

Rancho Community Event Facility Ordinance

Community Meeting No. 2 - April 4, 2024

Rania Odenbaugh
TLMA Managing Director, Riverside
County Transportation Land
Management Agency

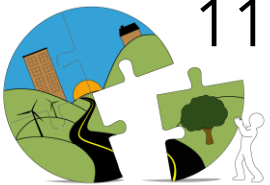
John Hildebrand
Planning Director, Riverside County
Planning Department

Sarah Moore
Assistant Planning Director,
Riverside County Planning
Department



Agenda

1. Introduction by Supervisor Manuel Perez or District 4 Staff
2. Recap of the March 8, 2024, Community Meeting
3. Ranchos Eligibility & Maps
4. Ranchos Entitlement Submittal Checklist
5. What should a Rancho Site Plan include?
6. What should a Rancho Event Management Plan include?
7. Enforcement
8. Estimated Fees
9. Ranchos Timeline
10. Our Website / Rancho County Dedicated Email Address
11. What questions do you have for us?



Recap

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



Recap

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



Ranchos Eligibility

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?

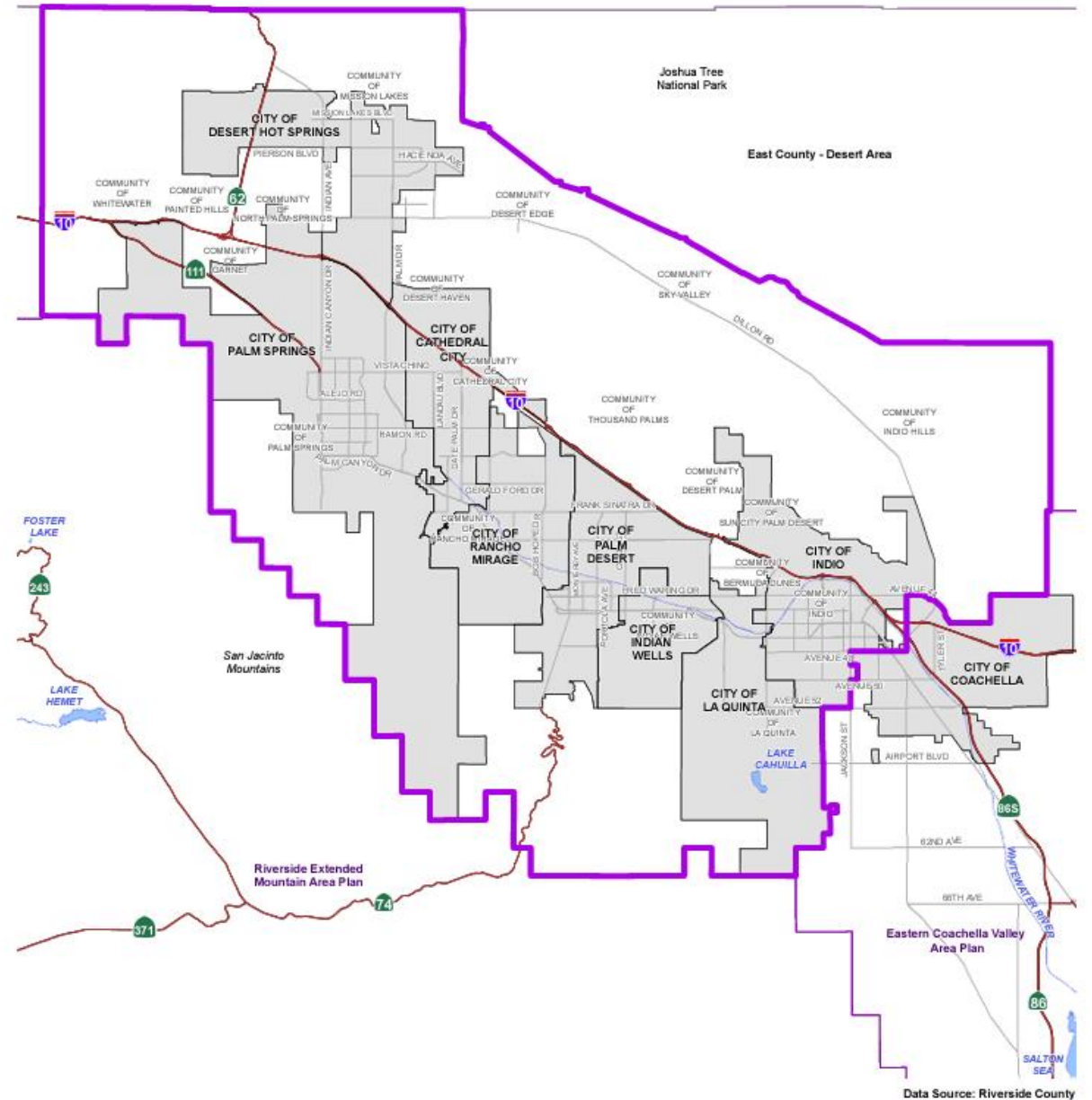
It depends...

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



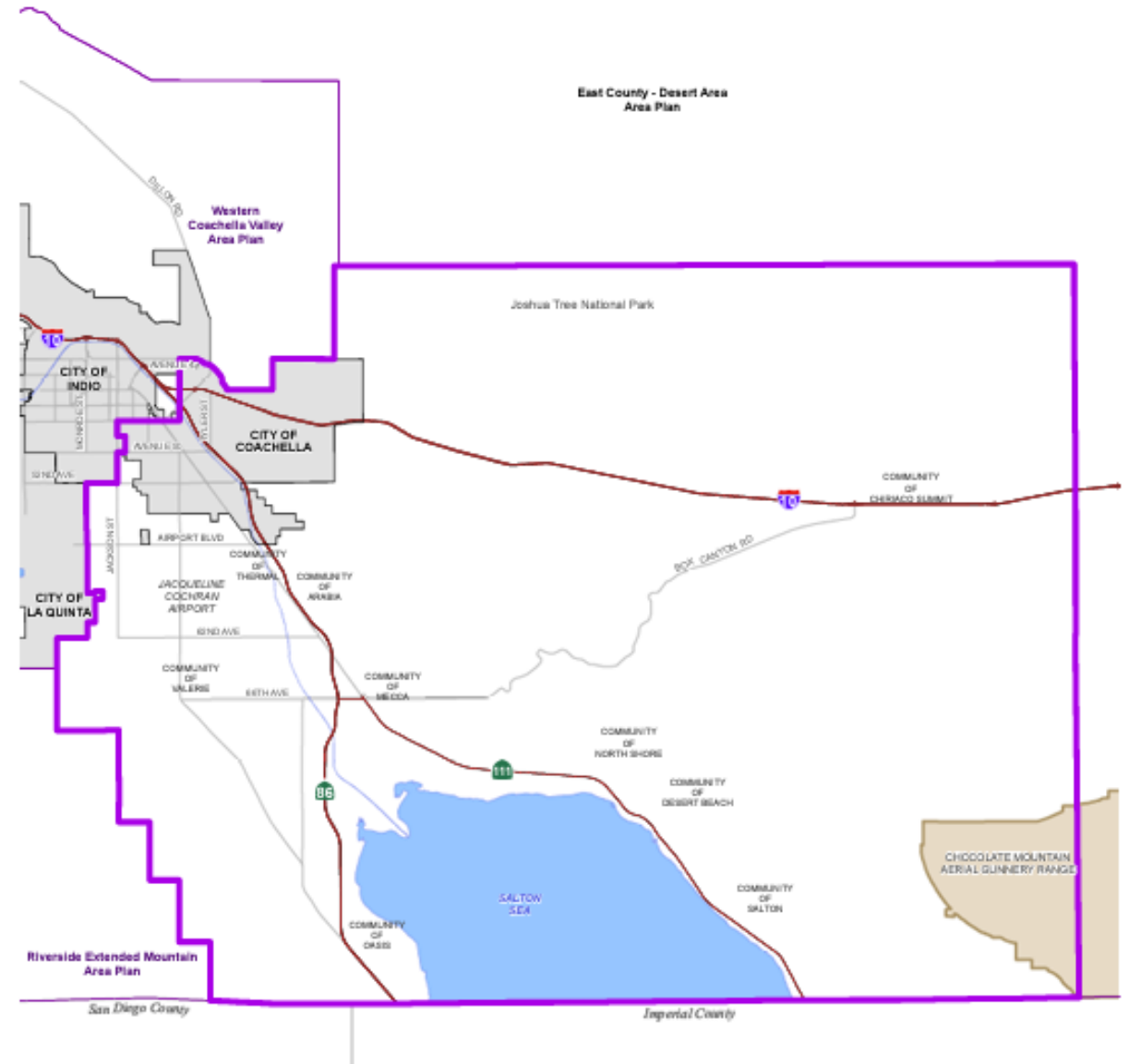
Western Coachella Valley Area Plan

- Bermuda Dunes
- Bonnie Bell
- Indio Hills
- North Palm Springs
- Painted Hills
- Sky Valley
- Snow Creek
- Thousand Palms
- Valley View Village
- West Garnet
- West Palm Springs Village



Eastern Coachella Valley Area Plan

- Thermal
- Mecca
- North Shore
- Vista Santa Rosa
- Valerie Jean
- Oasis



Entitlement Checklist

- ✓ **General Application** (Plot Plan or Conditional Use Permit)
- ✓ **Applicant /Owner Signature Form**
- ✓ **Supplemental Information** (Current and Proposed Uses)
- ✓ **Grant Deed**
- ✓ **Easements**
- ✓ **Site Plan**
- ✓ **Event Management Plan**
- ✓ **California Access Specialist (CASp) Report** (ADA/Accessibility)
- ✓ **Compaction Report**



What should a Site Plan Include?

Rancho Site Plan	
General Information	Fire Suppression
Sensitive Uses	Site Access
Agricultural Area	Parking/Pedestrian Access
Event Area	Restroom Facilities/Liquid Waste
Setbacks	Food and Beverages
Noise	Trash/Solid Waste
Buildings and Structures	Water
Temporary Equipment	



Site Plan: Planning

- ✓ **General Information:** Vicinity Map, Assessor Parcel Number(s) and Gross Acreage
- ✓ **Sensitive Uses:** Location and distance of all structures and uses for the event area to the nearest sensitive uses (housing, habitat...etc.)
- ✓ **Agricultural Area:** 40% of the total property is dedicated for agriculture with 20% dedicated to date palms
- ✓ **Event Area:** Event location (gross acreage and square footage)
- ✓ **Setbacks:** Event area is 50 feet or more from property line
- ✓ **Noise:** Location of noise (Band, Speakers,...etc.) & distance to other properties



Site Plan: Building & Safety

Building & Structures:

- ✓ **Location** (Identify event area unused structures / cross-out)
- ✓ **Type** (Buildings, tents, gazebos, pergolas, trellis, patio covers, stages, dance floors, pools, walls, fences...etc.)
- ✓ **Temporary or Permanent**
- ✓ **Existing or Proposed**
- ✓ **Permit numbers**



Occupancy Type

Site Plan: Building & Safety

- ✓ **Floor Plan:** Label all rooms, dimensions, number of stories, floor area, fire sprinklers & identify number and location of exits
- ✓ **Elevations:** Label maximum height, material and finishes
- ✓ **CASP / ADA Compliance**
- ✓ **Outdoor Lighting:** Location, used in event or not, existing or proposed, temporary or permanent and permit number



Site Plan: Fire

➤ Temporary Equipment

- ✓ Type: generators and propane or gas powered commercial produced heating devices
- ✓ Location
- ✓ Purpose

➤ Fire Suppression

- ✓ Location
- ✓ Type of Portable Fire Extinguishers



Site Plan: Fire & Transportation

➤ Site Access

- ✓ Fire Truck Access within 150 Feet of the Event Area
- ✓ All Weather Surface to Support 80,000 Pounds
- ✓ Approved Cul-de-sac Bulb Turnaround or Approved Hammerhead
- ✓ Directional Signs (If Required)
- ✓ Safe Pedestrian Path of Travel (in the event area)



Site Plan: Transportation

➤ **Site Access**

- ✓ Type: Public or Private Street
- ✓ Driveway Access Locations
- ✓ Primary & Secondary Access
- ✓ Unobstructed 24-foot Wide Lane for Ingress and Egress from Public Road to Parking Area

➤ **Parking / Pedestrian Access:**

- ✓ Location of Parking Area
- ✓ Number of Parking Spaces (length / width / depth)
- ✓ On-site Internal Circulation



Site Plan: Environmental Health

➤ Restroom Facilities / Liquid Waste

- ✓ Location
- ✓ Type of Facility
 - ❖ Building / Structure (Contact EH: additional requirements for sewer / septic)
 - ❖ Portable
- ✓ Number of Restrooms
- ✓ Hand-Washing Stations (Number & Type)
- ✓ CASp / ADA Compliance

➤ Food & Beverages:

- ✓ Location
- ✓ Type
 - ❖ Caterer or Permitted Food Trucks; or
 - ❖ Customer provides their own food (no food provided by the venue)



Site Plan: Environmental Health

➤ Solid Waste / Trash Service

- ✓ Type
 - ❖ Services Provided by Burrtec
 - ❖ Self Haul (separate approval needed from EH)
- ✓ Frequency

➤ Water

- ✓ Location
- ✓ Type of on-site water
 - ❖ Municipal (CVWD)
 - ❖ Small Water System (permit number)
 - ❖ No water or Individual well (1-4 connections/permit name & number): requirement for bagged ice and bottled water



What should a Rancho Event Management Plan Include?

- ✓ **Event Operation Plan** - Planning Department
- ✓ **Noise Mitigation Plan** - Planning Department
 - ❖ Max. of 12 hours per day. No operation between 12 a.m. and 6 a.m.
- ✓ **Dust Mitigation Plan** - Planning Department
- ✓ **Lighting Mitigation Plan** - Planning Department
- ✓ **Traffic Management Plan** - Transportation Department
- ✓ **Traffic Control Plan** - Transportation Department



What should a Rancho Event Management Plan Include?

- ✓ **Solid Waste / Trash** - Environmental Health Department
- ✓ **Liquid Waste Disposal** - Environmental Health Department
- ✓ **Potable Water** - Environmental Health Department
- ✓ **Food Service Operation Plan** - Environmental Health Department
- ✓ **Fire Protection / Emergency Medical Services Plan** - Fire Department



Enforcement

➤ **Hours of Operations, including set-up and clean-up:**

- ❖ Maximum of 12 hours per day
- ❖ No operation between 12 a.m. and 6 a.m.
- ❖ No live music or amplified sound after 10 p.m.
- ❖ No lights after 12 a.m.
- ❖ No operation (events or lights between 12 a.m. and 6 a.m.)

➤ **Prohibited Activities**

- ❖ Overnight stays
- ❖ Pyrotechnics and fireworks
- ❖ Outdoor firepits



County Fees: Entitlement

Entitlement Fees	Conditional Use Permit/Plot Plan (CEQA Exempted)	Conditional Use Permit/Plot Plan (Non-CEQA Exempted)
CUP / PP Deposit	\$10,000 CUP \$7,500 PP	\$10,000 CUP \$7,500 PP
CUP / PP Overall Cost Range	\$25,000 - \$35,000	\$25,000 - \$45,000



Please note that this slide is only related to fees paid to the County for entitlement. To calculate the total cost of your Rancho, you will need to factor in any necessary consultant fees, contractor fees to prepare any required reports or plans necessary for submittal, mitigation fees (next slide), post-entitlement permit fees.

County Fees: Mitigation Fees

Mitigation Fees	Cost based on Event Area (Project Area)
Eastern TUMF (ETUMF) Ordinance No. 673	\$1,090 per acre of Event Area
Coachella Valley Multi Species Habitat Conservation Plan (CVMSHCP) Ordinance No. 875	\$7,225 per acre of Event Area
Development Impact Fees (DIF) Ordinance No. 659	\$14,026 per acre of Event Area (Payment Category - Winery for Eastern CV)
	\$9,784 per acre of Event Area (Payment Category - Winery for Western CV)
School Fees (Coachella Valley Unified)	\$4.79 per square foot of new proposed buildings/structures (if any)



What are the next steps?

Tentative Timeline:

- Community Meeting No. 2: April 4 (checklist & draft ordinance)
- Planning Commission: May 15
- 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 (60 days review and submittal turn-around)



County Ranchos Website

<https://planning.rctlma.org/rancho-community-event-facility-ordinance>



General Plan
and Zoning

Public
Hearings

Development
Process

Environmental
Programs

Specific
Plans

General
Information

Records

Contact
Us

English ▾

Rancho Community Event Facility Ordinance

Project Information

Documents and Reports

Meetings and Hearings

FAQs

Who can I contact to learn more?

RanchoCommunityEvents@rivco.org

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What questions do you have for us?



Thank you!





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