

# Rancho Escondido Horse Boarding & Venue

**Location :85321 Avenue 44  
Coachella, CA 92236**



## **TYPE OF ENTERTAINMENT PERMIT**

**Special Events: Family Events**

**Property Owners & Property Managers:**

**Leonel Lopez & Margarita Lopez  
85321 Ave 44, Coachella, CA 92236**

**Phone Numbers: 760-343-8647 & 760-766-5306**

**Mailing Address: 85321 Ave 44, Indio, CA 92203**

### **INTRODUCTION:**

My husband and I are Coachella native residents and owners of a property located at 85321 Ave 44. We are in a 8.6 acre property. We own Andalusian Spanish/show horses and take part in a Mexican Rodeo Team: Escaramuza Charra Alteza. We also have an area with facilities for our horse owners, which has served a secondary purpose for family events; birthdays, anniversaries, weddings, and also an area for Mariachi practice (**no festival events**). We are rich in our culture and traditional values; my son currently participates in the Mariachi Coachella, as a violinist and my daughter takes part in the first female youth equestrian skirmish team in the Coachella Valley. We plan to continue with our Mexican traditions and culture.

Our Ranch is located in a centralized area, a short distance from casinos and hotels, overseeing the city and the beautiful mountain views, providing the perfect outdoor setting for weddings and events. The ranch is situated in a large open area with an occupancy of about 200 people, for the designated space. Our vision is to provide our local families with a beautiful farm/ranch event space for their events, with modern comforts. We work closely with small business owners who offer their services to the families seeking services for their event. The small businesses that participate in the planning range from event coordinators/planners, table and chair rentals, photo booths, cakes and desserts, caterers; food and drinks, inflatable jumpers, video and photographers, parking attendants, Mariachi's, DJ's, and other local music groups. We also work with security guard companies to provide safe environment.

The venue offers a large private off-street parking area, within a short distance from the venue entrance.

I hope the city gives us the opportunity to acquire this permit to be able to bring an event area to the community.

**Type of Events:** Family Events  
**Days of Operation:** Saturday's  
**Hours of Operation:** 1200pm-1200am  
**Music:** 7:00pm-12:00am

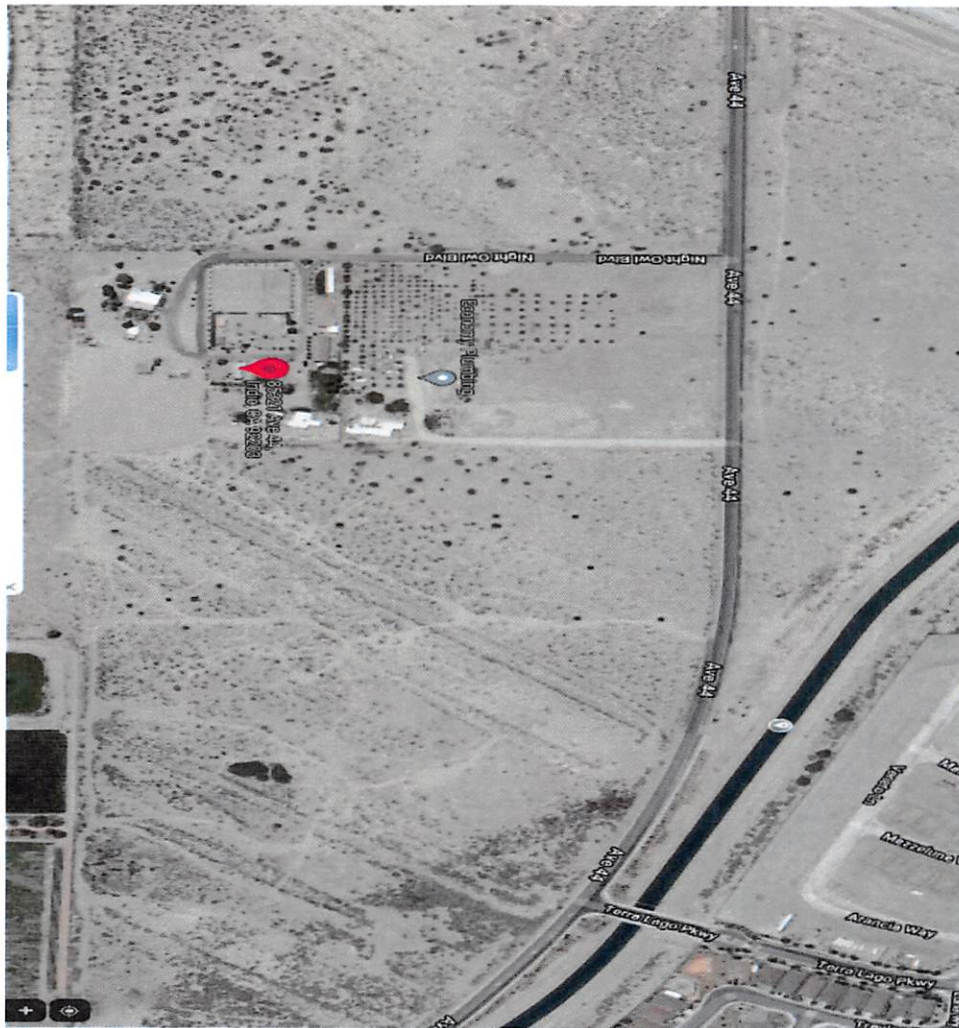
**Security:** Security will be provided; 1 guard for every 50 people. Guards will be in the venue area and patrolling the premises.

**Restrooms:** Enclosed restrooms on premises.

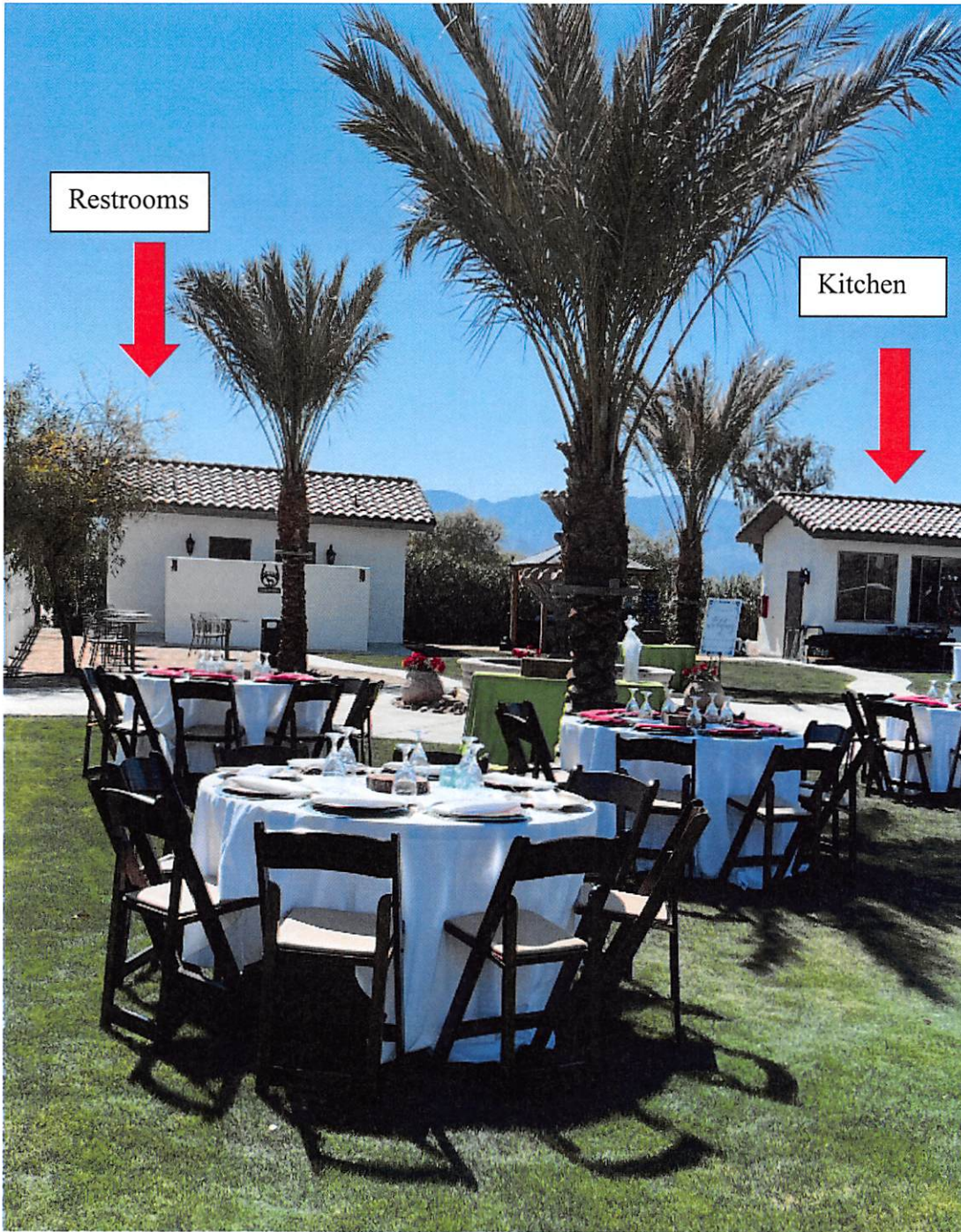
**Liquor:** No liquor or alcoholic beverages will be sold or provided.

\*No City of Indio Festivals or Camping Events will be held at this location\*

## MAPS







**DINNER/GUEST AREA**



**CEREMONY AREA**



**DANCE FLOOR/MUSIC AREA**

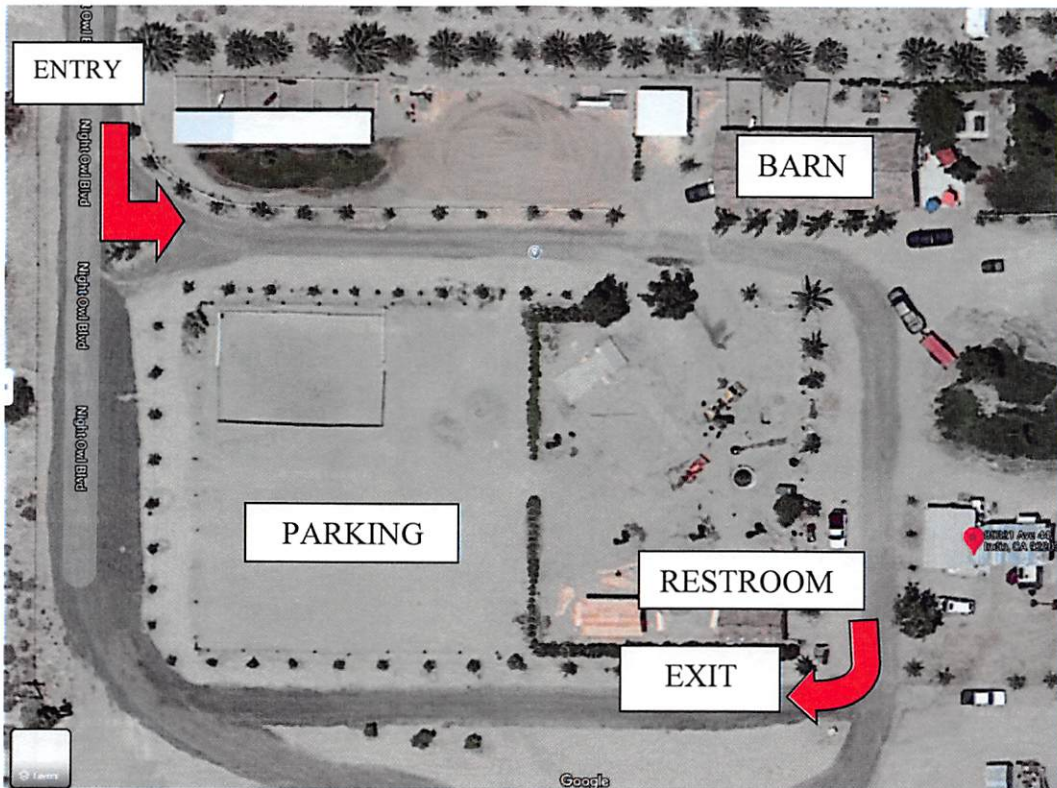




PARKING

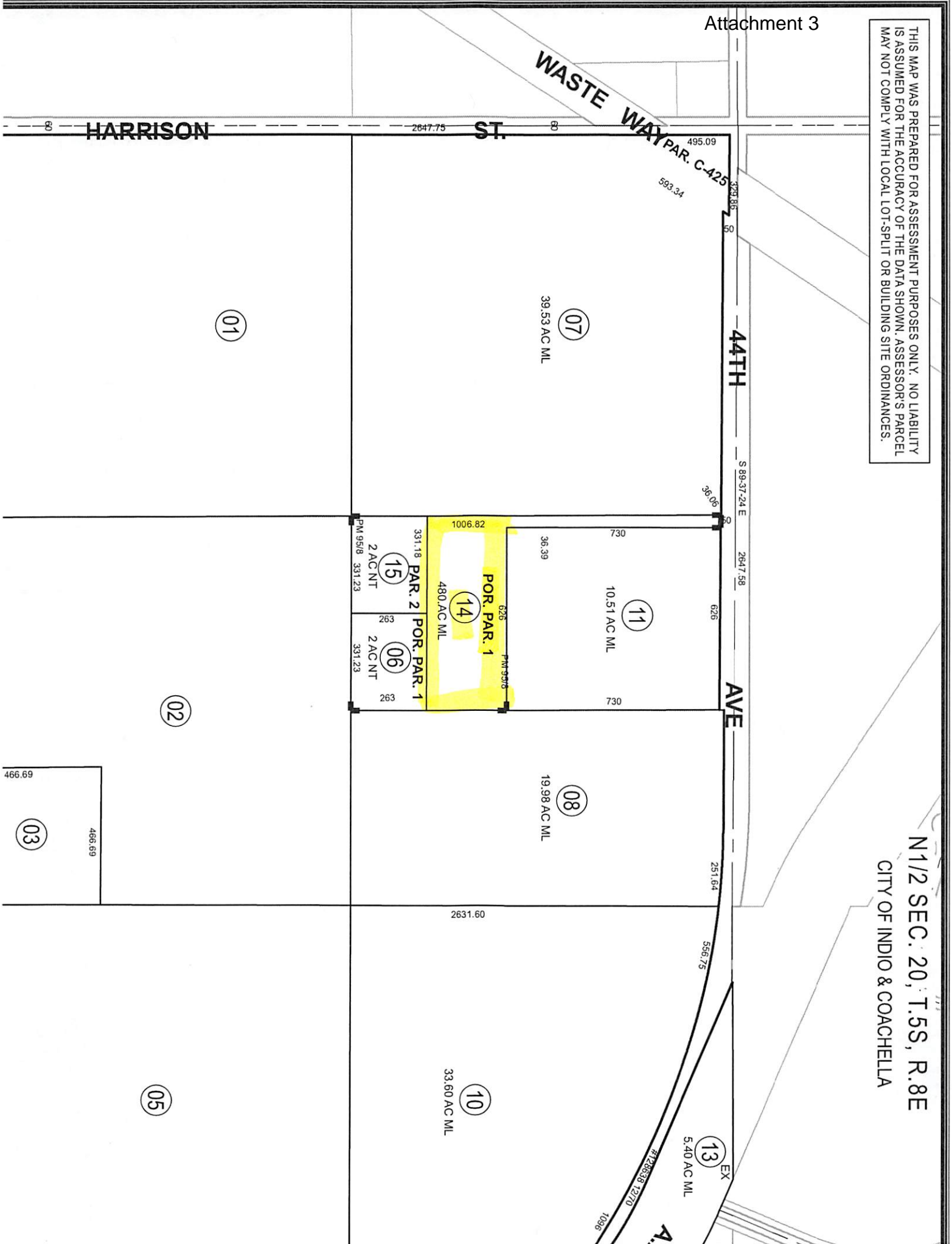


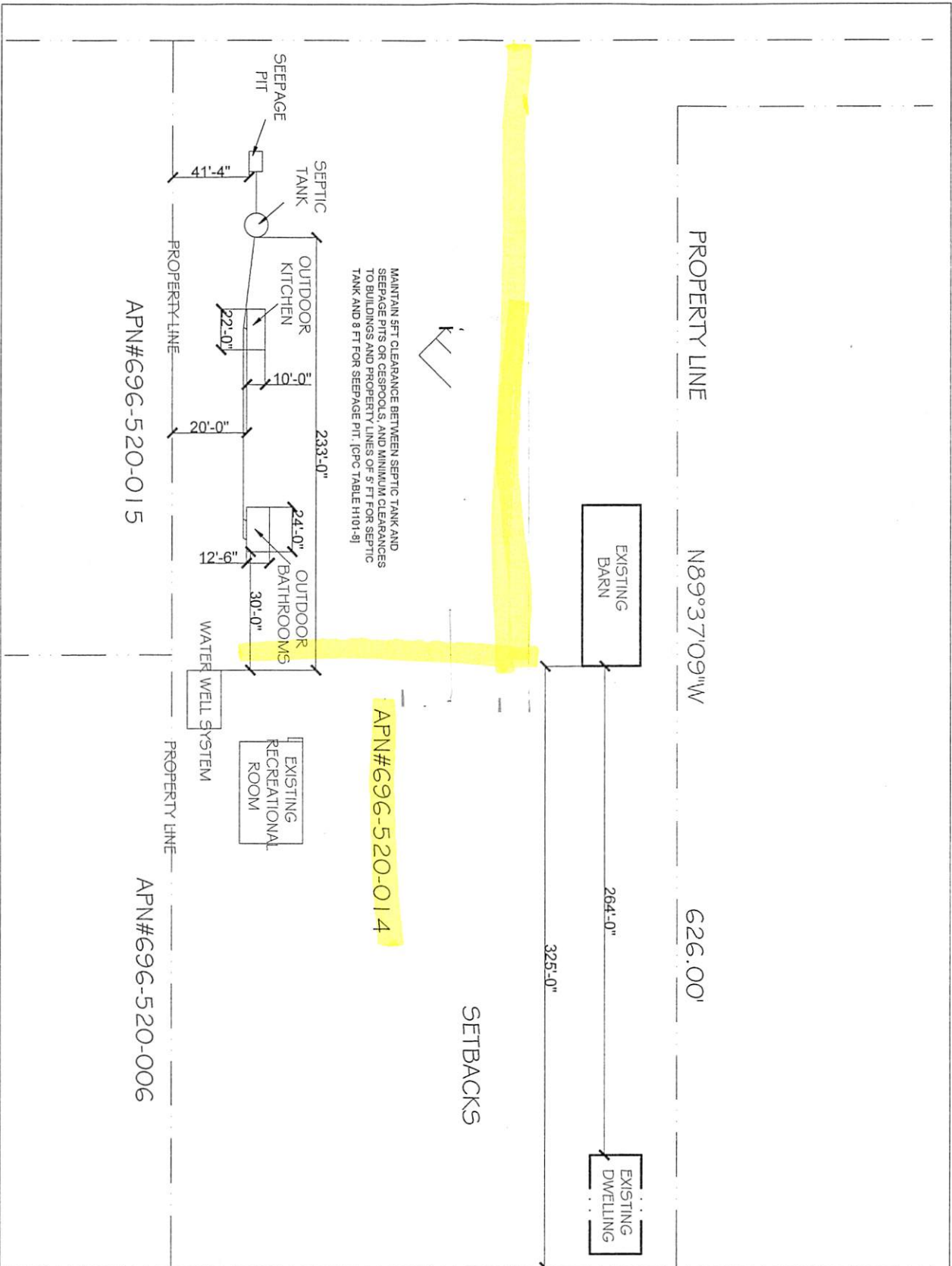
OVERALL



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

N1/2 SEC. 20, T.5S, R.8E  
CITY OF INDIO & COACHELLA





<p>Sheet</p> <h1 style="font-size: 48px; margin: 0;">A2.1</h1>	<p>ENLARGED- SITE PLAN</p> <h2 style="font-size: 24px; margin: 0;">LOPEZ-AYON FAMILY</h2> <p>85-321 AVENUE 44 COACHELLA, CA 92236</p>	<p>General Notes</p>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 45%;">Revision/Name</th> <th style="width: 50%;">Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Revision/Name	Date				
No.	Revision/Name	Date						
	<p>DRAWN BY <b>JC ANAYYA</b> JCANAYYA@NOTRINAL.COM 760-713-9252</p>							



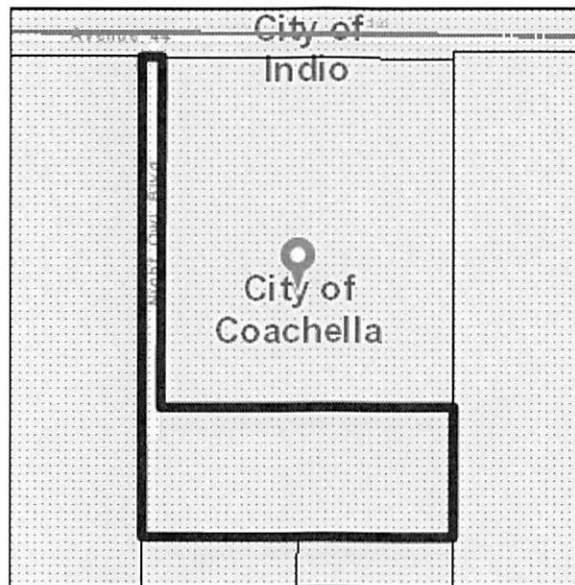
# Riverside County Parcel Report

N(s):696520014

## DISCLAIMER

Maps, permit information and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

## MAPS/IMAGES



## PARCEL

APN	696-520-014-5	Supervisory District	Boundaries for Districts 2, 4 and 5 will be updated in January, 2023. Boundaries for Districts 1 and 3 will be updated in January, 2025. V MANUEL PEREZ, DISTRICT 4
Previous APN	696520014 601390026, 697010001, 697020001, 697020002, more	Township/Range	T5SR8E SEC 20 NW
Owner Name	NOT AVAILABLE ONLINE	Elevation	20 ft
Address	696520014 85321 AVENUE 44 COACHELLA CA 92236	Thomas Bros. Map Page/Grid	PAGE: 5411, GRID: B6 PAGE: 5411, GRID: C6
Mailing Address	696520014 85321 AVENUE 44 INDIO CA 92203	Indian Tribal Land	NOT IN A TRIBAL LAND
Legal Description	696520014 Recorded Book/Page: PM 95/8 Subdivision Name: PM 17805 Lot/Parcel: 1 Block:	City Boundary	COACHELLA

lot Size	696520014 Recorded lot size is 4.80 acres	March Joint Powers Authority	NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	696520014 Year Constructed: 1978 Baths: 1 Bedrooms: 2 Construction Type: Wood or Light Steel (D) Garage Type: Property Area (sq ft): 1640 Roof Type: Stories: 1 Pool: NO Central Cool: YES Central Heat: YES	County Service Area	NOT IN A COUNTY SERVICE AREA
Annexation Date	N/A	LAFCO Case	N/A
Proposals	N/A		

**PLANNING more...**

Specific Plans	NOT IN A SPECIFIC PLAN	Historic Preservation Districts	NOT IN A HISTORIC PRESERVATION DISTRICT
Land Use Designations	CITY	Agricultural Preserve	NOT IN AN AGRICULTURAL PRESERVE
General Plan Policy Overlays	N/A		
Area Plan (RCIP)	Eastern Coachella Valley	Airport Influence Areas	NOT IN AN AIRPORT INFLUENCE AREA
General Plan Policy Areas	NOT IN A GENERAL PLAN POLICY AREA	Airport Compatibility Zones	NOT IN AN AIRPORT COMPATIBILITY AREA
Zoning Classifications (ORD. 348)	CHECK WITH THE CITY FOR MORE INFORMATION	Zoning Districts and Zoning Areas	NOT IN A ZONING DISTRICT/AREA
Zoning Overlays	NOT IN A ZONING OVERLAY	Community Advisory Councils	NOT IN A COMMUNITY ADVISORY COUNCIL
Environmental Justice Communities	NOT IN AN ENVIRONMENTAL JUSTICE COMMUNITY		

**Residential Permit Stats**

N/A

**ENVIRONMENTAL more...**

WRMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area	COACHELLA VALLEY	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	NOT IN A CELL GROUP
WRMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA	WRMSHCP Cell Number	NOT IN A CELL NUMBER
WRMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	NOT IN A HANS/ERP PROJECT
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	Vegetation (2005)	NOT IN A VEGETATION AREA

**Fire**

Fire Hazard	NOT IN A FIRE HAZARD ZONE	Fire Responsibility Area	NOT IN A FIRE RESPONSIBILITY AREA
-------------	---------------------------	--------------------------	-----------------------------------

Conservation Plan) Fee Area (Ord 875)	District)	BENEFIT DISTRICT
WRMESHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	NOT IN A WESTERN RIVERSIDE COUNTY PLAN FEE AREA	DIF (Development Impact Fee Area Ord. 659)
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	NOT IN THE WESTERN TUMF FEE AREA	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	IN OR PARTIALLY WITHIN A TUMF FEE AREA	DA (Development Agreements)

**TRANSPORTATION more...**

Circulation	IN OR PARTIALLY WITHIN A CIRCULATION	Road Book Page	213
Element Ultimate Right-of-Way	ELEMENT RIGHT-OF-WAY	Transportation Agreements	NOT IN A TRANS AGREEMENT
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	NOT IN A CETAP CORRIDOR

**HYDROLOGY**

Flood Plan Review	OUTSIDE FLOODPLAIN, REVIEW NOT REQUIRED	Watershed	WHITEWATER
Water District	COACHELLA VALLEY WATER DISTRICT		
Flood Control District	COACHELLA VALLEY WATER DISTRICT		

**GEOLOGIC**

Fault Zone	NOT IN A FAULT ZONE	Paleontological Sensitivity	LOW POTENTIAL (L): FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	NOT IN A FAULT LINE		
liquefaction potential	MODERATE		
subsidence	ACTIVE		

**MISCELLANEOUS**

School District	DESERT SANDS UNIFIED
Communities	COACHELLA
Lighting (Ord. 655)	NOT IN A PALOMAR OBSERVATORY ZONE
Census Tract	452.22
Farmland	LOCAL IMPORTANCE OTHER LANDS
Special Notes	PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

Max Rate Areas	012035 - CITRUS PEST CONTROL 2 012035 - CITY OF COACHELLA ANX 012035 - CO FREE LIBRARY 012035 - COACHELLA FIRE PROTECTION 012035 - COACHELLA VALLEY JOINT BLO HS 012035 - COACHELLA VALLEY PUBLIC CEMETERY 012035 - COACHELLA VALLEY REC & PK 012035 - COACHELLA VALLEY RESOURCE CONS 012035 - COACHELLA VALLEY WATER DISTRICT
----------------	--

012035 - DESERT COMMUNITY COLLEGE  
 012035 - DESERT SANDS UNIFIED SCHOOL  
 012035 - GENERAL  
 012035 - GENERAL PURPOSE  
 012035 - RDV COACHELLA PROJ 4  
 012035 - RIV CO REGIONAL PARK & OPEN SP  
 012035 - RIVERSIDE CO OFC OF EDUCATION

**Department of Environmental Health Permits**

**Septic Permits**

Record Id	Application Date	Plan Check Approved Date	Final Inspection Date	Approved Date
VA	N/A	N/A	N/A	N/A

**Well Water Permits**

Record Id	PE	Permit Paid Date	Permit Approved Date	Well Finaled Date
VA	N/A	N/A	N/A	N/A

**PLS PERMITS & CASES**

**Administrative Cases**

Case	Case Description	Status
VA	N/A	N/A

**Building and Safety Cases**

Case	Case Description	Status
VA	N/A	N/A

**Code Cases**

Case	Case Description	Status
VA	N/A	N/A

**Fire Cases**

Case	Case Description	Status
VA	N/A	N/A

**Planning Cases**

Case	Case Description	Status
VA	N/A	N/A

**Survey Cases**

Case	Case Description	Status
VA	N/A	N/A

**Transportation Cases**

Case	Case Description	Status
VA	N/A	N/A