

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



1.1

On motion of Supervisor Gutierrez, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.5018		The Press Enterprise

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on December 3, 2024, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: December 3, 2024
Kimberly A. Rector, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: , Deputy

AGENDA NO.

1.1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011678258

Customer's Reference PE - Ordinance No. 348.5018
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 07/01/2024

Amount: \$4,889.60

Payment Amount: \$0.00

6/18/24
21.3
Planning

Invoice Text: Community Event.3. No cooking shall occur onsite without the requisite licenses, permits and approvals from all required County departments. G. TRAFFIC MANAGEMENT AND CONTROL. A traffic management plan is required as part of the event management plan and must be approved by the Transportation Department. A traffic control plan also be required in the discretion of the Transportation Department. The traffic management and control plans must conform to the requirements of Riverside County Ordinance No. 787 and all of the following: 1. Ensure an orderly and safe arrival, parking, and departure of all vehicles; 2. Ensure traffic will not queue in a manner that blocks private easements or roads, County roads, intersections, private driveways, or access to neighboring properties; 3. Provide adequate ingress and egress for all vehicles, including emergency vehicles to the satisfaction of the Riverside County Fire Department and Transportation Department; 4. Provide the location of all temporary directional signs on any driveway entrance and within parking lots to ensure the orderly flow of traffic; and, 5. No directional signs shall be placed within the County right-of-way, pursuant to Riverside County Ordinance No. 679.4.H. FIRE PROTECTION/EMERGENCY MEDICAL SERVICES PLAN. 1. A fire protection/emergency medical services plan is required as part of the event management plan and must be approved by the County Fire Department. 2. The fire protection/emergency medical services plan must include, but is not limited to, the following topics: access for medical personnel, fire apparatus access, portable fire extinguishers, tents, stages, generators and other internal combustion power sources, and food trucks. 3. No cooking shall occur onsite without the requisite licenses, permits and approvals from all required County departments. SECTION 19.1407. PERMIT REVOCATION OR MODIFICATION. Any approved plot plan permit or conditional use permit for a Rancho Community Event Facility may be revoked in accordance with the procedures of Section 18.31 of this ordinance.

SECTION 19.1408. COMPLAINTS.

Any complaints related to Rancho Community Event Facility properties and compliance with this ordinance may be filed with the Riverside County Planning Department or Riverside County Code Enforcement Department. The County may pursue all administrative, legal, and equitable remedies for failure to comply with the requirements of this Article." Section 2. A new Section 21.59j is added to Article XXI of Ordinance No. 348 to read as follows:

"SECTION 21.59j. PRIVATE EVENT.

An event that is not open to the public, attendees must register in advance, and no walk-ins are allowed." Section 3. A new Section 21.59k. is added to Article XXI of Ordinance No. 348 to read as follows:

"SECTION 21.59k. PROPERTY.

A legal lot or parcel."

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

"SECTION 21.61. RANCHO COMMUNITY EVENT.

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

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

"SECTION 21.61a. RANCHO COMMUNITY EVENT FACILITY.

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

Section 6. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption. Chuck Washington, Chair of the Board

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

AYES: Jeffries, Spiegel, Washington, Perez and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise July 1, 2024

The Press-Enterprise

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5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: PE - Ordinance No. 348.5018

FILE NO. PE - Ordinance No. 348.5018

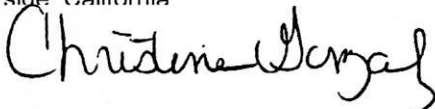
PROOF OF PUBLICATION

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

07/01/2024

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

Date: July 01, 2024.
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

Legal No. **0011678258**

Ad Copy:

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

ORDINANCE NO. 348.5018
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING
ORDINANCE NO. 348 RELATED TO ZONING

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

Section 1. Article XIXp of Ordinance No. 348 is added to Ordinance No. 348 to read as follows:
"Article XIXp. RANCHO COMMUNITY EVENT FACILITIES
SECTION 19.1400. FINDINGS AND PURPOSE.

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

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

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

SECTION 19.1401. APPLICABILITY, LOCATION, AND LIMITATIONS.

A. APPLICABILITY.

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

B. PERMITTED ZONING.

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

C. AGRICULTURAL USE.

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

- a. Rancho Community Events shall not interfere with agricultural use of the Property; and,
 - b. Rancho Community Events shall not convert agricultural areas of the Property to an alternative use for the purpose of developing or expanding a Rancho Community Event Facility.
2. Rancho Community Event Facilities shall not be permitted when the underlying Property is under a conservation easement or a land conservation contract pursuant to the Williamson Act.

SECTION 19.1402. PROHIBITED ACTIVITIES.

- A. Rancho Community Event Facilities are prohibited within any of the following locations:
1. All areas of the unincorporated areas of Riverside County, except within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan;
 2. Properties that do not have an ongoing agricultural use meeting the requirements of Section 19.401.C.;
 3. Vacant Property; and
 4. Property that does not meet the zoning and size requirements of Section 19.1404.A. of this ordinance. A Rancho Community Event Facility shall not be allowed to operate on multiple Properties, unless a parcel merger is approved by the County.
- B. Any Rancho Community Event Facility activity that is not expressly provided for in an approved plot plan permit or conditional use permit is prohibited and is hereby declared a public nuisance.

SECTION 19.1403. EXEMPTIONS.

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

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

SECTION 19.1404. PUBLIC HEARING AND PERMIT REQUIREMENTS.

A. LAND USE ENTITLEMENT REQUIRED.

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

1. The following uses are permitted with approval of a plot plan permit:
 - a. Within the A-1, A-2, M-SC, M-M, M-H, and W-2 zones, Rancho Community Event Facilities hosting:
 - 1) Rancho Community Events of up to 200 attendees require a Property size of 4.5 gross acres or greater.
 - 2) Rancho Community Events of up to 300 attendees require a Property size of 7.5 gross acres or greater.
 - b. Within the R-A zone, Rancho Community Event Facilities hosting
 - 1) Rancho Community Events of up to 200 attendees require a Property size of 10 gross acres or greater.
 - 2) Rancho Community Events of up to 300 attendees require a property size of 15 gross acres or greater.
2. The following uses are permitted with approval of a conditional use permit:
 - a. Within the A-1, A-2, M-SC, M-M, M-H, and W-2 zones, Rancho Community Event Facilities hosting Rancho Community Events of up to 500 attendees require a Property of 20 gross acres or greater in size.
 - b. Within the R-A zone, Rancho Community Event Facilities hosting Rancho Community Events of up to 400 attendees require a Property of 20 gross acres or greater in size.

B. APPLICATION REQUIREMENTS.

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

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

cultural/historical resources.

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

C. PLOT PLAN REQUIREMENTS.

1. Plot Plan Required. Rancho Community Event Facilities requiring approval of a plot plan permit pursuant to this Article shall comply with the provisions of Section 18.30 of this ordinance, except as otherwise indicated in this Article.
2. California Environmental Quality Act. All Rancho Community Event Facility plot plan permits are subject to the California Environmental Quality Act.
3. Public Notice. Notification of the proposed Rancho Community Event Facility shall be provided pursuant to Section 1.7 of this ordinance, except as follows: mailed notification shall be sent to all owners of real Property within 1,000 feet of the exterior boundaries of the subject Property.
4. Public Hearing. A public hearing shall be held on the application for a plot plan permit for the Rancho Community Event Facility in accordance with the provisions of Section 18.30 of this ordinance. However, at the sole discretion of the Planning Director, the Planning Director may request the Planning Commission Secretary set the matter for a public hearing before the Planning Commission instead.
5. Plot Plan Permit Findings. No plot plan permit application for a Rancho Community Event Facility shall be approved unless the following findings are made:
 - a. The permit is consistent with the General Plan, any applicable specific plan, and the zoning classification.
 - b. 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.
 - c. The Rancho Community Event Facility complies with the Special Findings set forth below in Section 19.1404.E. of this ordinance.
6. Plot Plan Permit Conditions. Plot plan permits shall be subject to all conditions necessary or convenient to assure that the Rancho Community Event Facility will satisfy the requirements of this Article and protect the health, safety, or general welfare of the community.

D. CONDITIONAL USE PERMIT REQUIREMENTS.

1. Conditional Use Permit Required. Rancho Community Event Facilities requiring the approval of a conditional use permit pursuant to this Article shall comply with the provisions of Section 18.28 of this ordinance, except as otherwise indicated in this Article.
2. California Environmental Quality Act. All Rancho Community Event Facility conditional use permits are subject to the California Environmental Quality Act.
3. Public Hearing Notice. Notice of the public hearing for the proposed Rancho Community Event Facility shall be provided in compliance with state law and

pursuant to Section 1.7 of this ordinance, except as follows: mailed notification shall be sent to all owners of real Property within 1,000 feet of the exterior boundaries of the subject Property.

4. **Public Hearing.** A public hearing shall be held on the application for a conditional use permit for the Rancho Community Event Facility in accordance with the provisions of Section 18.28 of this ordinance.
5. **Conditional Use Permit Findings.** No conditional use permit for a Rancho Community Event Facility shall be approved unless the following findings are made:
 - a. The permit is consistent with the General Plan, any applicable specific plan, and the zoning classification.
 - b. The Rancho Community Event Facility complies with the findings in Section 18.28.D. of this ordinance.
 - c. The Rancho Community Event Facility complies with the Special Findings set forth below in Section 19.1404.E. of this ordinance.
6. **Conditional Use Permit Conditions.** Conditional use permits shall be subject to all conditions necessary or convenient to assure that the Rancho Community Event Facility will satisfy the requirements of this Article and protects the health, safety, or general welfare of the community.

E. SPECIAL FINDINGS.

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

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

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

A. REGULATIONS.

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

B. DEVELOPMENT STANDARDS.

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

1. **Setbacks.** The following setbacks shall be maintained at all times for Rancho Community Event Facilities:
 - a. Rancho Community Event Facilities shall not be located closer than 15 feet from a Property line, unless the Planning Director finds that a greater distance is necessary to ensure compatibility with surrounding properties and sensitive uses.

- b. All buildings and structures, such as party canopy, stages, and dancefloors, must be identified on the site plan and shall abide by the setbacks required by this Article and any applicable County ordinances and state laws and regulations, including the California Building Code and California Fire Code.
- 2. Buildings, Structures, and Bodies of Water.
 - a. All temporary or permanent buildings, structures, or bodies of water deeper than 18 inches that will be utilized for the Rancho Community Event Facility must be permitted in compliance with all applicable building safety laws, codes, and regulations, including, but not limited to, Riverside County Ordinance No. 457, the California Building Standards Code, and any requirements of the American with Disabilities Act.
 - b. The remaining temporary or permanent buildings, structures, or bodies of water deeper than 18 inches must sufficiently restrict access to the attendees of the Rancho Community Event Facility.
- 3. Parking. The following parking standards shall apply to all Rancho Community Event Facilities:
 - a. Attendee and Other Parking. Onsite parking must be sufficient to accommodate all attendees and employees, independent contractors, vendors, or their designees. No off-site parking for Rancho Community Event Facilities shall be permitted.
 - b. Accessible Parking. Accessible parking shall accommodate persons with disabilities, as follows:
 - 1) Number of Spaces, Design Standards. Parking facilities shall be properly designed, constructed, and maintained to provide for accessible access from public rights-of-way, across intervening parking spaces, and into Rancho Community Event areas. The number, design, and standards of accessible parking spaces shall be in compliance with all applicable laws and regulations, including the California Building Standards Code.
 - 2) Reservation of Spaces Required. All required accessible spaces shall be reserved for use by the disabled throughout the life of the approved land use entitlement.
 - 3) Fulfilling of Requirements. Accessible parking spaces shall count toward fulfilling the total number of required parking spaces.

SECTION 19.1406. RANCHO COMMUNITY EVENT FACILITY EVENT MANAGEMENT PLAN

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

A. EVENT OPERATION.

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

- 1. Size. Rancho Community Events shall not exceed the number of attendees for the property size and land use entitlement, pursuant to Section 19.1404.A. of this ordinance.
- 2. Hours of Operation. Rancho Community Events shall comply with the following requirements for hours of operation, including set-up and clean-up:
 - a. Maximum operation of 12 hours per day;
 - b. All live music or amplified sound shall cease at 10:00 p.m.;
 - c. All outdoor lighting shall cease at 12:00 a.m.; and,
 - d. Rancho Community Event Facilities shall not operate between 12:00 a.m. and 6:00 a.m.
- 3. Location. Rancho Community Events shall be held primarily outdoors and only within the area of the Property designated for the Rancho Community Event Facilities, which is indicated on the site plan.
- 4. Onsite Signage. Any onsite signage for Rancho Community Event Facilities shall comply with the provisions of Section 19.4 of this ordinance, subject to the following limitations:
 - a. No more than one free-standing sign shall be permitted.
 - b. No signs shall have a digital display.
 - c. The maximum surface area of a sign shall not exceed 20 square feet.
 - d. The maximum height sign shall not exceed 6 feet.
- 5. Onsite Management.
 - a. The owner of the Rancho Community Event Facilities shall have an authorized representative onsite at the underlying Property for the duration of the Rancho Community Events, including set-up and clean-up, who is responsible for ensuring that the holder of the event complies with the requirements of this Article and all relevant Riverside County Ordinances.
 - b. A copy of the approved event management plan for the Rancho Community Event Facility shall remain onsite at the Property and provided to the County upon request.
- 6. Ban on Overnight Stays. Overnight stays are 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.
- 8. Ban on Outdoor Fire Pits. No outdoor fire pit areas are permitted at Rancho Community Event Facilities. Propane or gas powered commercially produced heating devices are permissible so long as they are turned off as soon as they are no longer in use or by 10:00 p.m., whichever is earlier.

B. NOISE CONTROL.

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

C. DUST CONTROL.

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

D. LIGHTING.

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

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

E. WASTE AND WATER.

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

F. FOOD SERVICE OPERATION.

1. A food service operation plan is required as part of the event management plan and must be approved by the County Environmental Health Department.
2. All food vendors/facilities shall obtain and maintain the required licenses and permits and operate at all times in compliance with applicable state and local laws and regulations, including the California Department of Alcoholic Beverage Control.
 - a. Exception: When food is excluded from the Rancho Community Event Facility contract, the customer may supply their own food for the related Rancho

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

G. TRAFFIC MANAGEMENT AND CONTROL.

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

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

H. FIRE PROTECTION/EMERGENCY MEDICAL SERVICES PLAN.

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

SECTION 19.1407. PERMIT REVOCATION OR MODIFICATION.

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

SECTION 19.1408. COMPLAINTS.

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

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

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

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

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

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

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

Chuck Washington, Chair of the Board

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

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

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
Published The Press-Enterprise July 1, 2024

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: PE - Ordinance No. 348.5018

FILE NO. PE - Ordinance No. 348.5018

PROOF OF PUBLICATION

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

07/01/2024

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

Date: July 10, 2024.
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

Legal No. **0011678258**

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.5018
AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING
ORDINANCE NO. 348 RELATED TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:
Section 1. Article XIXp of Ordinance No. 348 is added to Ordinance No. 348 to read as follows:

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

The purpose of this Article is to protect the public health, safety, and general welfare compliance with State law, by providing regulations and establishing standards for Community Event Facilities conducted on date palm and agriculture farm unincorporated areas of the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan, as designated in the Riverside County Comprehensive General Plan reported that more than 90 percent of the dates produced in the United States are the Coachella Valley. According to the Riverside County Agricultural Commission 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 containing nearly 58% of the valuation for total agricultural crops for the entire Riverside County.

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

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

SECTION 19.1401. APPLICABILITY, LOCATION, AND LIMITATIONS.

A. APPLICABILITY.

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

B. PERMITTED ZONING.

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

C. AGRICULTURAL USE.

1. Rancho Community Event Facilities shall be permitted only when the Property has an ongoing agricultural use which meets the following requirements: a. 40% of the Property shall be utilized for agricultural crops with at least 100 date palms planted with date palms. Buildings or structures related to the use in fulfillment of the required agricultural use may count towards the total of 40% agricultural use requirement must be verified by the County prior to the issuance of a certificate of occupancy or final inspection, whichever occurs first. Rancho Community Event Facilities shall be deemed a secondary or accessory use to the ongoing agricultural use, subject to the following requirements:

- Rancho Community Events shall not interfere with agricultural use of the Property; and,
 - Rancho Community Events shall not convert agricultural areas of the Property to an alternative use for the purpose of developing or expanding a Rancho Community Event Facility.
2. Rancho Community Event Facilities shall not be permitted when the underlying Property is under a conservation easement or a land conservation agreement pursuant to the Williamson Act.

SECTION 19.1402. PROHIBITED ACTIVITIES.

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

- All areas of the unincorporated areas of Riverside County, except within the Western Coachella Valley Area Plan and Eastern Coachella Valley Area Plan designated in the Riverside County Comprehensive General Plan;
- Properties that do not have an ongoing agricultural use meeting the requirements of Section 19.401.C.;
- Vacant Property; and

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BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Account Number: 5209148

Ad Order Number: 0011678258

Customer's Reference PE - Ordinance No. 348.5018
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 07/01/2024

Amount: \$4,889.60

Payment Amount: \$0.00

Invoice Text: Community Event.3. No cooking shall occur onsite without the requisite licenses, permits and approvals from all required County departments.G. TRAFFIC MANAGEMENT AND CONTROL.
A traffic management plan is required as part of the event management plan and must be approved by the Transportation Department. A traffic control plan also be required in the discretion of the Transportation Department. The traffic management and control plans must conform to the requirements of Riverside County Ordinance No. 787 and all of the following:1. Ensure an orderly and safe arrival, parking, and departure of all vehicles; 2. Ensure traffic will not queue in a manner that blocks private easements or roads, County roads, intersections, private driveways, or access to neighboring properties;3. Provide adequate ingress and egress for all vehicles, including emergency vehicles to the satisfaction of the Riverside County Fire Department and Transportation Department;4. Provide the location of all temporary directional signs on any driveway entrance and within parking lots to ensure the orderly flow of traffic; and,5. No directional signs shall be placed within the County right-of-way, pursuant to Riverside County Ordinance No. 679.4.H. FIRE PROTECTION/EMERGENCY MEDICAL SERVICES PLAN. 1. A fire protection/emergency medical services plan is required as part of the event management plan and must be approved by the County Fire Department.2. The fire protection/emergency medical services plan must include, but is not limited to, the following topics: access for medical personnel, fire apparatus access, portable fire extinguishers, tents, stages, generators and other internal combustion power sources, and food trucks.3. No cooking shall occur onsite without the requisite licenses, permits and approvals from all required County departments.SECTION 19.1407. PERMIT REVOCATION OR MODIFICATION. Any approved plot plan permit or conditional use permit for a Rancho Community Event Facility may be revoked in accordance with the procedures of Section 18.31 of this ordinance.

SECTION 19.1408. COMPLAINTS.

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

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

"SECTION 21.59j. PRIVATE EVENT.

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

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

"SECTION 21.59k. PROPERTY.

A legal lot or parcel."

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

"SECTION 21.61. RANCHO COMMUNITY EVENT.

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

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