

Foundation Component General Plan Amendment

FC-GPA 240010

Riverside County Board of Supervisors

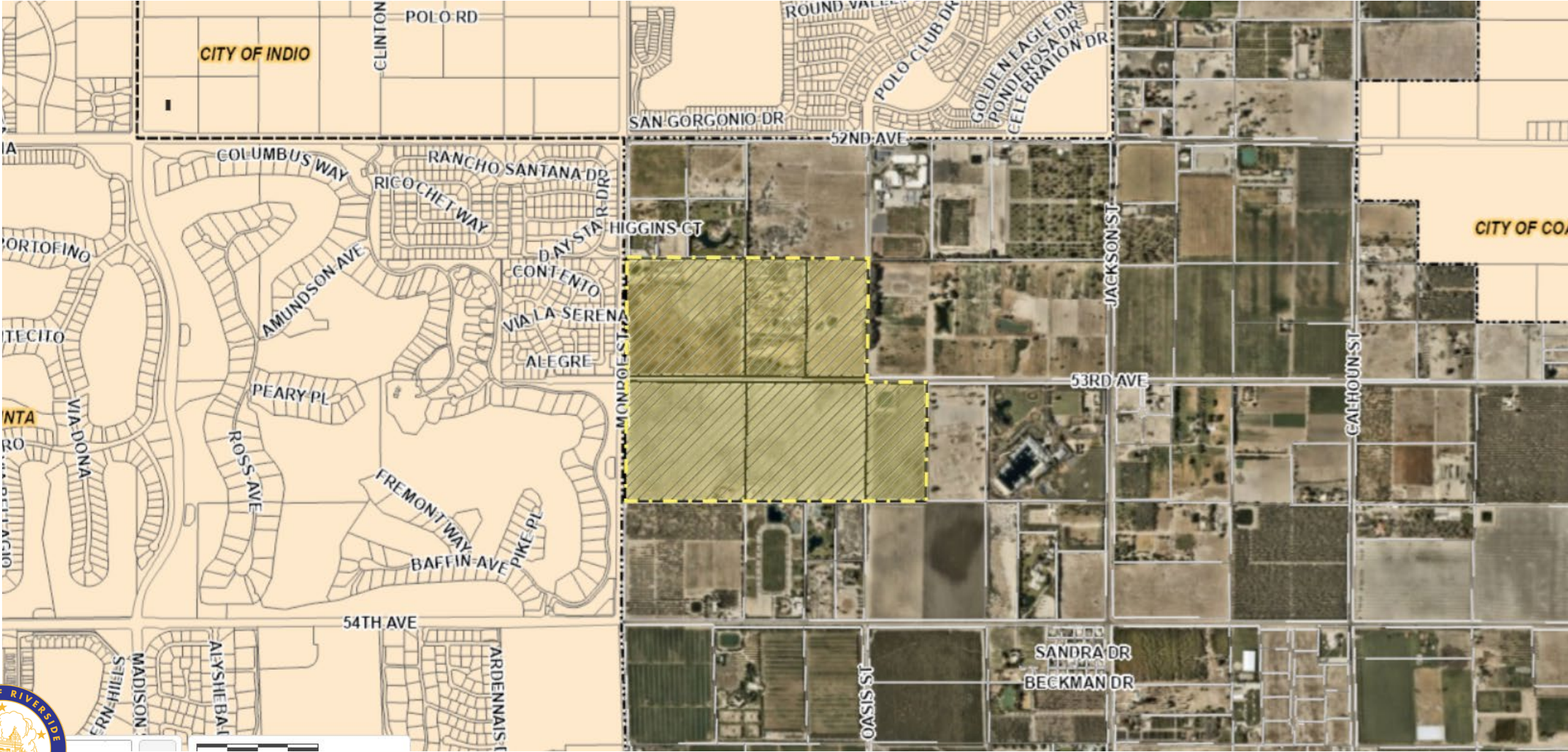


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Principal Planner, TLMA - Planning Department

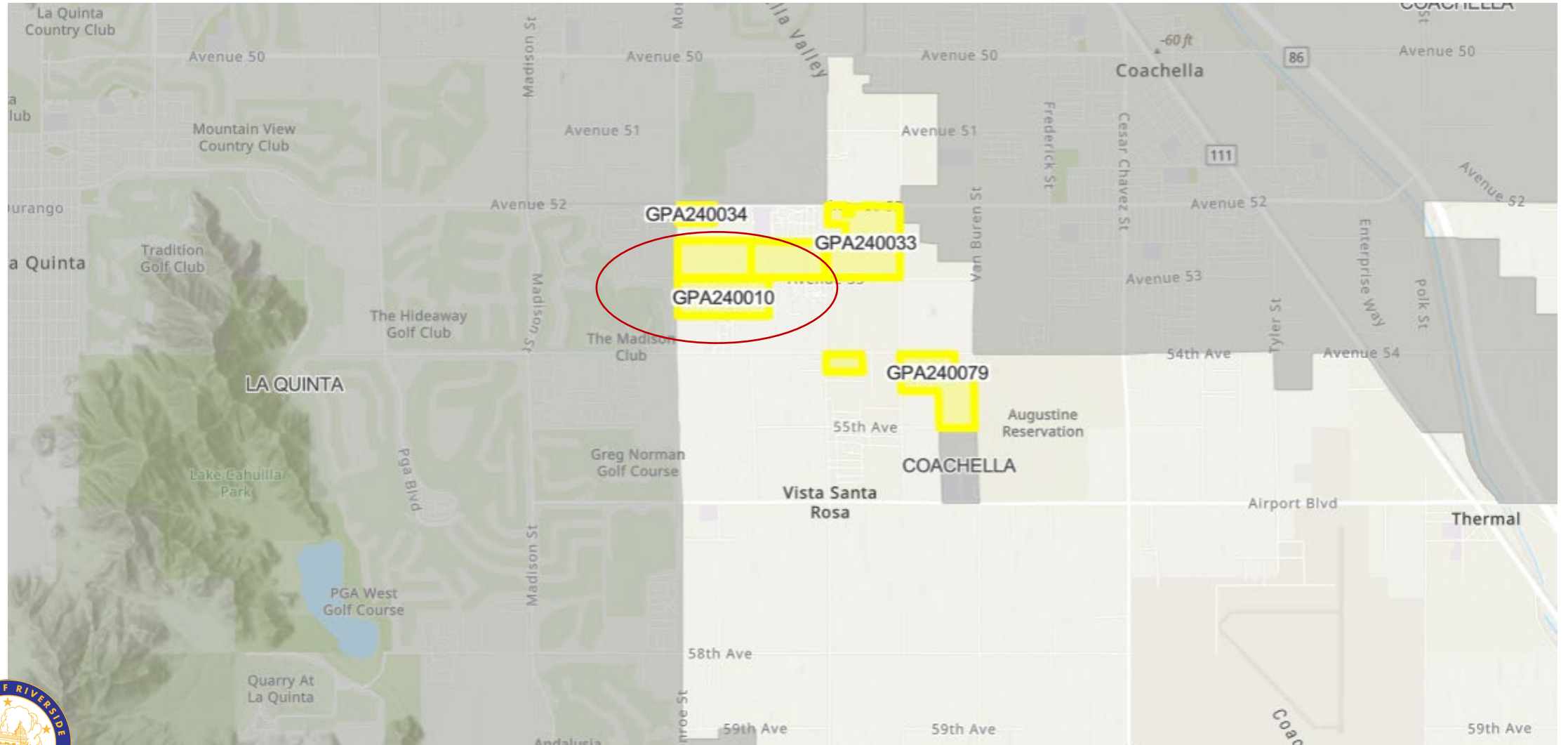
AGENDA ITEM NO. 22.1

Foundation Component General Plan Amendment No. 240010

Vicinity Map



Foundation Component GPA Cycle Map



Project Summary

- **What is “The Ranch”?**

The Ranch is planned as a private, family-oriented residential community featuring approximately 65 to 85 homes on 174 acres, recreational amenities, and open space areas.

- **Who is the Developer?**

Discovery Land Company, developer of the Hideaway and Madison Golf Clubs in La Quinta, as well as activated, high quality residential communities worldwide.

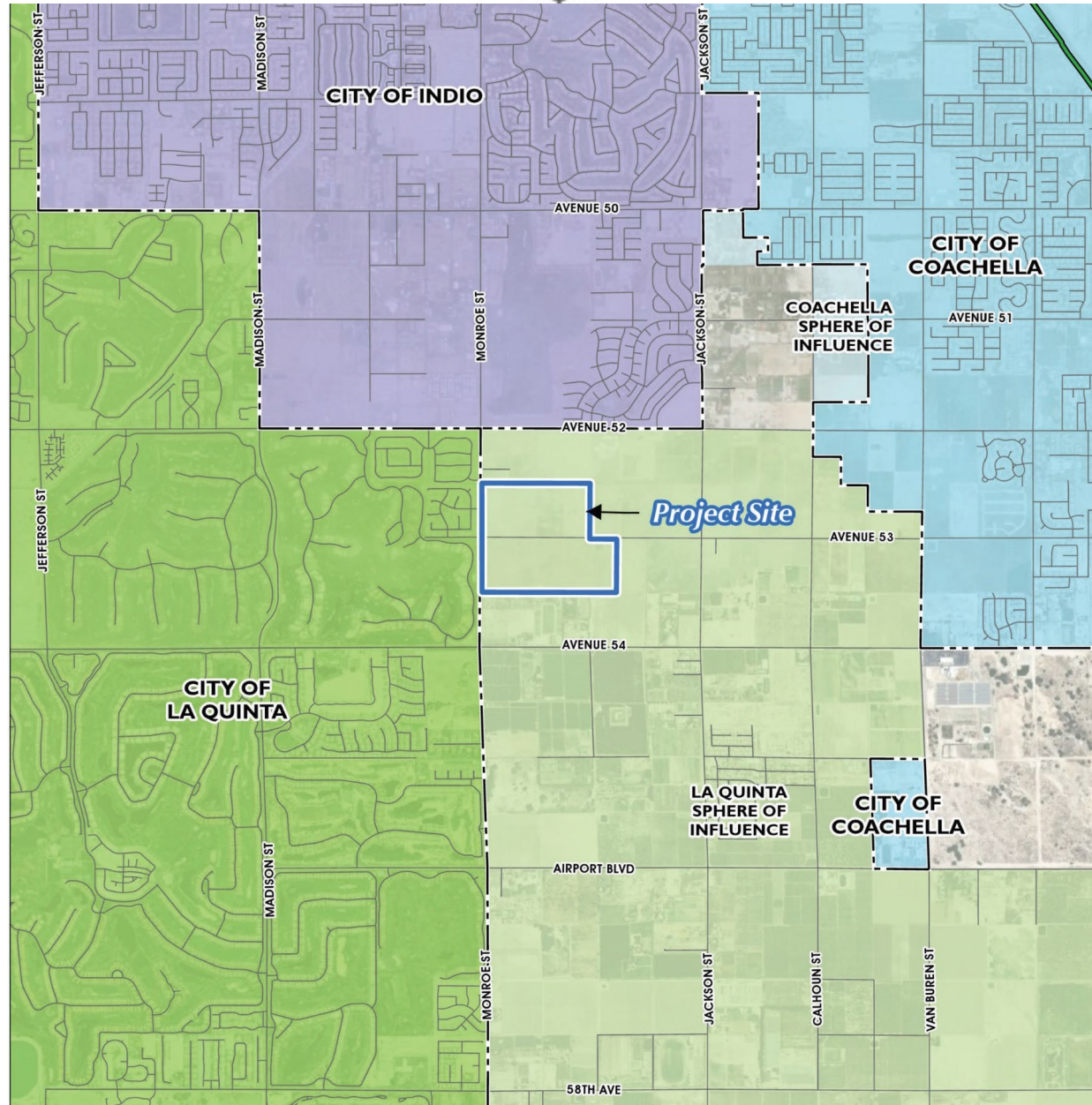
- **When would Development of the Property Start?**

If the Foundation GPA is initiated, associated entitlement applications would be filed in early 2025, with public hearings anticipated in 2026, and construction starting in 2027.

DISCOVERY
LAND COMPANY



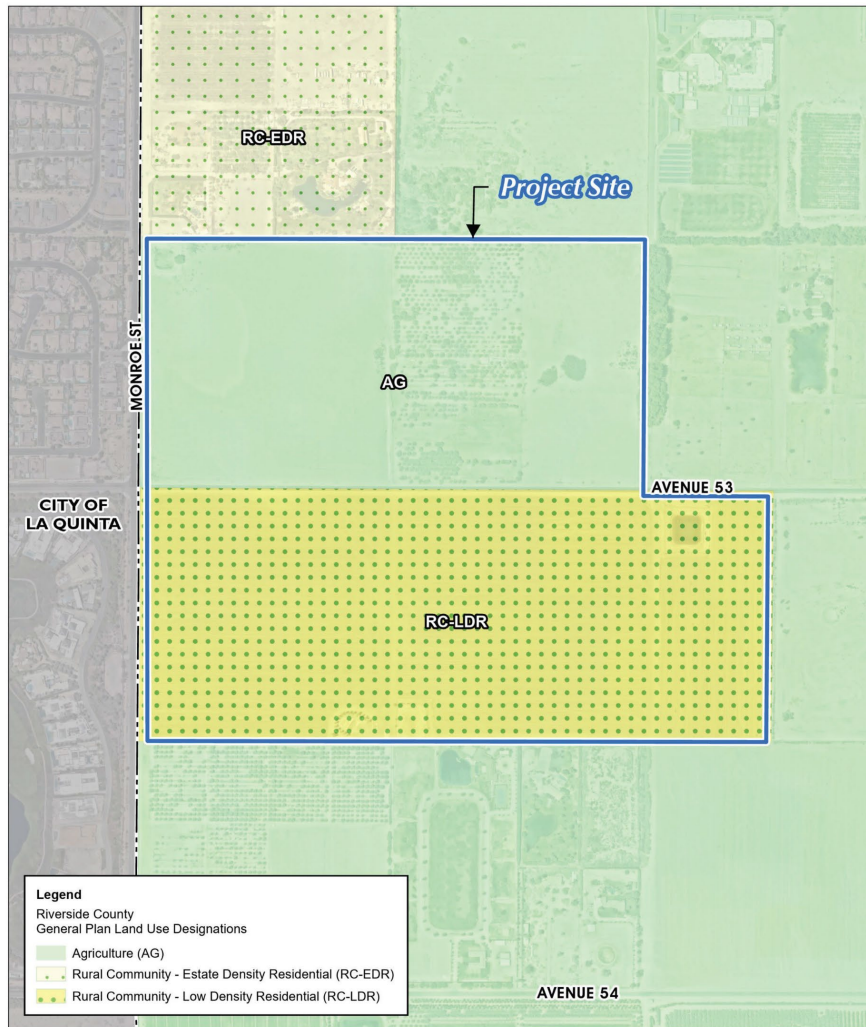
Vicinity Map



Aerial Photograph



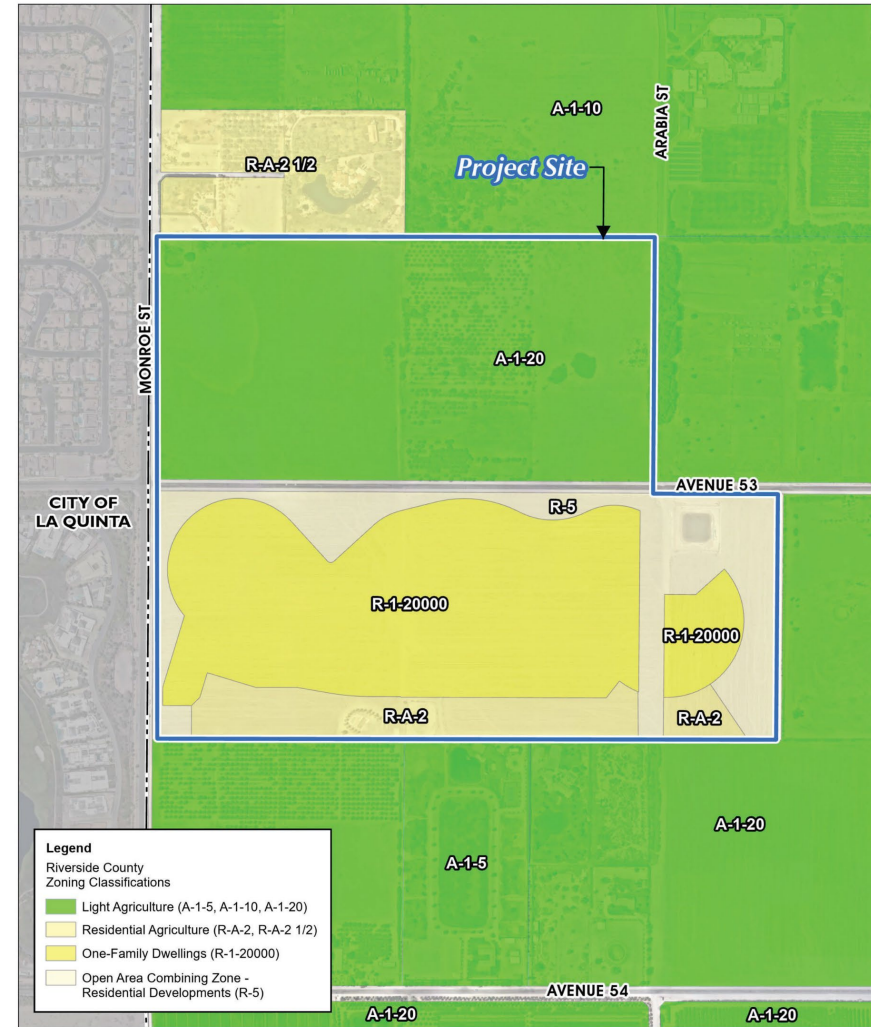
Existing General Plan & Zoning



Source(s): Esri, NearMap Imagery (June 2023), RCIT (2023)
 Composite: VITA Inc. (01-23-2024)



Existing General Plan Land Use Designations

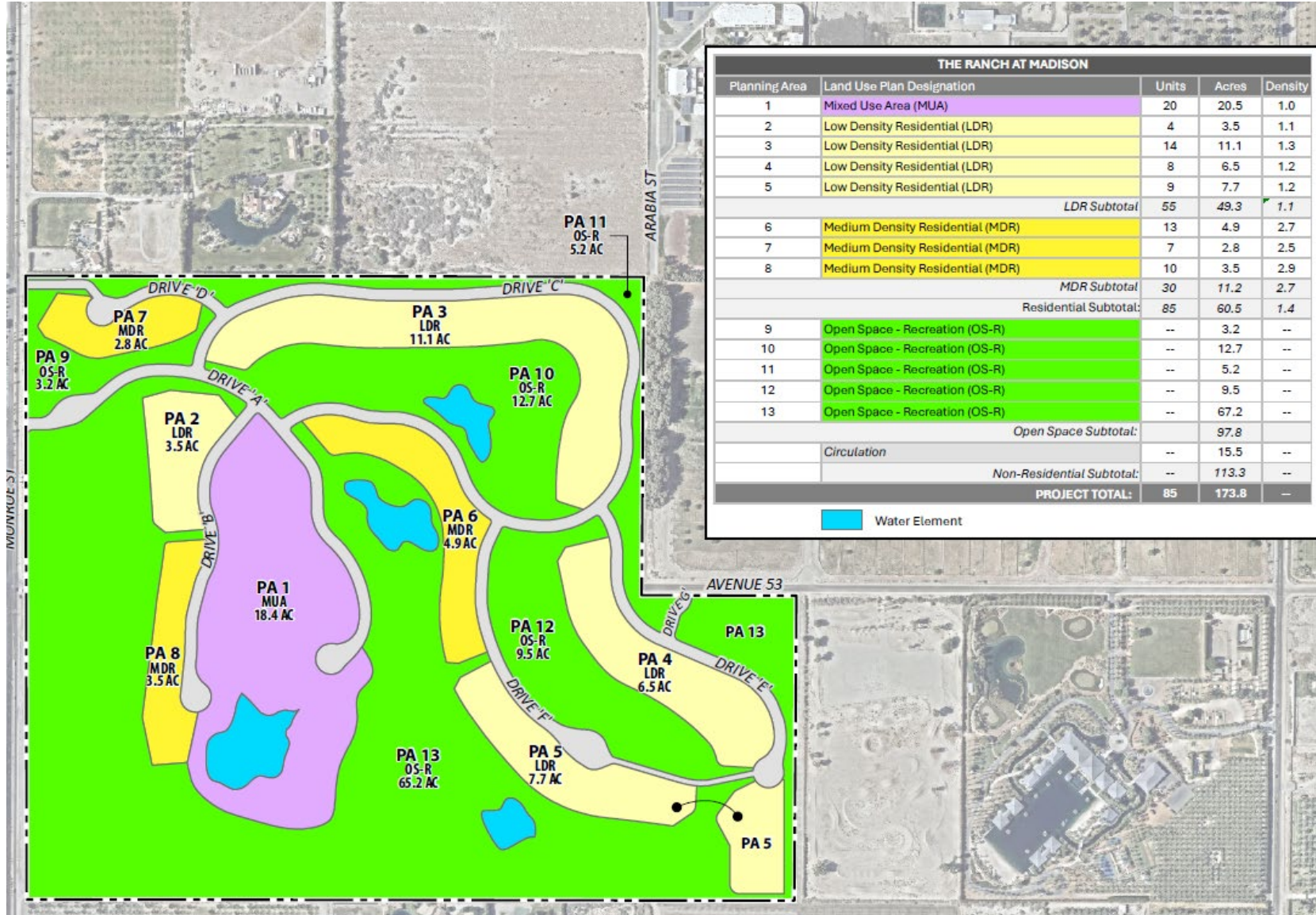


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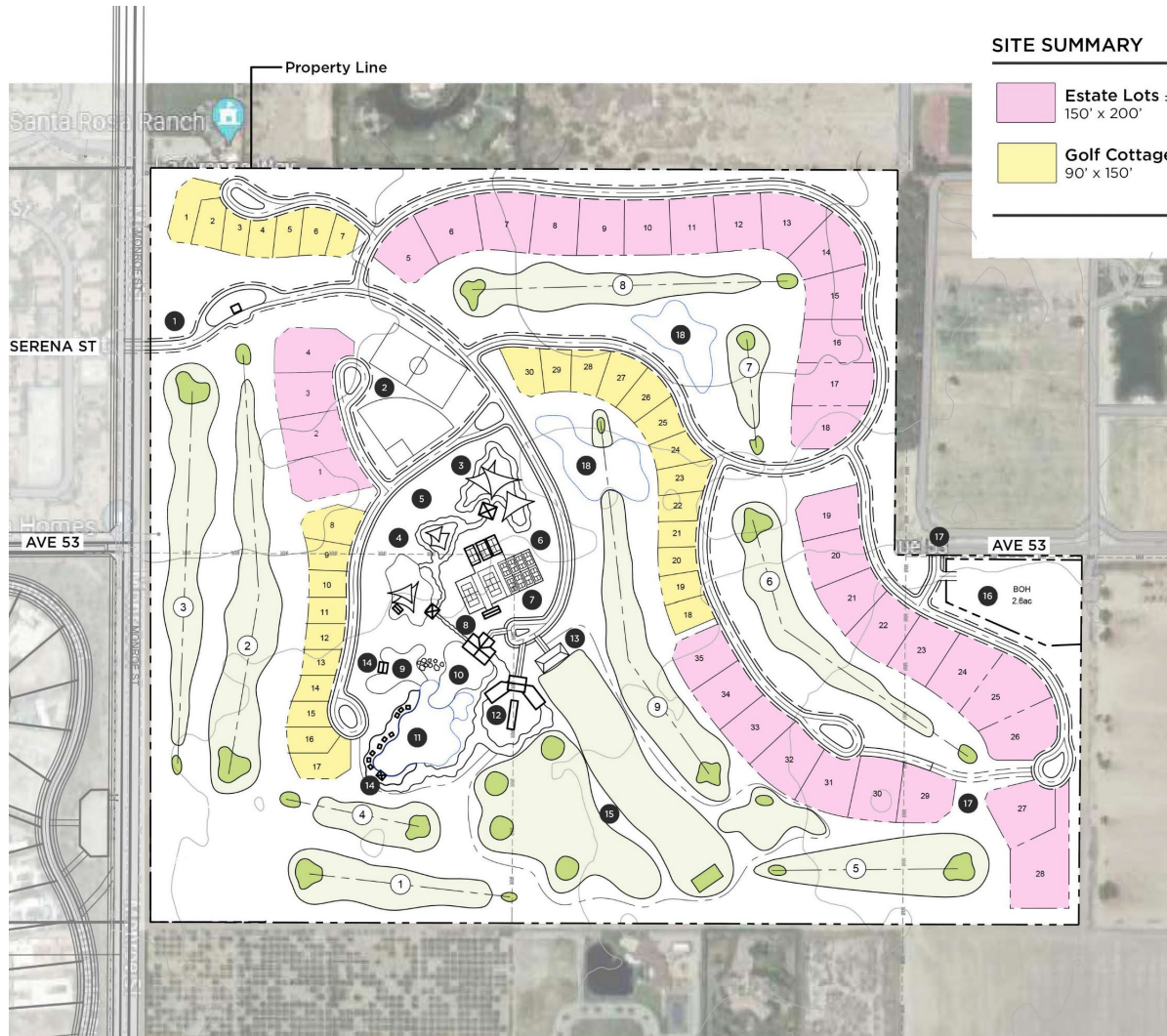


Existing Zoning Classifications

Proposed General Plan



Concept Plan



SITE SUMMARY

- Estate Lots ± 0.75 AC
150' x 200'
- Golf Cottages ± 0.3 AC
90' x 150'

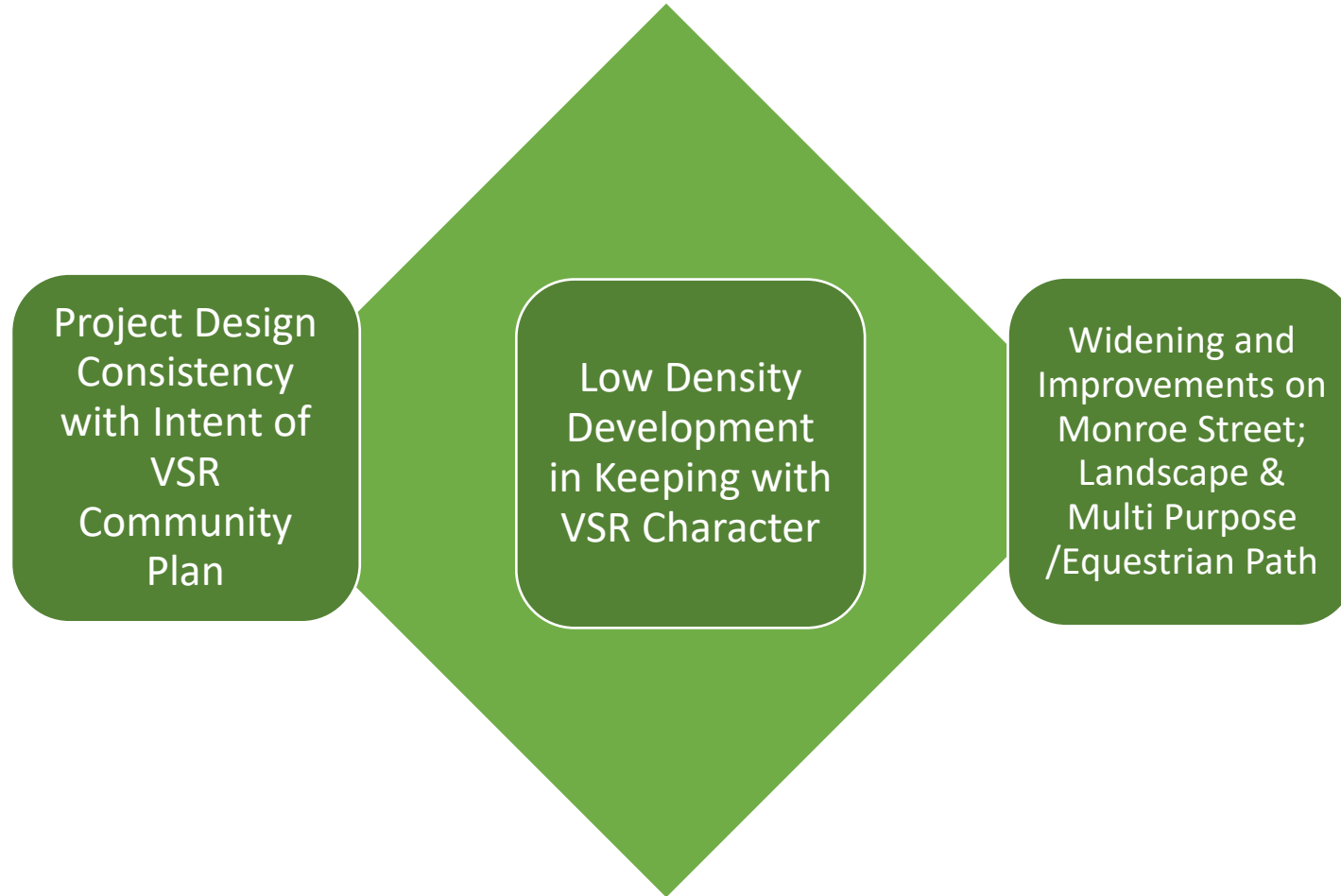
KEYNOTE LEGEND

- 1** Main Entry
- 2** Baseball & soccer fields
- 3** Pump Track
 - Observation Tower
 - Overhead Shade Structure
 - Restrooms
- 4** Kids Playground
- 5** Farm to Table
- 7** Racket Courts
 - Entry Pavilion
 - Restrooms & Cold Drinks
 - (2) Tennis
 - (3) Padel
 - (8) Pickleball
 - Cart parking under Courts
- 8** Event Barn
 - Golf Simulator
 - Bar
 - F&B / Grill
 - One Way Arrival
- 9** Croquet and Bocce Ball
- 10** Event Lawn
- 11** Lagoon
 - Kid's Splash Pool
 - Sand Beach
 - Beach Cabanas
- 12** Fitness and Lap Pool
- 13** Starter Shack & Golf Bar
- 14** Shade Structure
- 15** Short Game Area
- 16** Back Of House
- 17** Emergency Vehicular Access (EVA)
- 18** Recirculating Water Feature & Irrigation Ponds

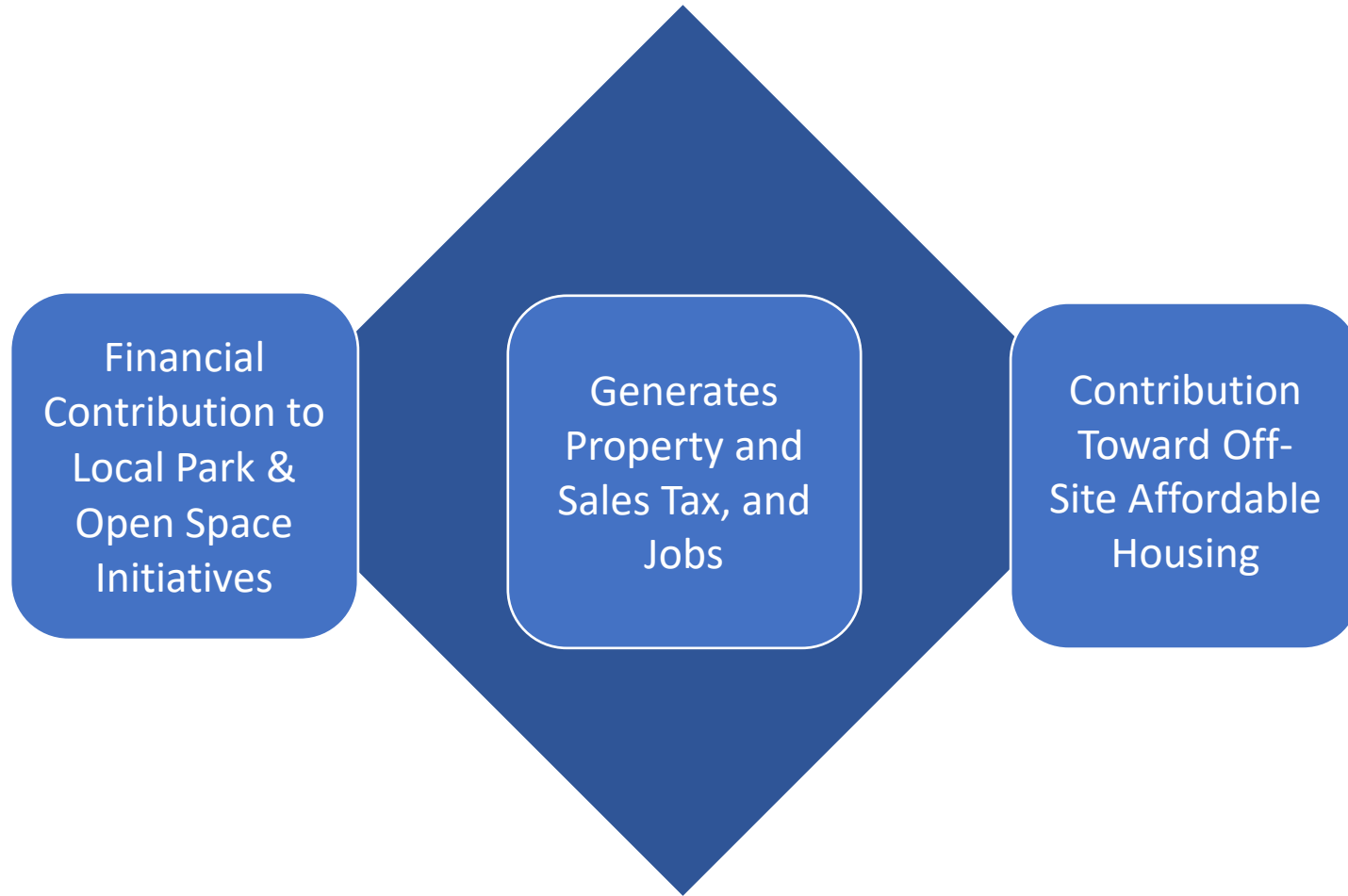


DISCOVERY
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Project Design Benefits



Community Benefits





The Ranch at Madison
FPGA No. 240010



Discovery
LAND COMPANY

SO FIA
INVESTMENTS
INC.
DEVELOPMENT SUCCESSORS