

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



ITEM: 3.79
(ID # 25490)

MEETING DATE:
Tuesday, July 30, 2024

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: CHANGE OF ZONE NO. 2100127 & ADOPTION OF 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: Adopt Ordinance No. 348.5018 (Change of Zone No. 2100127) which was introduced on June 25, 2024. 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;


Continued on page 2

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Gutierrez, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and Ordinance 348.5018 is adopted with waiver of the reading .

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: July 30, 2024
xc: Planning, Recorder/State Clearinghouse, COBCF/AB/DL

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

2. **ADOPT** Ordinance No. 348.5018, in conjunction with Change of Zone No. 2100127, an ordinance 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;
3. **Direct** the Clerk of the Board to publish the summary of the ordinance pursuant to California Government Code Section 25124(b); and
4. **Direct** the Clerk of the Board to file the attached Notice of Exemption with the County Clerk and the State Clearinghouse within five working days of approval by the Board.

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- 24/25	

C.E.O. RECOMMENDATION: Approve

Background

On June 25, 2024, the Board of Supervisors held a public hearing to introduce the Ranchos Ordinance and the Board voted 5-0 to approve the item. The policy item before the Board today is to adopt the Ranchos Ordinance.

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

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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 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

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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 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,	4.5 gross acres	200 guests	Plot plan

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M-H, W-2			
	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 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

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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 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

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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
- Exhibit E – Notice of Exemption



Jason Farin, Principal Management Analyst 7/24/2024



Aaron Gettis, Chief of Deputy County Counsel 7/17/2024



Lead Agency: Riverside County Planning Dept.
ATTN: Sarah K. Moore
Address: 4080 Lemon St. 12th floor
Riverside, CA. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400877
08/13/2024 10:08 AM Fee: \$ 50.00
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Removed: By: Deputy


Project Title

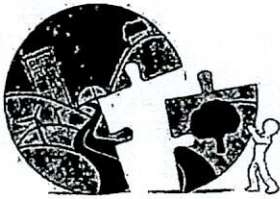
CHANGE OF ZONE NO. 2100127, ASSOCIATED WITH ORDINANCE NO. 348.5018 TO PERMIT RANCHO COMMUNITY EVENT FACILITIES.

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other:

Notes

PROJECT LOCATION: 405 SIERRA VISTA STREET, CORONA, CA 92882



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department 38686 El Cerrito Road
P.O. Box 3044 4080 Lemon Street, 12th Floor Palm Desert, CA 92201
Sacramento, CA 95812-3044
 County of Riverside County Clerk P. O. Box 1409
Riverside, CA 92502-1409

Project Title/Case No.: Change of Zone No. 2100127, associated with Ordinance No. 348.5018 to permit Rancho Community Event Facilities

Project Location: Riverside County

Project Description: CHANGE OF ZONE NO. 2100127 & ADOPTION OF 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: Adopt Ordinance No. 348.5018 (Change of Zone No. 2100127) which was introduced on June 25, 2024. 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 in District 4.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Riverside County, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Sections 15061(b)(3) (Common Sense Exemption)
- Statutory Exemption Section
- Other: _____

Reasons why project is exempt: 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 any meaningful analysis. As a result, this ordinance amendment does not lead to any direct improvements, developments,

NOTICE OF EXEMPTION
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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.

Sarah K. Moore (951) 955-0380
County Contact Person Phone Number

Assistant Planning Director 7/17/2024
Signature Title Date

Date Received for Filing and Posting at OPR: _____

County Clerk Posting Fee \$50.00

FOR COUNTY CLERK'S USE ONLY

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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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

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,
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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
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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.;

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- 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
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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.

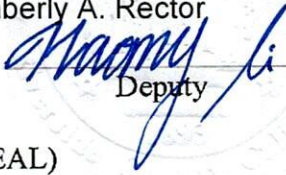
A facility that is permitted to hold Rancho Community Events within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan.”

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
Chuck Washington

ATTEST:
CLERK OF THE BOARD
Kimberly A. Rector

By: 
Deputy
(SEAL)

APPROVED AS TO FORM
June 18, 2024

By: 
Aaron C. Gettis
Chief Deputy County Counsel

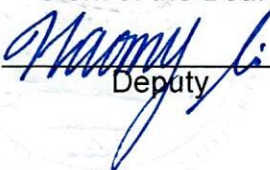
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on July 30, 2024, the foregoing ordinance consisting of 6 Sections was adopted by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez, and Gutierrez
NAYS: None
ABSENT: None

DATE: July 30, 2024

KIMBERLY A. RECTOR
Clerk of the Board
BY:  _____
Deputy

SEAL

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
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,

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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.

27

28

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
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:

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:

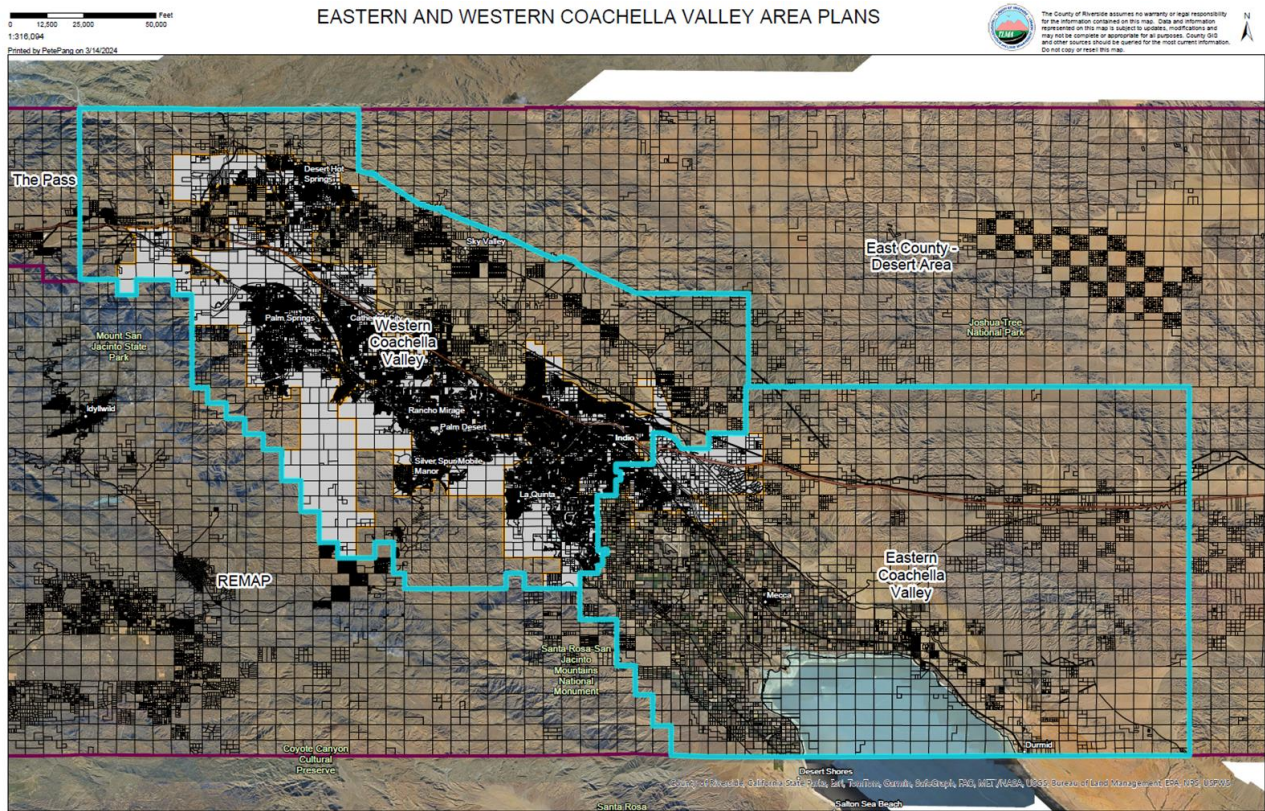
THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

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.

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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

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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)

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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

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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

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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)

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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