

THE RANCH AT MADISON



SEPTEMBER 25, 2024

VISTA SANTA ROSA COMMUNITY
COUNCIL PRESENTATION



PROJECT SUMMARY

WHAT IS “THE RANCH”?

- A private, family-oriented, residential community by Discovery Land Company ~ developers of La Quinta’s Hideaway and The Madison Club, plus premier residential communities worldwide.
- Will feature an estimated 85 residences on 174 acres on Monroe Street between Avenue 52 and Avenue 54.
- Bordered by a nine-hole short course, myriad recreational amenities and ample wide-open spaces.



1

YEAR-END 2024
Submittal of Entitlement
Documents

2

YEAR-END 2025/
EARLY 2026
Public Hearings

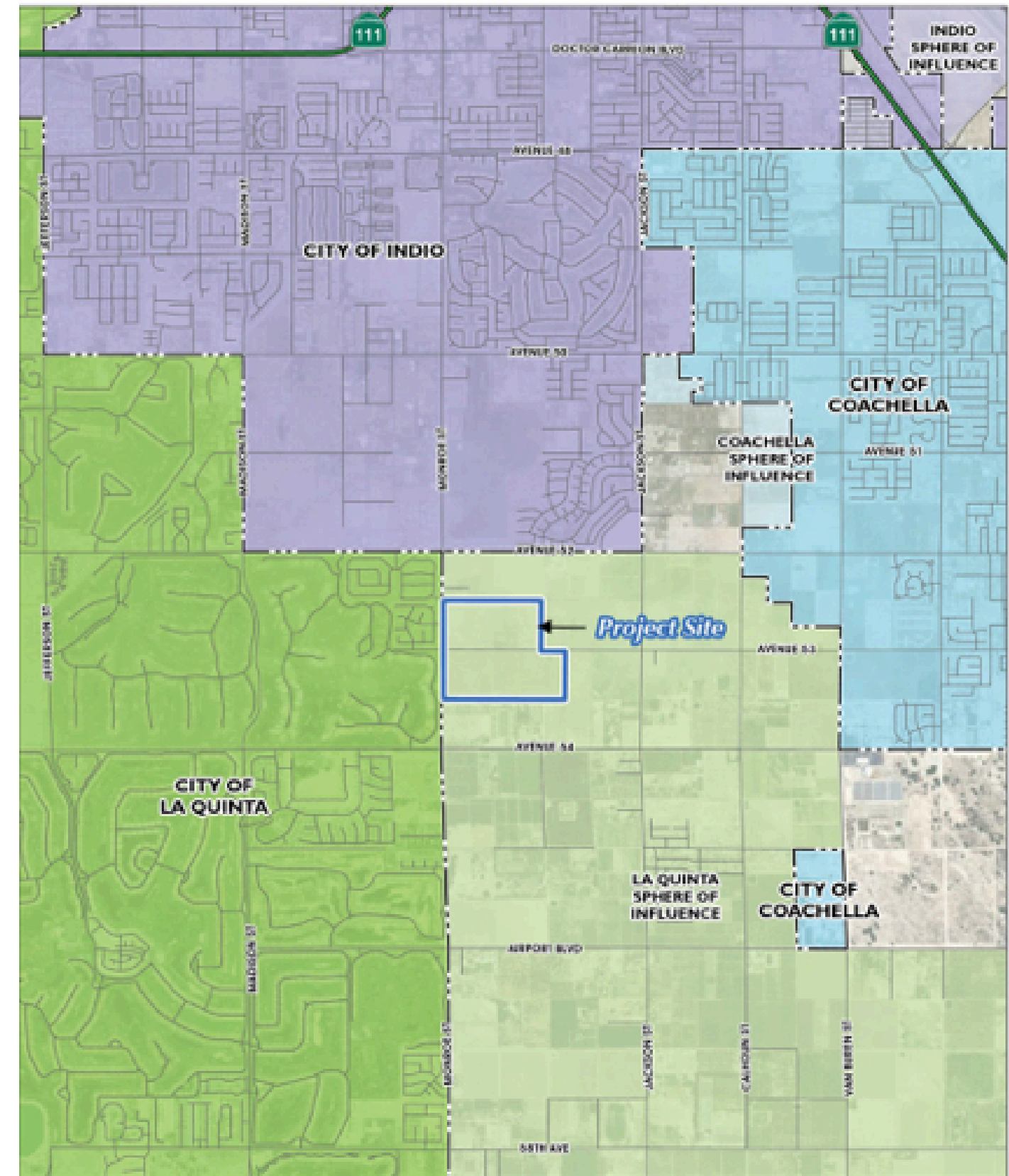
3

SPRING 2027
Commence Development
[Approx. 5-7 year duration]

PROPOSED DEVELOPMENT
TIMELINE

VICINITY

- The Ranch is located in the unincorporated Vista Santa Rosa Community in the Thermal area.
- The property is an assemblage of four parcels ranging in size from 19 - 97 acres.
- The largest parcel of 97 acres currently has General Plan and Zoning designations for “Community Development,” which date back to the early 2000s.



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



The Ranch at Madison

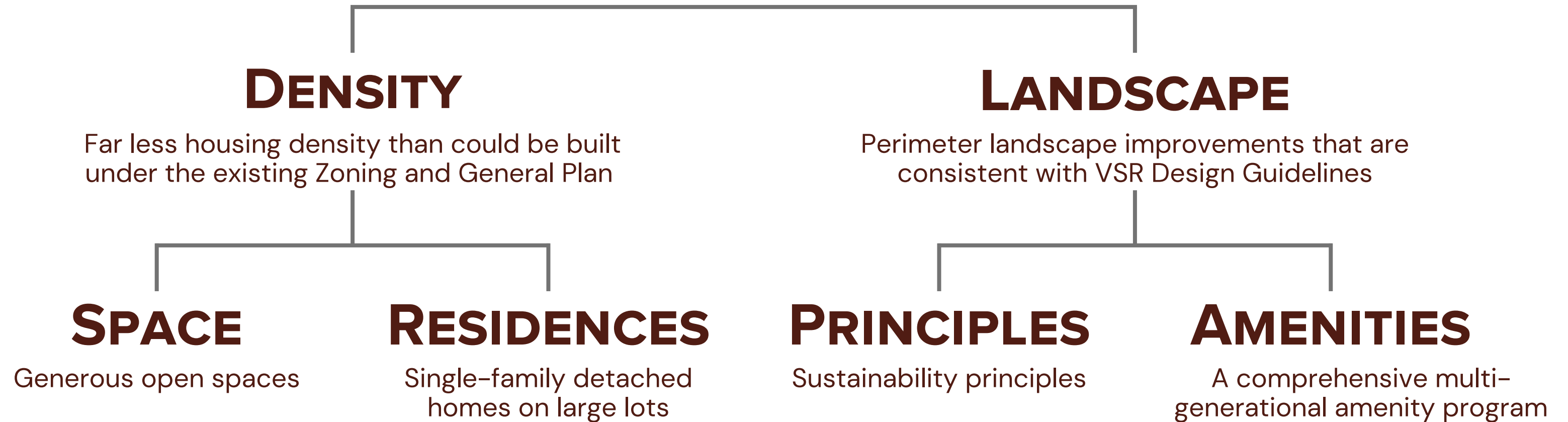
Vicinity Map

JN: 1287-001
Date: 01-23-2024

AERIAL PHOTOGRAPH



THE RANCH FEATURES



CONCEPT PLAN



SITE SUMMARY

 Estate Lots ± 0.75 AC 150' x 200'	35
 Golf Cottages ± 0.3 AC 90' x 150'	30
TOTAL	65

- 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

Master Plan Concept 9.0 – Option A

The Ranch At Madison
La Quinta, CA



SEPTMBER 9, 2024

1" = 200'-0"



COLLABORATIVE,
RESTORATIVE &
SUSTAINABLE

Vision & Design

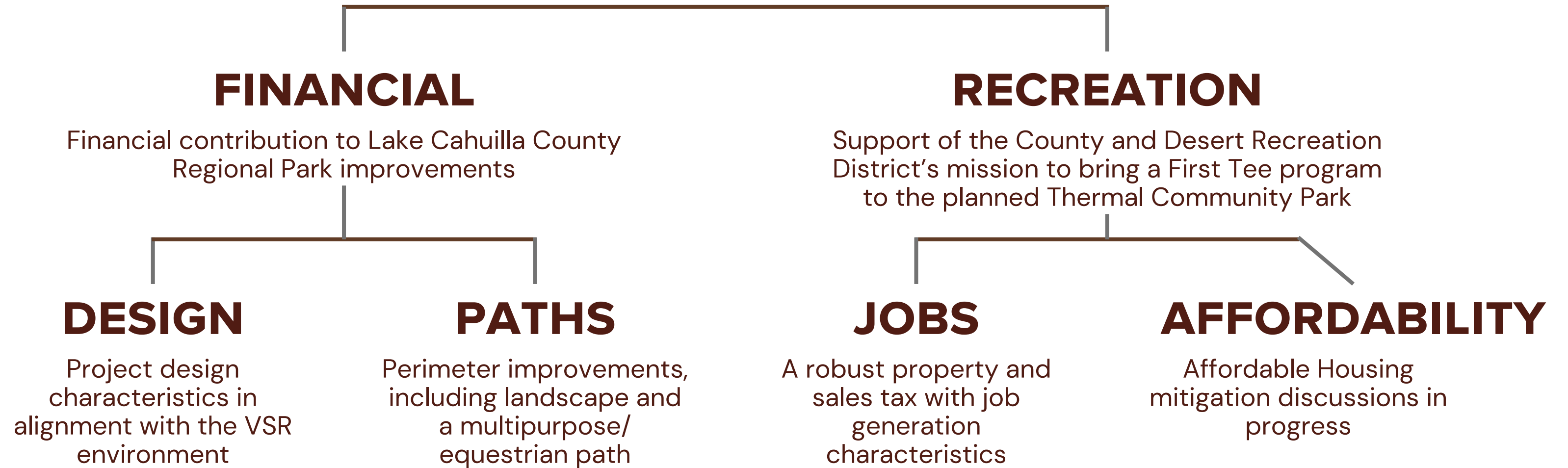
The Ranch at Madison is being designed as a community that blends with the local character of the Vista Santa Rosa and Thermal communities with:

- Very low residential density
- A multigenerational family environment
- Expansive open space
- A rural character consistent with the VSR surroundings

Community Engagement

Community Benefits to the VSR community and Thermal area in association with The Ranch's development are currently being discussed with Supervisor V. Manuel Perez's office. Ideas include: capital contributions to local park, recreation and affordable housing initiatives, and collaboration regarding solutions to emerging energy challenges associated with the Imperial Irrigation District's power grid system.

COMMUNITY BENEFITS*



*Subject to entitlements and final agreements with Riverside County.

NEXT STEPS

PREPARATION AND SUBMITTAL OF ENTITLEMENT DOCUMENTS

The developer will undertake preparation of the requisite development applications to the County of Riverside.

PLAN REVIEW & APPROVAL

The Ranch will undergo a public review and hearing process that is consistent with State and County requirements.

Subsequent to approval, the developer will prepare all necessary building, grading and utility improvement design needed to build The Ranch.

The first phase of amenity, street, utility and home construction begins.

PREPARATION OF FINAL IMPROVEMENT DESIGN & TRACT MAP RECORDATION

DEVELOPMENT COMMENCES

Contact Us

info@theranchatmadison.com

www.TheRanchatMadison.com

THANK YOU



Council Questions