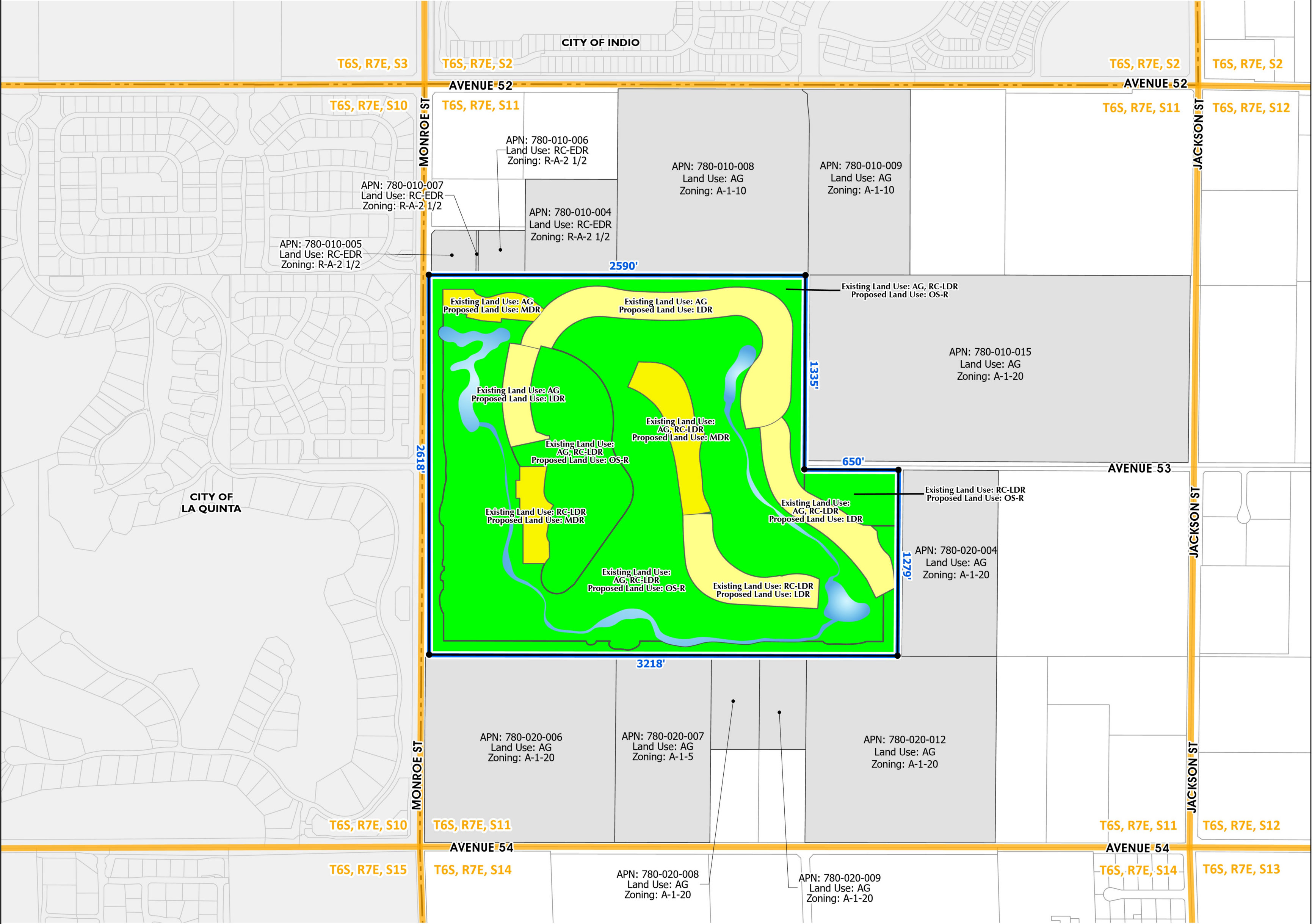


EAST COACHELLA VALLEY AREA PLAN
A PORTION OF SECTION 11, T6S, R7E



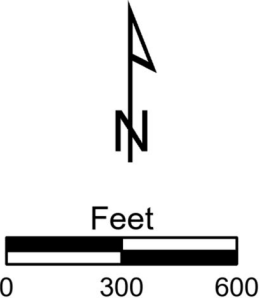
LEGEND

- LDR** LOW DENSITY RESIDENTIAL
- MDR** MEDIUM DENSITY RESIDENTIAL
- OS-R** OPEN SPACE - RECREATION

MAP NO.
AMENDMENT OF OFFICIAL GENERAL PLAN
AMENDING

GENERAL PLAN AMENDMENT CASE NO.
AMENDING ORDINANCE NO.
ADOPTED BY ORDINANCE NO.
DATE
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NUMBER(S):
780-010-012, 780-010-013, 780-010-014, 780-020-001, 780-020-002, and 780-020-003



Date Prepared: January 31, 2024

APPLICANT/LAND OWNER:
Discovery MM Club, LLC
Attn: John Gamlin
14604 North 73rd Street
Scottsdale, AZ 85260
phone: (760) 238-2443
email: sofiainvestments@dc.rr.com

PREPARED BY:
T&B PLANNING
Attn: Lance Retuya
3200 El Camino Real, Suite 100
Irvine, CA 92602
phone: (714) 505-6360 ext. 110
email: lretuya@tbplanning.com

LEGAL DESCRIPTION:
A portion of Section 11, T6S, R7E in the County of Riverside, State of California
Existing Foundation Component: Agriculture (AG) and Rural Community (RC)
Proposed Foundation Component: Community Development (Specific Plan)

EXISTING LAND USE DESIGNATION(S):
Agriculture (AG), and Rural Community – Low Density Residential (RC-LDR)

PROPOSED LAND USE DESIGNATION(S):
Community Development: Low Density Residential (LDR),
Medium Density Residential (MDR), and Open Space-Recreation (OS-R)

EXISTING ZONING:
Residential Agriculture (R-A-2), One-Family Dwellings (R-1-20000),
Open Area Combining Zone - Residential Developments (R-5), Light Agriculture (A-1-20)

PROPOSED ZONING:
SP Zone

AMENDMENT DESCRIPTION:
The Ranch at Madison proposes the development of the approximately 174-acre project site into a resort village focused single-family residential community consisting of approximately 60 residential units (35 estate lots and 25 golf cottages), a private 9-hole golf course with golf academy and associated operations, community clubhouse, as well as both active and passive use park space.

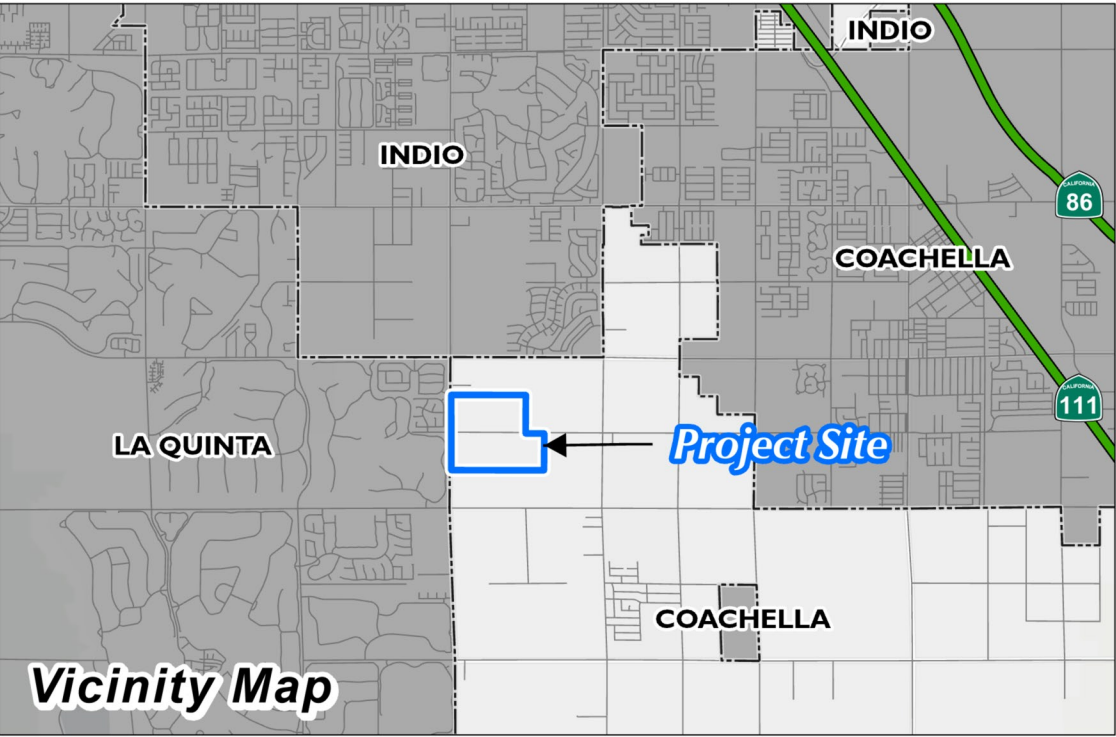
UTILITIES:
Water: Coachella Valley Water District (CVWD)
Sewer: Coachella Valley Water District (CVWD)
Gas: So Cal Gas
Electric: So Cal Edison
Telephone: Frontier
Cable TV: Frontier

SCHOOL DISTRICT:
Coachella Valley Unified School District

ACRES OF PROPERTY
173.8 Acres

FEMA FLOOD ZONE DESIGNATION:
Not located with a FEMA Flood Zone

COUNTY SERVICE AREA:
CSA 125, CSA 152



General Plan Amendment No. XXX

Proposed FGPA (with a Specific Plan)

The Ranch at Madison