
18 accommodate all attendees and employees, independent contractors,
19 vendors, or their designees. No off-site parking for Rancho
20 Community Event Facilities shall be permitted.

21 b. Accessible Parking. Accessible parking shall accommodate persons
22 with disabilities, as follows:

23 1) Number of Spaces, Design Standards. Parking facilities shall
24 be properly designed, constructed, and maintained to provide
25 for accessible access from public rights-of-way, across
26 intervening parking spaces, and into Rancho Community
27 Event areas. The number, design, and standards of accessible
28

1 parking spaces shall be in compliance with all applicable
2 laws and regulations, including the California Building
3 Standards Code.

4 2) Reservation of Spaces Required. All required accessible
5 spaces shall be reserved for use by the disabled throughout
6 the life of the approved land use entitlement.

7 3) Fulfilling of Requirements. Accessible parking spaces shall
8 count toward fulfilling the total number of required parking
9 spaces.

10 SECTION 19.1406. RANCHO COMMUNITY EVENT FACILITY EVENT MANAGEMENT
11 PLAN

12 An event management plan with exhibit maps is required for all Rancho Community Event
13 Facilities in conformance with the Planning Department's event management plan checklist and
14 shall include the following plans and operational requirements, which shall become conditions of
15 approval:

16 A. EVENT OPERATION.

17 An event operation plan is required as part of the event management plan and must
18 be approved by the Planning Department. Any Rancho Community Event Facility
19 shall comply with the following event operation requirements:

20 1. Size. Rancho Community Events shall not exceed the number of attendees
21 for the property size and land use entitlement, pursuant to Section
22 19.1404.A. of this ordinance.

23 2. Hours of Operation. Rancho Community Events shall comply with the
24 following requirements for hours of operation, including set-up and clean-
25 up:

26 a. Maximum operation of 12 hours per day;

27 b. All live music or amplified sound shall cease at 10:00 p.m.;

- c. All outdoor lighting shall cease at 12:00 a.m.; and,
- d. Rancho Community Event Facilities shall not operate between 12:00 a.m. and 6:00 a.m.

3. Location. Rancho Community Events shall be held primarily outdoors and only within the area of the Property designated for the Rancho Community Event Facilities, which is indicated on the site plan.

4. Onsite Signage. Any onsite signage for Rancho Community Event Facilities shall comply with the provisions of Section 19.4 of this ordinance, subject to the following limitations:

- a. No more than one free-standing sign shall be permitted.
- b. No signs shall have a digital display.
- c. The maximum surface area of a sign shall not exceed 20 square feet.
- d. The maximum height sign shall not exceed 6 feet.

5. Onsite Management.

a. The owner of the Rancho Community Event Facilities shall have an authorized representative onsite at the underlying Property for the duration of the Rancho Community Events, including set-up and clean-up, who is responsible for ensuring that the holder of the event complies with the requirements of this Article and all relevant Riverside County Ordinances.

b. A copy of the approved event management plan for the Rancho Community Event Facility shall remain onsite at the Property and provided to the County upon request.

6. Ban on Overnight Stays. Overnight stays are prohibited at Rancho Community Event Facilities.

7. Ban on Pyrotechnics or Fireworks. No pyrotechnics or fireworks of any kind are permitted at Rancho Community Event Facilities.

1 8. Ban on Outdoor Fire Pits. No outdoor fire pit areas are permitted at Rancho
2 Community Event Facilities. Propane or gas powered commercially
3 produced heating devices are permissible so long as they are turned off as
4 soon as they are no longer in use or by 10:00 p.m., whichever is earlier.

5 B. NOISE CONTROL.

6 A noise mitigation plan is required as part of the event management plan and must be
7 approved by the Planning Department. Rancho Community Event Facilities shall
8 comply with noise regulations set forth in Riverside County Ordinance No. 847.

9 C. DUST CONTROL.

10 A dust mitigation plan is required as part of the event management plan and must
11 be approved by the County Planning Department. Fugitive dust shall be minimized
12 by reducing vehicle speeds on driveways and parking areas. During visibly dry
13 conditions, the application of water or other approved dust palliative shall be
14 required.

15 D. LIGHTING.

16 A lighting mitigation plan is required as part of the event management plan and
17 must be approved by the Planning Department. Lighting for Rancho Community
18 Event Facilities shall comply with all County ordinances and the following
19 requirements:

- 20 1. All outdoor lighting associated with the Rancho Community Event Facility
21 shall cease at 12:00 a.m.
- 22 2. All outdoor lighting shall be focused, directed, or arranged to prevent glare
23 or direct illumination outside the Property line or on any streets or the public
24 right-of-way.

25 E. WASTE AND WATER.

- 26 1. Solid Waste/Trash Service. A plan for solid waste/trash service is required
27 as part of the event management plan and must be approved by the County
28

1 Environmental Health Department.

2 2. Liquid Waste Disposal. A plan for liquid waste disposal is required as part
3 of the event management plan and must be approved by the County
4 Environmental Health Department. Rancho Community Event Facilities
5 shall obtain all required permits an onsite sewage disposal or sewer service
6 connection necessary to accommodate all Rancho Community Events to the
7 satisfaction of the County Environmental Health Department. Portable
8 Toilet Facilities may be utilized when operated in compliance with
9 Riverside County Resolution No. 91-474 and the requirements of the
10 County Environmental Health Department.

11 3. Potable Water. A plan for potable water is required as part of the event
12 management plan and must be approved by the County Environmental
13 Health Department.

14 F. FOOD SERVICE OPERATION.

15 1. A food service operation plan is required as part of the event management
16 plan and must be approved by the County Environmental Health Department.

17 2. All food vendors/facilities shall obtain and maintain the required licenses
18 and permits and operate at all times in compliance with applicable state and
19 local laws and regulations, including the California Department of
20 Alcoholic Beverage Control.

21 a. Exception: When food is excluded from the Rancho Community
22 Event Facility contract, the customer may supply their own food for
23 the related Rancho Community Event.

24 3. No cooking shall occur onsite without the requisite licenses, permits and
25 approvals from all required County departments.

26 G. TRAFFIC MANAGEMENT AND CONTROL.

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1 A traffic management plan is required as part of the event management plan and must
2 be approved by the Transportation Department. A traffic control plan also be required
3 in the discretion of the Transportation Department. The traffic management and
4 control plans must conform to the requirements of Riverside County Ordinance No.
5 787 and all of the following:

- 6 1. Ensure an orderly and safe arrival, parking, and departure of all vehicles;
- 7 2. Ensure traffic will not queue in a manner that blocks private easements or
8 roads, County roads, intersections, private driveways, or access to
9 neighboring properties;
- 10 3. Provide adequate ingress and egress for all vehicles, including emergency
11 vehicles to the satisfaction of the Riverside County Fire Department and
12 Transportation Department;
- 13 4. Provide the location of all temporary directional signs on any driveway
14 entrance and within parking lots to ensure the orderly flow of traffic; and,
- 15 5. No directional signs shall be placed within the County right-of-way, pursuant
16 to Riverside County Ordinance No. 679.4.

17 H. FIRE PROTECTION/EMERGENCY MEDICAL SERVICES PLAN.

- 18 1. A fire protection/emergency medical services plan is required as part of the
19 event management plan and must be approved by the County Fire
20 Department.
- 21 2. The fire protection/emergency medical services plan must include, but is not
22 limited to, the following topics: access for medical personnel, fire apparatus
23 access, portable fire extinguishers, tents, stages, generators and other internal
24 combustion power sources, and food trucks.
- 25 3. No cooking shall occur onsite without the requisite licenses, permits and
26 approvals from all required County departments.

27 SECTION 19.1407. PERMIT REVOCATION OR MODIFICATION.

1 Any approved plot plan permit or conditional use permit for a Rancho Community Event Facility
2 may be revoked in accordance with the procedures of Section 18.31 of this ordinance.

3
4 SECTION 19.1408. COMPLAINTS.

5 Any complaints related to Rancho Community Event Facility properties and compliance with this
6 ordinance may be filed with the Riverside County Planning Department or Riverside County Code
7 Enforcement Department. The County may pursue all administrative, legal, and equitable remedies
8 for failure to comply with the requirements of this Article.”

9 Section 2. A new Section 21.59j is added to Article XXI of Ordinance No. 348 to read as
10 follows:

11 “SECTION 21.59j. PRIVATE EVENT.

12 An event that is not open to the public, attendees must register in advance, and no walk-ins are
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22 community to gather for the common purpose of an anniversary, celebration, ceremony, wedding
23 ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday
24 party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event.”

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27 “SECTION 21.61a. RANCHO COMMUNITY EVENT FACILITY.

1 A facility that is permitted to hold Rancho Community Events within the Western Coachella Valley
2 Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County
3 Comprehensive General Plan.”

4 Section 6. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its
5 adoption.

6 BOARD OF SUPERVISORS OF THE COUNTY
7 OF RIVERSIDE, STATE OF CALIFORNIA

8 By: _____
9 Chairman, Board of Supervisors

10 ATTEST:
11 CLERK OF THE BOARD

12 By: _____
13 Deputy

14 (SEAL)

15 APPROVED AS TO FORM

16 _____, 2024

17 By: _____
18 Deputy County Counsel
19
20
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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

(ID # 25016)

MEETING DATE:

Wednesday, May 15, 2024

SUBJECT: SUBJECT: CHANGE OF ZONE NO. 2100127 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Western and Eastern Coachella Valley Area Plans – REQUEST: Change of Zone No. 2100127 is an amendment to Riverside County’s Ordinance No. 348 (Land Use), to include Rancho Community Event Facilities as an allowed use in A-1, A-2, W-2, and R-A zoning classifications with a plot plan or a conditional use permit for private events held primarily outdoors. The ordinance amendment creates a permitting process and operating parameters and also includes requirements for minimum lot size, minimum agricultural use and date palm planting, maximum number of attendees, and development standards. A Rancho Community Event Facility is limited to being located only within the Western and Eastern Coachella Valley Area Plan boundaries. District 4 – Contact: email Planning Department at RanchoCommunityEvents@rivco.org

PROPOSED PROJECT

Case Number(s):	CZ2100127 - Ordinance No. 348 Amendment - Rancho Community Event Facilities
Environmental Type:	Exemption
Area Plan No.	Eastern Coachella Valley, Western Coachella Valley
Zoning Area/District:	N/A
Supervisory District:	Fourth District
Project Planner:	Sarah Moore
Project APN(s):	
Continued From:	

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2100127 and the associated amendment to Ordinance No. 348 (“Ranchos Ordinance”) allow a new use called Rancho Community Event Facilities (“Ranchos”) only within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. Ranchos will only be allowed on property located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zoning classifications. Ranchos are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception,

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birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. The Ranchos Ordinance allows proposed Ranchos to seek a discretionary land use entitlement (plot plan permit or conditional use permit) subject to specific locations, property characteristics, and operational requirements.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

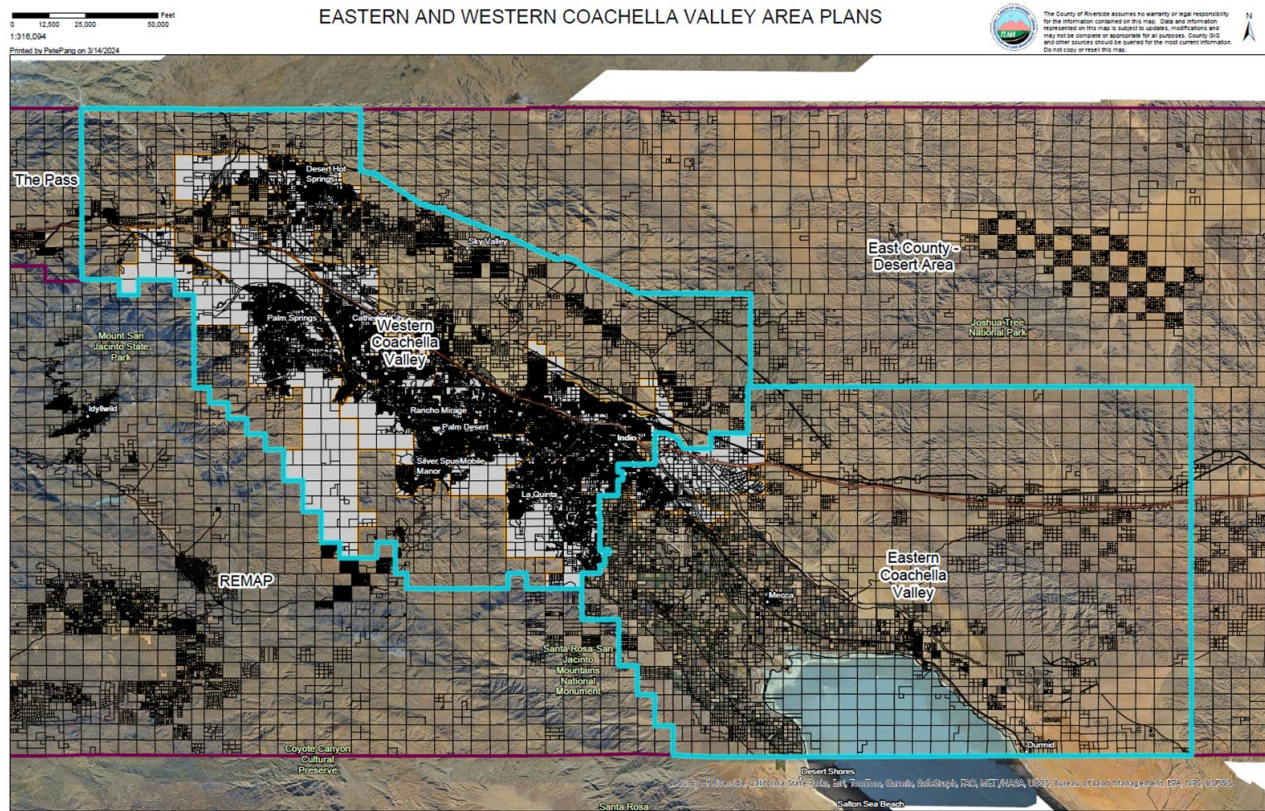
THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that Change of Zone No. 2100127, associated with an amendment to Ordinance No. 348, to permit Rancho Community Event Facilities, is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

APPROVE CHANGE OF ZONE NO. 2100127, associated with an amendment to **Ordinance No. 348, an Ordinance of the County of Riverside Providing For Land Use Planning and Zoning Regulations and Related Functions**, which creates a permitting process for Rancho Community Event Facilities and also includes requirements for minimum lot size, minimum agricultural use and date palm planting, maximum number of attendees, development standards and operational requirements.

PROJECT LOCATION MAP

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PROJECT BACKGROUND AND ANALYSIS

Background

Ordinance No. 348 currently provides only two pathways for permitted event facilities in the unincorporated area of the County of Riverside:

1. Temporary events to be held no more than 4 times per year but only in non-residential zones; or,
2. Wineries with a special occasion facility but only within the Wine Country Community Plan.

In 2021, small business owners with agricultural farms requested the Board of Supervisors consider a third type of permitted event facility (“Ranchos”) to support the unique culture and heritage within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan (“Coachella Valley Region”). In response to comments from the public, the Board of Supervisors initiated an amendment to Ordinance No. 348 to establish a permitting pathway for

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Rancho Community Event Facilities (“Ranchos Ordinance”) in the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan (“Coachella Valley Region”).

The project for consideration today is an amendment to Ordinance No. 348 to provide a permitting process for Ranchos, which are defined as permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. The purpose of the Ranchos Ordinance is to create appropriate land use regulations to support the unique culture and heritage of the Ranchos owner community while also balancing and protecting the public health, safety, and welfare and minimizing the potential for negative impacts on communities and the environment, such as noise, trash, parking, and traffic.

One of the foundational components of the Ranchos Ordinance is the support of agriculture with a 40% agricultural crop requirement of which at least 20% is planted with date palms. The purpose of this requirement is to further support the unique date palms and other agriculture of the Coachella Valley Region and contribute to the local economy. It is reported that more than 90% of the dates produced in the United States are grown in the Coachella Valley. According to the Riverside County Agricultural Commissioner’s 2022 Crop Report, Riverside County was ranked 14th in 2021 for total value of agricultural production by county in California. The report also lists Coachella Valley as contributing nearly 58% of the valuation for total agricultural crops for the entire Riverside County area. This ordinance amendment is designed to support and further incentivize the agricultural economy of the Coachella Valley Region.

The following describes the major provisions of the Ranchos Ordinance in more detail.

DESCRIPTION AND PERMITTING PROCESS

As described above, Ranchos are permanent event facilities that host private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event. The Ranchos Ordinance allows these facilities to seek a discretionary land use entitlement (plot plan permit or conditional use permit) subject to specific locations, property characteristics, and operational requirements.

LOCATION

Ranchos will only be allowed on property located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan. The zoning classifications and property sizes were carefully selected to situate Ranchos in a location that would be

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compatible with surrounding properties (larger parcels) and minimize the potential for any secondary effects (noise, lighting, traffic, etc.).

PROPERTY CHARACTERISTICS

Agricultural Use

Rancho Community Event Facilities shall be permitted only when the Property has an ongoing agricultural use which meets the following requirement: a total of 40% of the Property shall be utilized for agricultural crops with at least 20% planted with date palms. Rancho Community Event Facilities shall be deemed a secondary or accessory use to the ongoing agricultural use because Ranchos are required to not interfere with the agricultural use of the property and not to convert agricultural land for the purpose of developing or expanding a Rancho. Additionally, Rancho Community Event Facilities shall not be permitted when the underlying property is under a conservation easement or a land conservation contract pursuant to the Williamson Act.

Zone/Size/Guest Count/Permit Type:

The Ranchos Ordinance only allows Ranchos within certain zones and a minimum size parcel. The formula of the zone and parcel size determine the maximum number of guests and required permit type, as follows:

Zoning Classification	Minimum Property Size	Maximum Guest Count	Land Use Entitlement
A-1, A-2, M-SC, M-M, M-H, W-2	4.5 gross acres	200 guests	Plot plan
	7.5 gross acres	300 guests	Plot plan
	20 gross acres	500 guests	Conditional use permit
R-A	10 gross acres	200 guests	Plot plan
	15 gross acres	300 guests	Plot plan
	20 gross acres	400 guests	Conditional use permit

OPERATIONAL REQUIREMENTS

An event management plan with exhibit maps is required for all Rancho Community Event Facilities in conformance with the Planning Department’s event management plan checklist and shall include the following plans and operational requirements, which shall become conditions of approval: event operation, noise control, dust control, lighting, water and wastewater, food service operation, traffic management and control, and fire protection/emergency medical services. The components of the event management plan must be approved by the required

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County departments including: Planning, Building and Safety, Fire, Environmental Health, and Transportation. Notable requirements include the following:

1. All buildings, structures, or bodies of water involved in the Rancho must be permitted or access must be restricted.
2. Rancho Community Events shall comply with the following requirements for hours of operation, including set-up and clean-up:
 - a. Maximum operation of 12 hours per day;
 - b. All live music or amplified sound shall cease at 10:00 p.m.;
 - c. All outdoor lighting shall cease at 12:00 a.m.; and,
 - d. Rancho Community Event Facilities shall not operate between 12:00 a.m. and 6:00 a.m.
3. Onsite signage is restricted to one free-standing (non-digital) sign with a maximum surface area of 20 square feet and maximum height of 6 feet.
4. Onsite management of the Ranchos by the property owner or designee is required during the events.
5. Overnight stays, pyrotechnics, fireworks, and outdoor fire pits are banned. Propane or gas powered commercially produced heating devices are permissible so long as they are turned off as soon as they are no longer in use or by 10:00 p.m., whichever is earlier.
6. Noise mitigation is required and compliance with all noise regulations set forth in Riverside County Ordinance No. 847.
7. Lighting mitigation is also required with all outdoor lighting ceasing at 12:00 a.m. and shall be focused, directed, or arranged to prevent glare or direct illumination outside the property line or on any streets or the public right-of-way.
8. Plans for solid waste/trash service, liquid waste disposal, and potable water is required to be approved by Environmental Health. Portable Toilet Facilities may be utilized when operated in compliance with Riverside County Resolution No. 91-474 and the requirements of the County Environmental Health Department.
9. No cooking shall occur onsite without all required licenses, permits, and approvals.
10. All food vendors/facilities shall obtain and maintain the required licenses and permits and operate at all times in compliance with applicable state and local laws and regulations, including the California Department of Alcoholic Beverage Control. However, when food is excluded from the Ranchos contract, the customer may supply their own food for the related event.
11. Traffic management and control plans must ensure the orderly and safe arrival, parking, and departure of all vehicles including queuing, ingress/egress, and onsite directional signs.
12. A fire protection/emergency medical services plan must also be provided which includes, but is not limited to, the following topics: access for medical personnel, fire

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apparatus access, portable fire extinguishers, tents, stages, generators and other internal combustion power sources, and food trucks.

Community Outreach

The Ranchos Ordinance before the Commission today is the result of informed decisions and best practices from several community outreach efforts since August 2021 by County staff including: the Fourth Supervisorial District, Transportation Land Management Agency, Planning Department, Transportation Department, Code Enforcement Department, Building and Safety Department, Environmental Health Department, and Fire Department. Five community meetings were held with a small group of interested community members between August 2021 and January 2024 to learn more about the specific characteristics and operations of Rancho Community Event Facilities and inform the drafting of appropriate regulations. Two recent public community meetings were held in the Eastern Coachella Valley on **March 8, 2024** and **April 4, 2024** and further changes to the Ranchos Ordinance draft were made in response to public comments.

Additionally, as part of our strategies to continue improving on community outreach, County staff from the above-listed departments strategized on a business-friendly checklist for the site plan and event management plan to ease the burden of processing on the Rancho owners. The checklist is included as part of this staff report package.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Change of Zone No. 2100127 and the associated Ranchos Community Event Facility amendment to Ordinance No. 348 is exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The scope of this project is an ordinance amendment to create a permitting process for Ranchos that includes requirements for minimum lot size, minimum agricultural use, maximum number of attendees, and development standards, and operational requirements. Pursuant to the provisions of the ordinance amendment, Ranchos are required to obtain a plot plan permit or conditional use permit that are subject to a complete CEQA analysis for any related permits at that time. As a result, any desired Rancho is subject to a future discretionary action to be considered by the designated hearing body on a more specific and individual basis. There is no new construction proposed in conjunction with this amendment and the change to Ordinance

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No. 348 does not allow or approve any existing operations nor allow any “by-right” events or operations. As such, any analysis under CEQA for the ordinance amendment would be speculative and would provide a lack any meaningful analysis. As a result, this ordinance amendment does not lead to any direct improvements, developments, or any other projects and no building or grading permits are being issued with this adoption. Thus, the ordinance amendment, itself, does not lead to any direct physical environmental effects and is therefore exempt under CEQA.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

1. **Consistency with the General Plan:** Change of Zone No. 2100127 and the associated Ranchos Ordinance is consistent with and in conformance to all elements of the Riverside County General Plan. The Ranchos Ordinance applies only to properties greater than 4.5 acres located in the Western Coachella Valley and Eastern Coachella Valley Area Plans, as designated in the Riverside County Comprehensive General Plan.

Change of Zone No. 2100127 and the associated Ranchos Ordinance implement the following visions of the Vision Statement Element within the Riverside County Comprehensive General Plan:

- a. “New growth patterns no longer reflect a pattern of random sprawl.”
- b. “Growth focus in Riverside County is on quality, not on frustrating efforts to halt growth.”
- c. “Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity.”

The Ranchos Ordinance is consistent with the above-listed vision statements because the ordinance allows small businesses to obtain a permit to operate as gathering places and focal points that are unique to the community and the Coachella Valley Region.

Change of Zone No. 2100127 and the associated Ranchos Ordinance achieve the following policies of the Land Use Element within the Riverside County Comprehensive General Plan:

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- a. “Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map...” (General Plan Policy LU 2.1)
- b. “Provide a land use mix at the countywide and area plan levels based on projected need and supported by evaluation of impacts to the environment, economy, infrastructure, and services.” (General Plan Policy LU 2.1)
- c. “Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities.” (General Plan Policy LU 2.1)
- d. “Provide for a broad range of land uses, intensities, and densities, including a range of residential, commercial, business, industry, open space, recreation, and public facilities uses.” (General Plan Policy LU 2.1)
- e. Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design. (General Plan Policy LU 3.3)
- f. “Accommodate the development of a balance of land uses that maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity.” (General Plan Policy LU 8.1.)
- g. “Improve the relationship and ratio between jobs and housing so that residents have an opportunity to live and work within the county.” (General Plan Policy LU 8.12.)

The Ranchos Ordinance is consistent with the above-listed land use policies because the ordinance allows small businesses to obtain a permit to operate as gathering places and focal points that are unique to the community and the Coachella Valley Region. This permitting process not only benefits the Ranchos and their customers but also the microeconomy that it supports through vendors and other services. Impacts to surrounding land uses and the environment are also covered by strict regulations designed to protect the public health, safety, and welfare including, but not limited to, the following: location, operations, lighting, noise, dust, traffic management, food service, and fire protection. The Ranchos Ordinance protects the integrity of the community in which it is located through the 40% requirement for ongoing agricultural use of the property. This requirement ensures and allows the legislative body to determine the Ranchos are a secondary or accessory use to the ongoing agricultural use of the property. Rancho Community Events shall not interfere with agricultural use of the Property and shall not convert agricultural areas of the Property to an alternative use for the purpose of developing or expanding a Rancho Community Event Facility.

Thus, the Ranchos Ordinance is consistent with the General Plan.

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2. **Consistency with the zones:** Change of Zone No. 2100127 and the associated Ranchos Ordinance is consistent with and in conformance with the zoning classifications in which it applies.

The Ranchos Ordinance only allows Ranchos on properties greater than 4.5 acres located in the A-1, A-2, M-SC, M-M, M-H, R-A, or W-2 zones within the Coachella Valley Region. Each of the listed zones allows agriculture. Rancho Community Event Facilities shall be permitted only when the Property has an ongoing agricultural use which meets the following requirement: a total of 40% of the Property shall be utilized for agricultural crops with at least 20% planted with date palms. With this requirement and the requirement that Ranchos not interfere with or convert agricultural use of the property, Ranchos are deemed a secondary or accessory use to the ongoing agricultural use. Thus, the Ranchos Ordinance is consistent with the zoning classifications listed which allow agriculture along with the operational limitations described in the preceding sections.

3. **Consistency with Riverside County Ordinances:** Change of Zone No. 2100127 and the associated Ranchos Ordinance is consistent and in conformance with the Riverside County Ordinances.

The Ranchos Ordinance allows the permitting of Ranchos through a discretionary land use entitlement. As previously described, Ranchos are defined as private events held primarily outdoors for an anniversary, celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, sweet-sixteen event, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table events. Public events, commercial events, or Temporary Events are separately regulated in the Riverside County Ordinances. The operational requirements in the Ranchos Ordinance require consistency with state and local law along with departmental guidelines.

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

A public hearing notice for this ordinance amendment was included in a publication of the **Press Enterprise** and **Desert Sun** newspapers at least 10 days prior to this public hearing before

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Planning Commission. Furthermore, notices were sent through the Planning Department's newsletter and social media outlets. The draft ordinance was made available for public review and comment, on the Riverside County Planning Department website leading up to the public hearing.

ATTACHMENTS

- Attachment A** - Ordinance No. 348.YYY Rancho Community Event Facilities
- Attachment B** - Ranchos Checklist



RIVERSIDE COUNTY PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

FILING INSTRUCTIONS FOR PLOT PLAN PERMIT & CONDITIONAL USE PERMIT APPLICATION– RANCHO COMMUNITY EVENT FACILITY

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of an application for a Rancho Community Event Facility. Cooperation with these instructions will ensure that the application can be processed in the most expeditious manner possible.

SUBMITTAL DOCUMENTS CHECKLIST

A Rancho Community Event Facility filing package must contain the following items:

PDF versions of the following items shall be submitted to the Planning Department on RIVCoPLUS.org

1. A completed General Application Form Plot Plan (PPT) or Conditional Use Permit (CUP)
2. A completed and signed Applicant/Property Owner Signature Form.
3. A completed applicable Supplemental Information Form.
4. A scaled Site Plan. The exhibit must also include the information described in the “Site Plan Requirements” list below.
5. An Event Management Plan. The exhibit must also include the information described in the “Event Management Plan Requirements” list below.
6. A current recorded deed of the property. If the property involved is owned by a corporation, limited liability company (LLC), partnership, trust, or similar entity, appropriate documentation will be required to provide proof that the person(s) signing on behalf of said entity is properly authorized to do so.
7. A CASp (Certified Access Specialist professional) Inspection Report for all portions which are intended to be accessible for event guests and staff (areas for congregation, parking, restroom facilities, etc.)
8. A Soil Compaction Report demonstrating a minimum of 80,000 pounds and all-weather access.
9. If any of the properties involved do not abut a public street, appropriate documentation of legal access (e.g., recorded easement) for said property shall be provided.
10. Initial payment of deposit-based fees for the applicable application.

FILING INSTRUCTIONS FOR PLOT PLAN – RANCHO COMMUNITY EVENT FACILITY APPLICATION

The following list is the minimum information required for an application.

If any required information is not applicable to a specific application type, an explanatory note must be placed on the exhibit, explaining why the information is not necessary. All exhibits must be clearly drawn and legible.

Note: Additional information **may** be required during review of the proposed application, including information not specifically required by this checklist.

SITE PLAN REQUIREMENTS	
<input type="checkbox"/>	A. General information: vicinity map, assessor parcel number(s), gross acreage
<input type="checkbox"/>	B. Agricultural Area: 40% of the total property acreage must be utilized for agricultural crops with at least 20% planted with date palms
<input type="checkbox"/>	C. Event Area:
<input type="checkbox"/>	1. Location utilized by the Rancho Community Event Facility with a minimum setback of 15 feet from all property lines (cross out areas of the property which will not be utilized for the Facility)
<input type="checkbox"/>	2. Acreage and square footage of Event Area
<input type="checkbox"/>	3. Stormwater: shall not contribute to any stormwater runoff or alter any drainage patterns that would violate or contribute to a water quality violation.
<input type="checkbox"/>	D. Sensitive Uses: location and distance of all structures and uses for the Event Area to the nearest sensitive uses (all types of housing, biologically sensitive habitat, or important cultural/historical resources).
<input type="checkbox"/>	E. Buildings/Structures/Bodies of Water Deeper than 18 inches: All buildings and structures shall be labeled on the site plan with the following details:
<input type="checkbox"/>	1. Type: residence, garage, barn, storage shed, tents, gazebo, pergola, trellis, patio cover, stage, dance floor, pool, pond, wall/fence, etc.
<input type="checkbox"/>	2. Location with setbacks: distance to nearest structure(s) and property lines
<input type="checkbox"/>	3. Used by the Event Area or excluded (cross out or shade any areas of the property which are not included as part of the Event Area)
<input type="checkbox"/>	4. Existing or proposed
<input type="checkbox"/>	5. Temporary or permanent
<input type="checkbox"/>	6. Construction permit number(s) and year permitted (if applicable), if existing
<input type="checkbox"/>	7. Occupancy type
<input type="checkbox"/>	8. Floor plan: label all rooms, dimensions, number of stories, floor area, fire sprinklers, number, location of exits, location of fire extinguishers
<input type="checkbox"/>	9. Elevations: label maximum height, materials, finishes
<input type="checkbox"/>	10. Fire extinguishers
<input type="checkbox"/>	11. CASp/ADA compliance
<input checked="" type="checkbox"/>	F. Outdoor Lighting:
<input type="checkbox"/>	1. Use: landscape, parking lot, outside building/structure, or other
<input type="checkbox"/>	2. Location
<input type="checkbox"/>	3. Used by the Event Area or excluded (cross out or shade any areas of the property which are not included as part of the Event Area)
<input type="checkbox"/>	4. Existing or proposed

FILING INSTRUCTIONS FOR PLOT PLAN – RANCHO COMMUNITY EVENT FACILITY APPLICATION

SITE PLAN REQUIREMENTS	
<input type="checkbox"/>	5. Temporary or permanent
<input type="checkbox"/>	6. Construction permit number(s) and year permitted (if applicable), if existing
<input type="checkbox"/>	G. Temporary Equipment:
<input type="checkbox"/>	1. Type/use: generators and propane or gas powered commercial produced heating devices
<input type="checkbox"/>	2. Location
<input type="checkbox"/>	H. Fire suppression:
<input type="checkbox"/>	1. Type: portable fire extinguishers with a rating of not less than 2A10BC
<input type="checkbox"/>	2. Location: a minimum of one within every 75 feet within the Event Area
<input type="checkbox"/>	I. Restroom Facilities/Liquid Waste:
<input type="checkbox"/>	1. Location
<input type="checkbox"/>	2. Type of restroom facility (including how many):
<input type="checkbox"/>	a. Building/structure (Please include the building/structure requirements in Section E); or
<input type="checkbox"/>	b. Portable (See County Resolution No. 91-474 for details)
<input type="checkbox"/>	3. Type of handwashing stations (including how many)
<input type="checkbox"/>	4. CASp/ADA compliance
<input type="checkbox"/>	J. Food and beverages:
<input type="checkbox"/>	1. Location of food/beverage service area
<input type="checkbox"/>	2. Location of dining area
<input type="checkbox"/>	K. Solid Waste/Trash Service:
<input type="checkbox"/>	1. Type
<input type="checkbox"/>	a. Services provided by Burrtec; or
<input type="checkbox"/>	b. Self-haul (separate approved needed from Environmental Health)
<input type="checkbox"/>	2. Frequency of service
<input type="checkbox"/>	L. Site Access:
<input type="checkbox"/>	1. Site access location(s) (label as public or private street)
<input type="checkbox"/>	2. Driveway access location(s)
<input type="checkbox"/>	3. Primary and secondary access
<input type="checkbox"/>	4. Show an unobstructed 24-foot-wide lane for ingress and egress from public road to parking area (labeled as "Fire lane")
<input type="checkbox"/>	5. All weather surface to support 80,000 pounds
<input type="checkbox"/>	M. Parking/Pedestrian Access:
<input type="checkbox"/>	1. Location of parking area (on-site parking only; offsite parking is not permitted)
<input type="checkbox"/>	2. Number of parking spaces (include the length/width/depth of each space)
<input type="checkbox"/>	3. Show on-site internal circulation including an unobstructed 24-foot width lane (labeled as "Fire Lane")
<input type="checkbox"/>	4. Show fire truck access within 150 feet of all parts of the Event Area (must be approved by Fire)

FILING INSTRUCTIONS FOR PLOT PLAN – RANCHO COMMUNITY EVENT FACILITY APPLICATION

SITE PLAN REQUIREMENTS	
<input type="checkbox"/>	5. Show cul-de-sac bulb turnaround or approved hammerhead (must be approved by Fire)
<input type="checkbox"/>	6. CASp/ADA compliance
<input type="checkbox"/>	7. All weather surface to support 80,000 pounds (include Soil Compaction Report)
<input type="checkbox"/>	8. Location of outdoor lighting (Please include the requirements for lighting in Section F)
<input type="checkbox"/>	9. Location of directional signs (if required by Transportation)
<input type="checkbox"/>	10. Safe pedestrian path of travel to the Event Area
<input type="checkbox"/>	N. Noise:
<input type="checkbox"/>	1. Location of noise source (band, speakers, or other): indoor or outdoor
<input type="checkbox"/>	2. Distance of noise source to other properties and Sensitive Uses
<input type="checkbox"/>	O. Water Source:
<input type="checkbox"/>	1. Location & type of onsite water:
<input type="checkbox"/>	a. Municipal (CVWD);
<input type="checkbox"/>	b. Small water system (permit name and number);
<input type="checkbox"/>	c. Individual well (1-4 connections/permit name & number) or no water: bagged ice and bottled water requirement

FILING INSTRUCTIONS FOR PLOT PLAN – RANCHO COMMUNITY EVENT FACILITY APPLICATION

EVENT MANAGEMENT PLAN REQUIREMENTS	
<input type="checkbox"/>	A. Event Operation (approved by Planning Department)
<input type="checkbox"/>	1. Event size: meets the size and attendee requirements for property size (see Ordinance No. 348, Article XIXp.)
<input type="checkbox"/>	2. Event frequency: indicate the days/hours of operation
<input type="checkbox"/>	3. Hours of operation: (including set-up and clean-up)
<input type="checkbox"/>	a. Maximum of 12 hours per day.
<input type="checkbox"/>	b. No live music or amplified sound after 10:00 p.m.
<input type="checkbox"/>	c. No lights after 12:00 a.m.
<input type="checkbox"/>	d. No operation (event or lights) between 12:00 a.m. and 6:00 a.m.
<input type="checkbox"/>	4. Location: primarily outdoors
<input type="checkbox"/>	5. Onsite management: An authorized representative must be onsite for the events, including set-up and clean-up.
<input type="checkbox"/>	6. Prohibited activities: overnight stays, pyrotechnics and fireworks, outdoor fire pits.
<input type="checkbox"/>	7. Onsite signage (if applicable)
<input type="checkbox"/>	a. No more than one free-standing sign shall be permitted.
<input type="checkbox"/>	b. No signs shall have a digital display.
<input type="checkbox"/>	c. The maximum surface area of a sign shall not exceed 20 square feet.
<input type="checkbox"/>	d. The maximum height sign shall not exceed 6 feet.
<input type="checkbox"/>	8. Stormwater: shall not contribute to any stormwater runoff or alter any drainage patterns that would violate or contribute to a water quality violation.
<input type="checkbox"/>	9. Buildings or structures excluded from the Event Area: describe barriers to restrict access to the public
<input type="checkbox"/>	10. Bodies or water/pools (deeper than 18 inches) excluded from the Event Area: specify fencing restricting access to the public
<input type="checkbox"/>	B. Noise mitigation plan (approval by Planning Department)
<input type="checkbox"/>	1. Describe the type of sound used onsite: amplified music or sound, non-amplified live music or sound, and/or no music.
<input type="checkbox"/>	2. Days/hours of operation
<input type="checkbox"/>	3. Distance to other properties and Sensitive Uses
<input type="checkbox"/>	4. Comply with Ordinance No. 847
<input type="checkbox"/>	C. Dust mitigation plan (approval by Planning Department)
<input type="checkbox"/>	1. Fugitive dust shall be minimized by reducing vehicle speeds on driveways and parking areas
<input type="checkbox"/>	2. During visibly dry conditions, the application of water or other approved dust palliative – prior to set-up, breakdown, and as-needed.
<input type="checkbox"/>	D. Lighting mitigation plan (approval by Planning Department)
<input type="checkbox"/>	1. Comply with all County ordinances
<input type="checkbox"/>	2. All outdoor lighting shall cease at 12:00 a.m.
<input type="checkbox"/>	3. All outdoor lighting shall be focused, directed, or arranged to prevent glare or direct illumination outside the property line or on any streets or the public right-of-way

FILING INSTRUCTIONS FOR PLOT PLAN – RANCHO COMMUNITY EVENT FACILITY APPLICATION

EVENT MANAGEMENT PLAN REQUIREMENTS	
<input type="checkbox"/>	E. Traffic Management Plan (approval by Transportation Department)
<input type="checkbox"/>	1. Number of staff and their roles to control on-site traffic circulation
<input type="checkbox"/>	2. No directional signs shall be placed within the County right-of-way, pursuant to Ordinance No. 679.4
<input type="checkbox"/>	3. Adequate number of regular and ADA spaces per Ordinance No. 348 to accommodate all attendees and employees, independent contractors, vendors, or their designees
<input type="checkbox"/>	4. No offsite parking is permitted. All parking must be onsite.
<input type="checkbox"/>	5. Orderly and safe arrival, parking, and departure
<input type="checkbox"/>	6. No street or off-site parking
<input type="checkbox"/>	7. Driveways, easements, roads shall not be blocked
<input type="checkbox"/>	F. Traffic Control Plan (if required; approval by Transportation Department)
<input type="checkbox"/>	1. Location and type of traffic control devices
<input type="checkbox"/>	2. Location of certified traffic control officer(s)
<input type="checkbox"/>	3. Show traffic routing to and from the property
<input type="checkbox"/>	4. Show on-site traffic circulation
<input type="checkbox"/>	5. Show parking area and total parking provided
<input type="checkbox"/>	6. Show event signage
<input type="checkbox"/>	7. Plan shall be signed and stamped by a licensed California engineer
<input type="checkbox"/>	G. Solid Waste/Trash Service (approval by Department of Environmental Health)
<input type="checkbox"/>	H. Liquid Waste disposal (approval by Department of Environmental Health)
<input type="checkbox"/>	1. Identify onsite sewage disposal system or sewer service connection
<input type="checkbox"/>	2. Portable Toilet Facilities may be utilized when operated in compliance with Riverside County Resolution No. 91-474 and the requirements of the County Environmental Health Department.
<input type="checkbox"/>	I. Potable water (approval by Department of Environmental Health)
<input type="checkbox"/>	1. Municipal (CVWD);
<input type="checkbox"/>	2. Small water system (permit name and number);
<input type="checkbox"/>	3. Individual well (1-4 connections/permit name & number) or no water: bagged ice and bottled water requirement
<input type="checkbox"/>	J. Food service operation plan (approval by Department of Environmental Health)
<input type="checkbox"/>	1. Food and beverage permits – all food vendors/facilities shall have the required permits from state and local authorities, including State ABC if alcohol will be sold onsite.
<input type="checkbox"/>	2. Exception: when food is excluded from the venue contract, the customer may supply their own food and beverages.
<input type="checkbox"/>	K. Fire protection/emergency medical services plan (approval by Fire):
<input type="checkbox"/>	1. Access for medical personnel
<input type="checkbox"/>	2. No fireworks, pyrotechnics, open flame devices (CFC 5601.1.3)
<input type="checkbox"/>	3. No cooking onsite without the requisite licenses, permits, and approvals from all required County departments (CFC 308.1)

FILING INSTRUCTIONS FOR PLOT PLAN – RANCHO COMMUNITY EVENT FACILITY APPLICATION

EVENT MANAGEMENT PLAN REQUIREMENTS	
<input type="checkbox"/>	4. Fire apparatus access road:
<input type="checkbox"/>	a. Shall have an unobstructed width of not less than 24 feet, except for approved security gates in accordance with 503.6, and an unobstructed vertical clearance of no less than 13'6" 503.2.1.
<input type="checkbox"/>	b. All-weather surface that can support 80,000 pounds. The surface shall be designed, constructed, and maintained to provide all-weather driving capabilities. A letter or statement signed by a registered engineer, shall be provided with site plan certifying all fire department access roads meets this 80,000, all-weather requirement.
<input type="checkbox"/>	c. Located must be within 150 feet of the Event Area.
<input type="checkbox"/>	d. Dead-end roads more than 150 feet shall be designed and constructed with an approved cul-de-sac bulb turnaround or approved hammerhead.
<input type="checkbox"/>	5. Portable fire extinguishers:
<input type="checkbox"/>	a. Shall be provided as required by 906.
<input type="checkbox"/>	b. A minimum of one portable fire extinguishers with a rating of not less than 2A10BC shall be provided every 75 feet.
<input type="checkbox"/>	c. Extinguishers shall have a current CSFM service tags affixed; or within one year from the date of manufacture.
<input type="checkbox"/>	6. Tents:
<input type="checkbox"/>	a. Tents and membrane structures having an area more than 200 square feet and canopies more than 400 square feet shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official.
<input type="checkbox"/>	b. Tents or membrane structures shall be adequately roped, braced, and anchored to withstand the elements of weather and prevent against collapsing. CFC 3103.9.
<input type="checkbox"/>	c. Tents shall not be located within 20 feet of lot lines, buildings, other tents, parked vehicles, or internal combustion engines. Any guy wires or ropes shall be considered part of the tent.
<input type="checkbox"/>	d. All tents and all interior decorative fabrics or materials shall be flame resistant in accordance with appropriate standards set forth in California Code of Regulations, Title 19, Division 1, Chapter 8. The tag on the tent will list CPAI-84, which meets these standards.
<input type="checkbox"/>	7. Stages:
<input type="checkbox"/>	a. All stages shall be identified on the approved site plan.
<input type="checkbox"/>	b. Stages shall have a minimum of a 2A-10BC fire extinguisher, post "No smoking" signs inconspicuous locations, and shall be structurally approved by building and Safety. CFC3103.9.
<input type="checkbox"/>	8. Generators and other internal combustion power sources:
<input type="checkbox"/>	a. Shall be separated from temporary membrane structures and tents by a minimum of 20 ft.
<input type="checkbox"/>	b. Shall be protected from contact by fencing, enclosure, or other approved means.
<input type="checkbox"/>	c. Fire Extinguishers rated not less than 2A-10BC shall be located adjacent to the generators in case of fire.
<input type="checkbox"/>	9. Food trucks:
<input type="checkbox"/>	a. Must be permitted with any applicable County of Riverside Departments
<input type="checkbox"/>	b. Cooking equipment shall be protected by an automatic fire extinguishing system and have current service tag in accordance with CFC 904.12
<input type="checkbox"/>	c. Portable fire extinguisher shall be provided (current service tag) in accordance with CFC319.4.1 and 319.4.2

Junta de Supervisores del Condado de Riverside
Solicitud de uso de la palabra

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NOMBRE DEL ORADOR: Verónica Juárez

Dirección: veronicasantillano@hotmail.com
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: 92234

Teléfono #: (760) 534-4842

Fecha: _____ Agenda # 3.21 21.3

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

✓ Apoyo _____ Oposición _____ Neutral

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

✓ Apoyo _____ Oposición _____ Neutral

Le doy mis 3 minutos a: _____

¿Necesitas traductor de español? Sí ✓ No _____

Si desea escuchar la reunión en español, los auriculares están disponibles en el área del Secretario de la Junta.

Las validaciones de estacionamiento están disponibles solo para oradores: consulte al Secretario de la Junta.

Junta de Supervisores del Condado de Riverside
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NOMBRE DEL ORADOR: Esmeralda Bacerra

Dirección: ~~6055 Elm~~ 42592 Tiempofl Indio, CA 92203
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: Thermal, CA 92274

Teléfono #: 760.989.0181

Fecha: 6/25/2024 Agenda # 3-21.3

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

Apoyo Oposición _____ Neutral _____

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

Apoyo Oposición _____ Neutral _____

Le doy mis 3 minutos a: _____

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✓

Junta de Supervisores del Condado de Riverside
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NOMBRE DEL ORADOR: Beatrice Santini

Dirección: 44416 Royal Lytham Dr.
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: Indio CA 92201

Teléfono #: 760-898-2714

Fecha: 6/25/24 **Agenda #** ~~321~~ 2123

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

Apoyo Oposición Neutral

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

Apoyo Oposición Neutral

Le doy mis 3 minutos a: _____

¿Necesitas traductor de español? Sí _____ No _____

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✓

Junta de Supervisores del Condado de Riverside
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NOMBRE DEL ORADOR: Salvador Moreno

Dirección: Coachella
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: _____

Teléfono #: _____

Fecha: 6-25-24 **Agenda #** ~~2.2~~ 21.3

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

_____ **Apoyo** _____ **Oposición** _____ **Neutral**

Nota: Si está aquí para un tema de la agenda que se presentó para "Apelación", indique por separado su postura sobre la apelación a continuación:

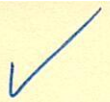
_____ **Apoyo** _____ **Oposición** _____ **Neutral**

Le doy mis 3 minutos a: _____

¿Necesitas traductor de español? **Sí** _____ **No** _____

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NOMBRE DEL ORADOR: Claudia Luz Alvarez

Dirección: 83272 51st Ave
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: Cancun CT 92236

Teléfono #: 760-578 5931

Fecha: 6/25/24 Agenda # 21.3

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

X Apoyo _____ Oposición _____ Neutral

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Le doy mis 3 minutos a: _____

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✓

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NOMBRE DEL ORADOR: Jun Avarado

Dirección: 8320 51st Ave
(solo si se solicita respuesta por correo electrónico de seguimiento)

Cuidad y Código postal: Coahuila 92236

Teléfono #: 760 578 5944

Fecha: 6/25/24 Agenda # 21.3

POR FAVOR, INDIQUE SU POSTURA A CONTINUACIÓN:

Postura sobre el tema del orden del día "ordinario" (no apelado):

X Apoyo _____ Oposición _____ Neutral

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Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form. The Board may limit the public input on any item, based on the number of people requesting to speak and the business of the Board.

SPEAKER'S NAME: LUIS LUNA

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: 760 702-0055

Date: 6/25/24 Agenda # 21.3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

(Revised: 06/13/2024)

Riverside County Board of Supervisors
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SPEAKER'S NAME: Samantha Luq

Address: _____
(Only if follow-up mail response requested)

City: _____ Zip: _____

Phone #: 760-181

Date: 6/25/24 Agenda # 21-3

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X Support _____ Oppose _____ Neutral

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ Support _____ Oppose _____ Neutral

I give my 3 minutes to: _____

Parking validations available for speakers only – see Clerk of the Board.

Lopez, Daniel

From: Aquia Mail
Sent: Tuesday, June 25, 2024 9:10 AM
To: mills.marissa@gmail.com
Cc: Clerk of the Board
Subject: Board comments web submission



Su formulario ha sido enviado correctamente.

Gracias por enviar su solicitud para hablar. La oficina del Secretario de la Junta ha recibido su solicitud y estará preparada para permitirle hablar cuando se llame a su artículo. Para asistir a la reunión, llame al (669) 900-6833 y utilice el número de identificación de la reunión 864 4411 6015 . La contraseña es 20240625. Se le silenciará hasta que se retire el elemento y se llame su nombre. Marque a las 9:00 am con el número de teléfono que proporcionó en el formulario para que lo puedan identificar durante la reunión.

Gracias,

Secretario de la Junta del Condado de Riverside

Submitted on June 25, 2024

Submitted by: Anonymous

Submitted values are:

First Name

Marissa

Last Name

Mills

Address (Street, City and Zip)

60340 Fillmore Street Thermal, CA 92274

Phone

8184370402

Email

Lopez, Daniel

From: Janis Charnay <palmsjan2003@yahoo.com>
Sent: Tuesday, June 25, 2024 2:22 PM
To: Hildebrand, John; Welch, Ronald E.; Perez, Alexis; District 4 Supervisor V. Manuel Perez; emedina@rivco.org; Riverside County Code Enforcement; Code; Maldonado, Michael; Riverside County Department of Environmental Health; Planning; Riverside County Office of Economic Development (RIVCOED); M.D. Rep. Raul Ruiz; Clerk of the Board; Prasad, Doreen; Collins, Michael; Rancho Community Events; Supervisor Jeffries - 1st District; Henderson, Roy
Subject: Wow approved the Rancheros???

CAUTION: This email originated externally from the Riverside County email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

You all already know how bad it is out here in Thousand Palms, and you go ahead and approve more Toxic Rancheros.

We will not be voting for any of you, I will go out of my way to ensure all of us are negatively impacted **(and there are thousands)**

We will vote differently when it is time.

Shame on all of you.

Janis Charnay
760-272-4330