

# Rancho Community Event Facility Ordinance

Community Meeting No. 1

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County Transportation Land  
Management Agency

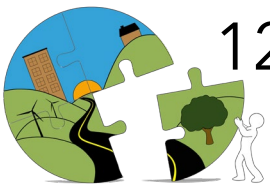
John Hildebrand  
Planning Director, Riverside County  
Planning Department

Sarah Moore  
Assistant Planning Director,  
Riverside County Planning  
Department



# Agenda

1. Introduction by Supervisor Manuel Perez or District 4 Staff
2. Why are we here today?
3. What is the plan?
4. What is a Rancho Community Event?
5. How do you qualify to be a Rancho?
6. How many guests can a Rancho host?
7. What do Ranchos need to do?
8. What will the County provide?
9. How will enforcement work?
10. What are the next steps?
11. Who can I contact to learn more?
12. What questions do you have for us?



# Why are we here today?

## Listen

- Rancho Community Event Facilities
- Community concerns

## Support

- Unique culture, agricultural production (date palms), and local economy
- Public health, safety, and welfare for all

## Balance

- Development, regulations, and operations
- Impacts to neighborhood character



# What is the plan?

## Existing Land Use Ordinance

- Allows for temporary event permits
- Limits the duration, number, and type of event
- Permit individual events

## Proposed Amendment

- Create permanent Rancho Community Event Facilities
- Set lasting regulations and standards while promoting the public health, safety, and welfare
- Generate a one-time event permit for each property



# What is a Rancho Community Event?

- Event type: private event – not open to the public & no walk-ins
- Event purpose: celebration, ceremony, wedding ceremony and/or reception, birthday, quinceañera, baby shower, holiday party, graduation, fundraiser for a charitable non-profit organization, or farm-to-table event
- Event location: primarily outdoors unless structures are permitted



# How do you qualify to be a Rancho?

## Location

- Western Coachella Valley Area Plan
- Eastern Coachella Valley Area Plan

## Zoning

- A-1, A-2, W-2, R-A

## Agricultural Use

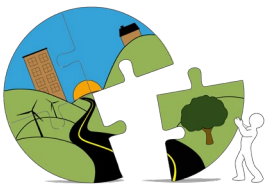
- 40% of the total acreage = agricultural crops
- At least 20% must be utilized for date palms
- Buildings or structures utilized for production may count
- No conservation easement or land conservation contract



# How many guests can a Rancho host?

It depends...

Zone	Size of Property	Maximum Guest Count
<b>A-1, A-2, W-2</b>	4.5 gross acres	200 guests
	7.5 gross acres	300 guests
	20 gross acres	500 guests
<b>R-A</b>	10 gross acres	200 guests
	15 gross acres	300 guests
	20 gross acres	400 guests



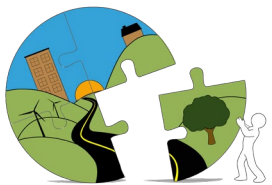
# What do Ranchos need to do?

## Select the type of application

- Plot plan
- Conditional use permit

## Submit all required documents

- General Application
- Site Plan
- Event Management Plan (see next slide)

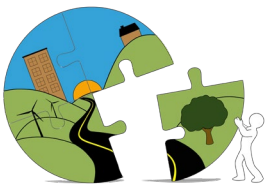




# What do Ranchos need to do? (Continued)

## Event Management Plan

- Temporary or permanent structures or fixtures (Building and Safety);
- Noise, dust, and lighting mitigation plan (Planning Department);
- Parking plan (Planning Department, Transportation Department, and Fire Department);
- Traffic management plan (Transportation Department and Fire Department);
- Fire protection plan (Fire Department);
- Emergency medical services plan (Fire Department); and
- Sewage disposal, potable water, and food service operation plan (Department of Environmental Health)



# What do Ranchos need to do? (Continued)

## Follow the County's Requirements

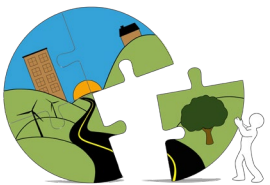
- Submittal checklist
- Standardized conditions of approval

## Work with the County's Dedicated Planner

- Processing & guidance

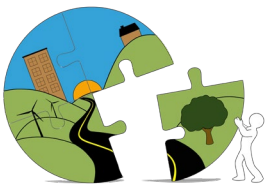
## Comply with the California Environmental Quality Act (CEQA)

- Potential CEQA exemption - existing facilities only



# How will enforcement work?

- **Noise: 10pm quiet hours**
- **Operational Hours: people, lights & noise**



# What are the next steps?

## Tentative Timeline:

- Community Meeting No. 2: **April 4** (checklist & draft ordinance)
- Planning Commission: **May 8**
- Board of Supervisors (public hearing): **June 25**
- Public Workshop: **after June 25** (to be determined)
- Board of Supervisors (adoption): **July 9**
- Effective date of Ordinance: **August 8**
- Submittal deadline for existing Ranchos: **November 8**



# Who can I contact to learn more?

## **Planning Department**

(951) 955-3200

[Planning@rivco.org](mailto:Planning@rivco.org)

## **Rania Odenbaugh**

TLMA Managing Director

Riverside County Transportation Land Management Agency

[Rodenbaugh@rivco.org](mailto:Rodenbaugh@rivco.org)

## **John Hildebrand**

Planning Director

Riverside County Planning Department

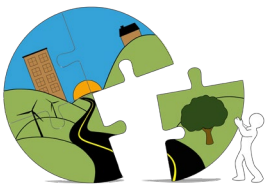
[Jhildebr@rivco.org](mailto:Jhildebr@rivco.org)

## **Sarah Moore**

Assistant Planning Director

Riverside County Planning Department

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# What questions do you have for us?



# Thank you!

