



**RANCHO 51 DATE GARDEN**  
**COMMUNITY EVENT FACILITY MANAGEMENT PLAN**

83272 51 Ave  
Coachella, Ca 92236  
APN: 779310012

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## **RANCHO 51 DATE GARDEN**

### **COMMUNITY EVENT FACILITY MANAGEMENT PLAN**

# **Mission Statement**

Rancho 51 Date Garden 82272 51 St Ave, Coachella, CA, as a Rancho Community Event Facility will host Quinceaneras (sweet sixteen, weddings, Baptisms, Anniversaries, Farm to table events and other similar private events. We will continue to harvest our Date palms and contribute to the local economy as farmers and as a Community Event Facility. The events will host 0-200 people, Manager on site, traffic management, security, restrooms, and work with riverside county approved food vendors and follow all the Rancho Community Event Facility ordinance.

# **Overview**

**Venue Name:** Rancho 51 date Garden

**Address** 83272 51 Ave, Coachella, Ca 92236

**APN:** 779310012

**Property Info Zone:** A-1

**Acreage:** 183,872 sq ft 4.3(acres) + (1.1 street) total 5.4 acres

**Event Space:** 49,553 sq ft (1.1 acres)



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# Event Operation

**Event Size** An estimated of 0-200 people will be expected to attend events held at Rancho 51 Date Garden. For special events we estimate 300-1500 people depending on event

**Event Frequency** Events held at Rancho 51 Date Garden will take place every day of the week if booked.

**Hours of Operation** Scheduled events will be allowed to run from different times depending on event 12:00pm -5pm if it's a baby shower 4:00pm until 12:00am for a night event or until 4am for Coachella after parties per county ordinance, with no event lasting longer than 12 hours in total, set up time will be 3 - 4 hours before the event and clean-up is next day or 1 hour after event depending on event. No live music or amplified noise after 12am or latter depending on event, such as Coachella after parties can go until 4am per county ordinance.

**Location** Events will be held outdoors in an open area, in a date garden

**On-site Management** Rancho 51 date garden provides an on-site manager for all events that remains on the property in the event area during the event hours provided under event contract with event hosts.

**Prohibited Activities** The following activities are prohibited on site: overnight stay, pyrotechnics/ fireworks, and any open flames such as firepits.



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## **Event Operation**

***On-site signage*** There are currently no permanent or temporary signage on property. We would rather not have signs.

***Stormwater*** Events will not contribute to any stormwater runoff or alter any drainage patterns that would violate or contribute to a water quality violation.

***Building and structures on the property:*** We have security in our property for entire duration of the event, they will restrict access to all guest to the other buildings and structures on the property.

***Property Access*** There are two access entries to the property. One primary entrance of 22 feet wide and a secondary entrance for fire access of 26 feet wide.

***On-site Bodies of Water*** There is a pool; the area is locked and gated during the event.



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## Noise Mitigation Plan

**Type of Sound** Types of sound that may take place are live music and DJ with both amplified music and sound and non amplified live music or sound depending on event. music setups for events. Along with audible conversations from event attendees.

**Days & Hours of Operation** Music will be allowed on site from 4pm – 12am per city rules or latter depending on event such as Coachella After parties.

**Distance to Other Properties** To the north there is a residential community that is approximately 780-10” feet away from the noise source, to the east there is a 2 residential properties that are approximately 635-4”feet away from the noise source the other property is 1,135-4” feet away from the noise source, to the south there is an empty lot and 4 residential properties that are 2 are approximately 2,905 feet away from the noise source and the others 2 property 1,160” feet away from the source, directly to the west there are 2 residential properties approximately 671’-10 feet away from the noise source.

## Lighting Mitigation Plan

**County Ordinance** Event lighting shall comply with all applicable county lighting ordinances such as ordinance no. 655 and ordinance no. 915.

**Days & Hours of Operation** Lighting will be allowed on site from sundown - 12am (per county ordinance)

**Lighting conditions** Current lighting consists of LED string light above the dance floor area, 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. All outdoor lighting shall cease at 12:00am.



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## **Dust Mitigation Plan**

**Fugitive Dust** : Fugitive dust shall be minimized by reducing vehicles speed on driveways and parking areas.

**Dry Conditions** Gravel parking areas and roads are watered with our sprinkler system before the event starts to help mitigate dust.

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# **Traffic Management Plan**

**Staff** 1-2 staff dependent on event size. Staff will be placed in the parking area, primary entrance and along road access as needed to direct traffic through the property and park according to the event site plan.

**Directional Signs** No signs will be placed within the County right-of-way, pursuant to Ordinance No. 679.4.

**On-site Parking** There are a total of 142 parking spaces: 6 ADA spaces and 136 standard parking spaces.

**Off-site Parking** Not permitted.

**Traffic Control** Staff specifically assigned to traffic duties are to ensure all traffic flow remains safe and orderly.

**Obstructions** All access roads, driveways and easements must remain unobstructed throughout all hours of operation.



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## Solid Waste & Trash Service

**Waste Disposal** All trash will be disposed of in a trash bin located in the south part of the property, shown on Event Site Plan, by staff members during and after the event has taken place. Trash bin is serviced by Burrtec Waste every Wednesday.

## Liquid Waste Disposal

**Sewage** not applicable, we use portable restrooms – we will be building a multipurpose building that will include the restrooms for our event facility.

**Portable Toilet Facilities** Existing restroom trailer is pumped by Diamond environmental, every Monday after event.

## Potable Water

**No Water** All clients must provide potable water and ice for all expected guests.

## Food Service Operation Plan

**Food & Beverage** Food is excluded from the event venue contract. Clients may supply food & beverages for their guest if desired. Any alcohol must be distributed by a licensed mobile bartender contracted by the client.



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# Fire Protection & Emergency Medical Service Plan

**Medical Personnel Access** Access road shown on Event Site Plan.

**Prohibited** To ensure safety and compliance no pyrotechnics, fireworks, or open flames are allowed on site.

**Cooking** Cooking is not allowed without proper licensing and approval by County of Riverside and corresponding departments.

**Fire Access** Access road shown on Event Site Plan.

**Fire Extinguisher** A total of 16 fire extinguishers are located throughout the event area and designated parking area. Fire extinguishers are to comply with the following: shall be provided as required by 906, be a minimum of one portable fire extinguisher with a rating of not less than 2A10BC, shall be provided every 75 feet. and extinguishers shall have a current CSFM service tags affixed; or within one year from the date of manufacture.

**Tents** not applicable

**Stages** There are no stages on site. If a temporary stage is proposed by the client, the client must submit to the county for approval and shall comply with all applicable building & safety and fire codes before event date.



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***Generators & Other Internal Combustion Power Sources*** There are no generators or other power sources on site. DJ or music vendor will bring their generators if necessary.

***Food trucks*** Food trucks are not included in the event venue contract. If the client proposes to utilize a food truck vendor, the client and vendor must provide proper compliance with County of Riverside.