



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

April 4, 2025

SENT VIA EMAIL ONLY
rancho51inc@gmail.com

Claudia Alvarado
c/o Rancho 51 Inc.
83272 51st Avenue
Coachella, CA, 92236

RE: MTE250005 – Temporary Event for 83272 51st Avenue, Coachella (APN 779-310-012 & -013)

On **April 4, 2025**, the **Riverside County Planning Department** approved the above referenced case subject to the attached final conditions. Action taken on the above referenced case is considered final.

Location: 83272 51st Ave, Coachella, CA, 92236 (APNs: 779-310-012 & 779-310-013)

Dates & Hours of Operation:

April 10 (start @ 3:00 pm) - April 14 (end @ 11:00 am)
April 17 (start @ 3:00 pm) - April 21 (end @ 11:00 am)
April 24 (start @ 3:00 pm) - April 28 (end @ 11:00 am)

Guest Count: 150 – 200 Guests

Event Description: The use hereby permitted is for a Tier III Minor Temporary Event -- The applicant is requesting to utilize the property at 83272 51st Avenue as a temporary campground for the Coachella & Stagecoach festivals. The dates the site is to be operational are as follows: April 10th through April 14th; April 17th through April 21st; and April 24th through April 28th. Each weekend attendees will begin arriving on-site at 3:00 p.m. the first day of the event (i.e. 4/10, 4/17, & 4/24), and will be packed up and off-site by 11:00 a.m. on the last day of the event (i.e. 4/14, 4/21, & 4/28). There are 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. On-site amenities include food vendor trucks, restrooms and showers. Parking will be located on-site and can accommodate up to 167 vehicles. Per Ordinance No. 348, quiet hours for overnight areas must be observed from 10:00 p.m. to 8:00 a.m. As such, there will be no amplified noise permitted after 7:00 p.m. for this event. 24-7 security will also be present (Superior protection consultants)

Sincerely,

County of Riverside - Planning Department
John Hildebrand, Planning Director

Joseluis Aparicio, Contract Planner

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Rania Odenbaugh, MBA., MPM.
TLMA Agency Director



03/27/25, 9:55 am

MTE250005

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for MTE250005. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (MTE250005) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The use hereby permitted is for a Tier III Minor Temporary Event to be held on the following dates:

- April 10 (start @ 3:00 pm) - April 14 (end @ 11:00 am)
- April 17 (start @ 3:00 pm) - April 21 (end @ 11:00 am)
- April 24 (start @ 3:00 pm) - April 28 (end @ 11:00 am)

The applicant is requesting to utilize the property at 83272 51st Ave, Coachella, CA, 92236 (APNs: 779-310-012 & 779 310-013) as a temporary campground to accommodate 150-200 guests or the Coachella Stagecoach festivals. Each weekend attendees will begin arriving on-site at 3:00 p.m. the first day of the event (i.e. 4/10, 4/17, & 4/24), and will be packed up and off-site by 11:00 a.m. on the last day of the event (i.e. 4/14, 4/21, & 4/28).

There are 45 glamping tents and 50 vacant spaces where individuals can bring their own tents. Per Ordinance No. 348, quiet hours for overnight areas must be observed from 10:00 p.m. to 7:00 a.m. As such, there will be no amplified noise permitted after 10:00 p.m. for this event.

The Event has been reviewed and cleared for the following uses: food vendor trucks, restrooms, shower trailers, beauty bar, and DJ (10 a.m. - 7 p.m. ONLY). Parking will be located on-site and can accommodate up to 161 vehicles.

24/7 security will be present (Superior Protection Consultants)

Event Manager Contact:

Claudia Lua Alvarado -- (760) 578-5931
Juan M. Alvarado -- (760) 579-5944

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Exhibits (cont.)

Advisory Notification. 3 AND - Exhibits

The operation of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

EXHIBIT A : Site Plan

EXHIBIT B : Traffic Control Plan

EXHIBIT C : Business Operation Plan

EXHIBIT D : Security Operations Plan

Exhibit E: CASP Approval

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 DEH - FOOD & BEVERAGE

DEH - FOOD & BEVERAGE

Obtain proper approval for any food and beverage services from District Environmental Services. Contact: 760-863-8287.

E Health. 2 DEH - POOL/BODY OF WATER

DEH - POOL/BODY OF WATER

Existing residential pool/body of water shall not be utilized for this event. Department of Environmental Health (DEH) Pool Plan Check shall be required to ensure that the pool meets all applicable commercial requirements prior to any proposed commercial use including but not limited to temporary events. Please contact DEH pool plan check for specific questions: 760-863-8287.

E Health. 3 DEH - PORTABLE TOILETS

DEH - PORTABLE TOILETS

The event shall obtain services from an approved liquid waste hauler. Per applicant the event will host up to 200 persons. Per resolution 91-474 at least 3 portable toilets per gender shall be provided with at least 1 unit per gender ADA complaint restroom. Provide service agreement from liquid waste hauler to this Department upon request.

E Health. 4 DEH - POTABLE WATER

DEH - POTABLE WATER

Potable water must be provided for guests. Provide water vendor information for bottled water or proof of potable water service for the event upon request.

E Health. 5 DEH - SOLID WASTE

DEH - SOLID WASTE

Contact Burrtec for 3-bin service (trash, recyclables, & organics). Provide confirmation from hauler to this department upon request. Per applicant event will host up to 200 persons. Per resolution 91-474 event will need 50 gallons leak proof refuse container per 100 persons for each waste stream. For any questions call: 760-863-7570.

Planning

Planning. 1 Causes for Revocation

In the event the use hereby permitted under this permit,

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Planning. 1 Causes for Revocation (cont.)

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 2 Compliance with Ordinances & Stds.

Operations of approved MTE's shall comply with the Ordinances and standards of all relevant County Departments/Agencies, including, but not limited to:

1. The approved parking plan demonstrates on-site overnight areas located on paved, turfed or graded lots, emergency access and emergency water supplies.
2. The approved sewer disposal plan includes provisions requiring the use of individually contained sewer waste removal systems.
3. Except for contained propane to be used with barbeque grills and contained gasoline for generators, the approved fire protection plan includes prohibiting hazardous materials from being kept or maintained in the overnight areas.
4. The approved fire protection plan includes allowing only contained propane gas campfires and prohibiting open wood campfires, unless otherwise approved by the County Fire Chief or [their] designee.
5. Quiet hours for the overnight areas are observed from 10:00 p.m. to 7:00 a.m.
6. The approved noise, dust and lighting plans prohibits amplified sound and requires the overnight areas to be restored to their original condition at the conclusion of the temporary event.

Planning. 3 Conform to Exhibit

The use of the premises for the temporary event shall conform substantially with that as shown on the Site Plan exhibit.

Planning. 4 Convert to Intended Use

Upon cessation of the temporary event use hereby permitted, any temporary structures for the event operations shall be converted to their original intended use as allowed in the zone and approved per entitlement.

Planning. 5 Dust Management

As dust mitigation issues have been raised by local residents in regard to these events, applicants should remember that dust mitigation is a requirement, per County Ordinance, for temporary events that are utilizing on-site or off-site parking on unpaved sites. All MTE's are conditioned to deploy dust management measures prior to the event dates in preparation of the event, throughout the duration of the event (as

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Planning

Planning. 5 Dust Management (cont.)

feasible), and afterwards during break down of the event (as needed for removal of temporary structures via trucks). Per the applicant, the following dust mitigation shall be deployed: • Our property has a irrigation sprinkler system in the parking lot area, and portable sprinkler system as needed. Our parking lot has class 2 road base to help with the dust control. The property is an event center year-round under the Rancho Ordinance, our irrigation system is permanent, therefore there is nothing to restore.

Planning. 6 Event Cleanup

All garbage, debris, and litter shall be properly disposed of at the conclusion of this event specified in the Planning Department Condition labeled - PERMIT LIFE

Planning. 7 Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning MTE250005 or its associated environmental documentation; and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning MTE250005, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 8 On-Site Structures & Uses

If applicable: Any and all current/future structures and uses that are on-site must be properly entitled by

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Planning. 8 On-Site Structures & Uses (cont.)

the Planning Department and/or permitted by Building & Safety by the next time a temporary event permit is pulled. If the property does not meet this requirement at the time of the next MTE request, then a temporary event permit will not be granted until all on-site issues are resolved with the respective Departments.

If needed, please contact the Planning & Building & Safety Department to set up a meeting to discuss any uses and/or structures on-site that are not currently entitled and/or permitted so that a pathway to compliance can be determined.

Planning. 9 Permit Life

The temporary event permit shall remain in effect for the duration of the temporary event that is the subject of the temporary event permit. The temporary event permit shall become null and void at the conclusion of the temporary event.

Except for annual temporary events, a new temporary event permit shall be required for any subsequent temporary event held at the location.

Planning. 10 Permit Nontransferable

This permit shall not be transferable to any other date, organization, person, place, or time.

Planning. 11 Suspension & Revocation

A. A temporary event permit may be immediately suspended upon any of the following conditions:

1. If the Riverside County Sheriff's Department, Fire Department, Code Enforcement Department, Building Official, Planning Director or other County official, or their designated representatives, find that any of the provisions of this ordinance, another County ordinance, the approved temporary event permit or other applicable law is being violated.
2. When, in the judgment of any of the above named County officials, the use is detrimental to the public health, safety or general welfare, or is a public nuisance.
3. The Applicant made or allowed to be made a false or misleading statement or omission of material fact on a temporary event application that was not discovered until after the temporary event permit was approved.
4. The permit holder or property owner refuses to allow representatives from the Riverside County Department of Code Enforcement, Planning Department, Fire Department, Sheriff's Department, Environmental Health Department, Public Health and Agricultural Commissioner's Office to enter the Property to ensure compliance with the approved temporary event permit and all applicable Federal, State and local laws and regulations.

B. Upon suspension of a temporary event permit, the Planning Director or designee shall do the following:

1. Within 24 hours of being notified of the suspension, mail a notice of revocation and findings by certified mail to the property owner and temporary event permittee.
2. The revocation by the Planning Director shall be final unless the property owner or temporary event permittee submits a written appeal of the revocation to the Transportation and Land Management Director within 24 hours of receiving the notice of revocation. Such appeal shall include findings as to why the

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Planning. 11

Suspension & Revocation (cont.)

temporary event permit shall not be revoked.

3. If a complete and timely written appeal is submitted, the Transportation and Land Management Director shall promptly make a determination on the appeal and provide written notice to the Planning Director and appellant. The Transportation and Land Management Director's determination is final.

Plan: MTE250005

Parcel: 779310012

60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1

Gen - Custom

Not Satisfied

1. FIRE LANES/ACCESS - No designated fire lanes, fire hydrants or any other Fire Department appliances shall be blocked or obstructed. Fire lanes shall be clearly identified in an approved manner throughout the event grounds by posting "NO PARKING FIRE LANE" or other approved means. All motor vehicles shall be parked in designated parking areas.
2. A class K extinguisher is required for any cooking operations that involve the release of grease laden vapors, which include but are not limited to deep fryer and griddle operations. Cooking that produces sparks or grease laden vapors shall not be performed inside of the kitchen tents LPG tanks (empty or full) used for cooking operations shall be secured and kept a safe distance away from open flames.
3. TENTS -Extinguishers- At least one 2A10BC fire extinguisher, with a current service tag (within one year), shall be provided within every 75 feet of travel distance.
4. Smoking shall not be permitted in tents or membrane structures. Approved "No Smoking" signs shall be conspicuously posted
5. All fabric or pliable canopy covers, side/back drop, and/or decorative material must be inherently fire resistive and labeled as such or may be treated with a State Fire Marshal approved fire-retardant chemical.
6. All extension cords shall be undamaged, 12/3-gauge wire or greater, with approved connectors. The use of multi plug connections is prohibited.
7. Portable generators shall be maintained a minimum of 10 feet from all combustible materials and/or LPG tanks. Each generator shall be isolated from the public by a physical guard and provided a minimum of one 2A10BC rated fire extinguisher.
8. All food truck apparatus shall be easily relocatable in the event of an emergency or where otherwise required. All food trucks shall have their own compliment of a minimum one 2A10BC (5lb) fire extinguisher as well as a K Type fire extinguisher, both shall have a current service tag from a California State Fire Marshal approved contractor. All food trucks that have fuel-fire equipment shall be provided with adequate ventilation and a commercial kitchen hood extinguishing system. The hood, plenum and duct shall be maintained in a clean and safe operation. The hood suppression system shall be operational and provided with current service tag.
9. Wood, charcoal or other solid burning material shall be stored away from any combustible material and usage shall be confined to an approved cooking device for that material. All hot material shall be disposed of in a proper container.
10. All motor vehicles shall be parked in designated parking areas. Fire lanes and fire hydrants shall not be blocked. Fire lanes are to be maintained.
11. No fireworks (including safe and sane, sparklers)
12. An inspection by the Office of the Fire Marshal will be required. Prior to the event, you must be cleared by the Fire Department by way of a Pre-Event Fire Safety Inspection.

The approval of plans and specifications does not permit the violation, deletion, omission or faulty installation of any requirements of California Code of Regulations, Title 19, Title 24, and locally adopted ordinances. Applicant/installer shall be responsible to contact the Fire Marshal's Office to schedule inspection(s) a minimum of 72 hours prior to the requested inspection date online ruofmscheduling@fire.ca.gov