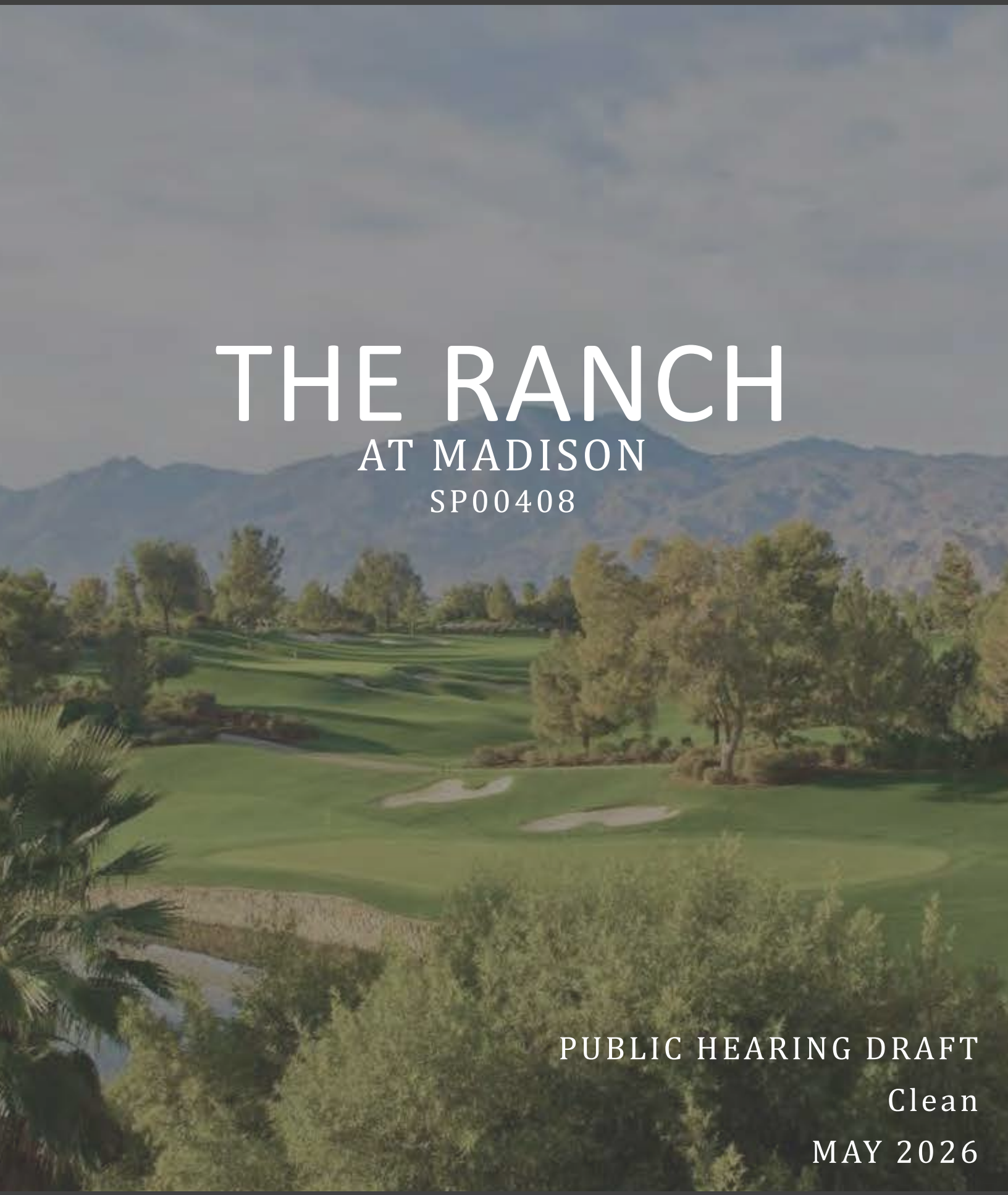
APPENDIX B

Ranch at Madison Specific Plan



THE RANCH

AT MADISON

SP00408

PUBLIC HEARING DRAFT

Clean

MAY 2026

THE RANCH
AT MADISON

PUBLIC HEARING DRAFT | MAY 2026

Clean

Riverside County
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INTRODUCTION





1

CHAPTER ONE establishes the goals and purposes of this Specific Plan, its physical context, its relationship to other regulations and planning documents, and its development goals.

1.1. PROJECT SUMMARY

1.2. PROJECT LOCATION AND SETTING

1.3. SURROUNDING LAND USES AND DEVELOPMENT

1.4. DOCUMENT PURPOSE

1.5. SPECIFIC PLAN FORMAT

1.6. PLANNING APPROACH

1.7. CONSISTENCY WITH GENERAL PLAN

1.8. SPECIFIC PLAN GOALS

1 | INTRODUCTION

1.1 PROJECT SUMMARY

Located on the western fringes of the unincorporated bucolic Vista Santa Rosa community of Thermal and adjacent neighborhoods of La Quinta and Indio, the RANCH AT MADISON SPECIFIC PLAN establishes a private 173.8-acre residential community grounded in principles of authenticity expressed by active, healthy lifestyles. The RANCH AT MADISON'S over-arching features are its low housing densities and ample open spaces that express and embrace the rural setting. The RANCH should be viewed as a seamless expansion of the amenity base, membership, residential, and overall lifestyle opportunities offered at the *Madison Club* community located on the west side of Monroe Street. Its signature components are a nine-hole private golf course and practice area, and a generous expanse of family-oriented amenities interwoven with approximately 85 homes.

The Event Barn, Event Lawn, and Wellness Center form the foundations of the lifestyle experience, providing pedestrian-oriented community spaces, recreational opportunities, and fitness- and wellness-related amenities for residents, members, and guests of this community. The RANCH AT MADISON offers sports play fields, multi-modal trail facilities, playground, racquet courts, croquet and bocce ball, gym, beach club, spa, and golf course, as well as Farm-to-Table activities, and snack stop for the golf course.

The residential neighborhoods consist of up to 85 various-sized homes that are thoughtfully integrated into the golf course open space and around the recreational core. Passive open space areas, the golf course green, and the trails, complement the residential neighborhoods by providing residents with 115.6 acres of recreational amenities that reinforce the active lifestyle of the RANCH AT MADISON. A summary of the land uses within the RANCH AT MADISON community is provided in Table 1-1, *Specific Plan Land Use Summary*.

1.2 PROJECT LOCATION AND SETTING

As shown on Figure 1-1, *Regional Map,* the RANCH AT MADISON SPECIFIC PLAN is located in the Eastern Coachella Valley Area of western Riverside County, east of the City of La Quinta, south of the City of Indio, and west of the City of Coachella, within the La Quinta Sphere of Influence. As shown on Figure 1-2, *Vicinity Map*, regional access to the RANCH AT MADISON is provided via Highway 111, located approximately three miles to the north and east, and Interstate 10 (I-10), located approximately five miles to the north. Primary access to the community is provided from Monroe Street via I-10 to the north.

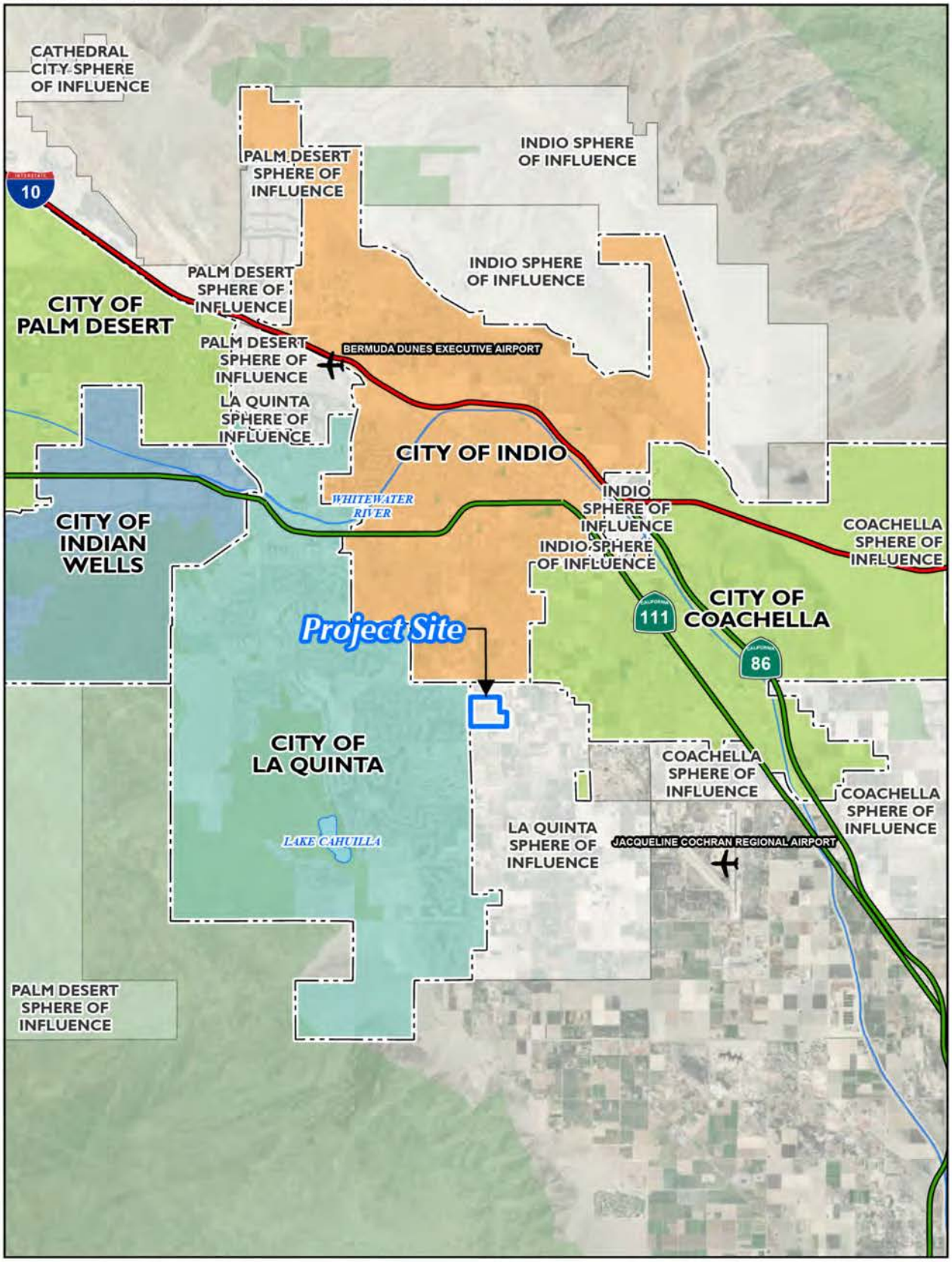
As depicted on Figure 1-3, *USGS Topographic Map*, the RANCH AT MADISON SPECIFIC PLAN site is located in the Eastern Coachella Valley Area of the Sonoran Desert, approximately 4 miles east of the rolling foothills of the Santa Rosa Mountains with site elevations around 20 feet below mean sea level. The site is located in Section 11, Township 6 South, Range 7 East, on the Indio 7.5' U. S. Geological Survey (USGS) topographic quadrangle. The Specific Plan site consists of vacant agricultural land, flat desert terrain, limited agricultural groves, and remnants of previously existing structures. The mountains and ridges of the Santa Rosa Wilderness to the south and west provide a unique backdrop and stunning views from the RANCH AT MADISON.

Table 1-1 Specific Plan Land Use Summary

Land Use	Dwelling Units	Acreage	Density
Mixed Use Area	20	11.9	1.7
Low Density Residential (LDR)	31	24.5	1.3
Medium Density Residential (MDR)	34	11.1	3.1
Open Space – Recreation	-	115.6	-
Circulation	-	10.7	-
Total	85	173.8	0.5

1.3 SURROUNDING LAND USES AND DEVELOPMENT

As shown on Figure 1-4, *Surrounding Development Map,* the vicinity of the RANCH AT MADISON features a mix of land uses of varying intensities and characterizes an area in transition. The neighboring *Madison Club* is an established residential golf course community, designated by the La Quinta General Plan as Low Density Residential and Open-Space Recreation located directly west of the RANCH AT MADISON. Residential communities *Carmela* at La Quinta and *The Estates* at Rancho Santana are to the northwest. Wedding and events venues lie to the north, east, and south of the site, designated by the La Quinta General Plan as Low Density Residential.

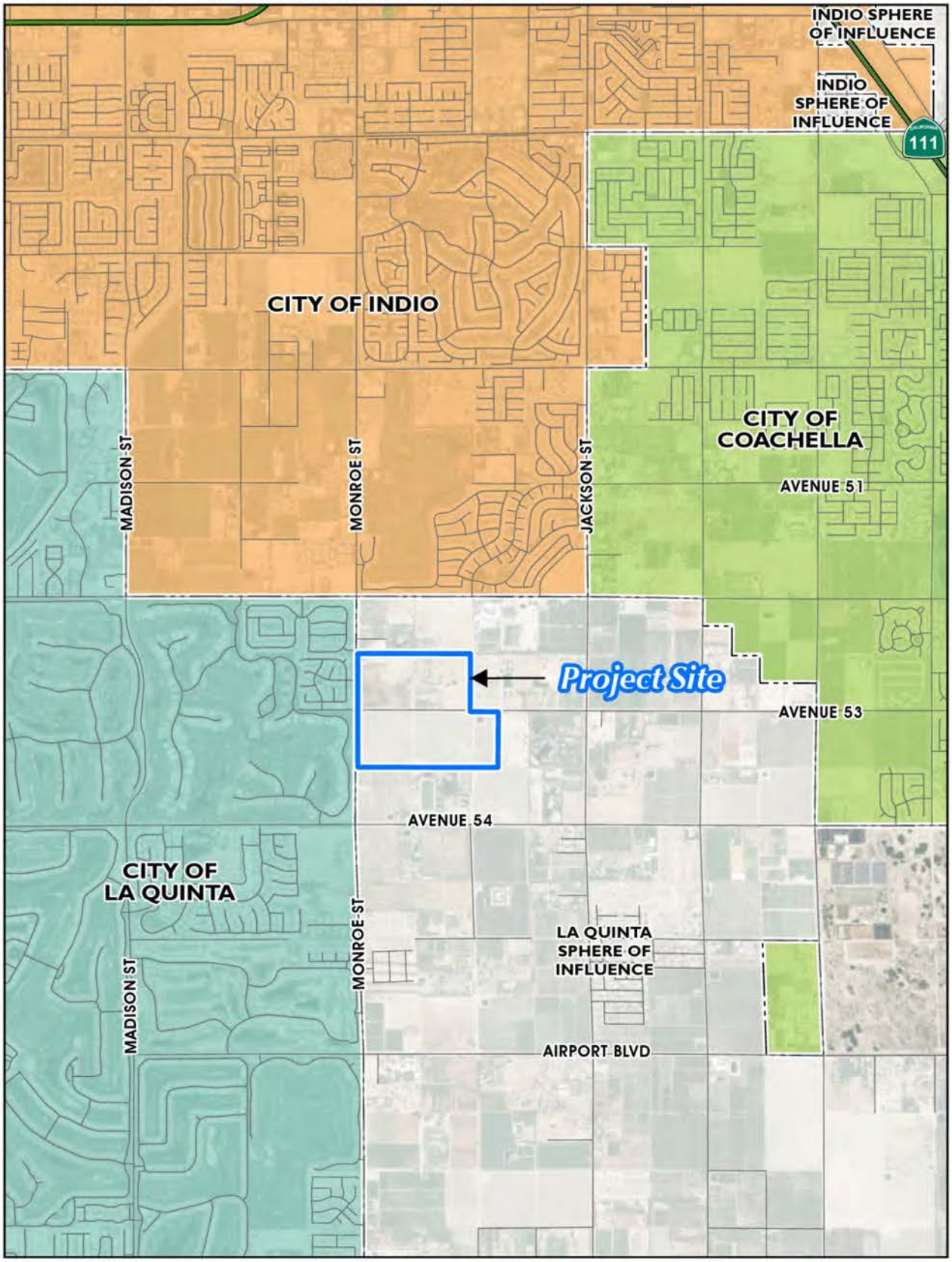


Source(s): Esri, RCIT (2026)

0 0.625 1.25 2.5 Miles

Figure 1-1

Regional Map

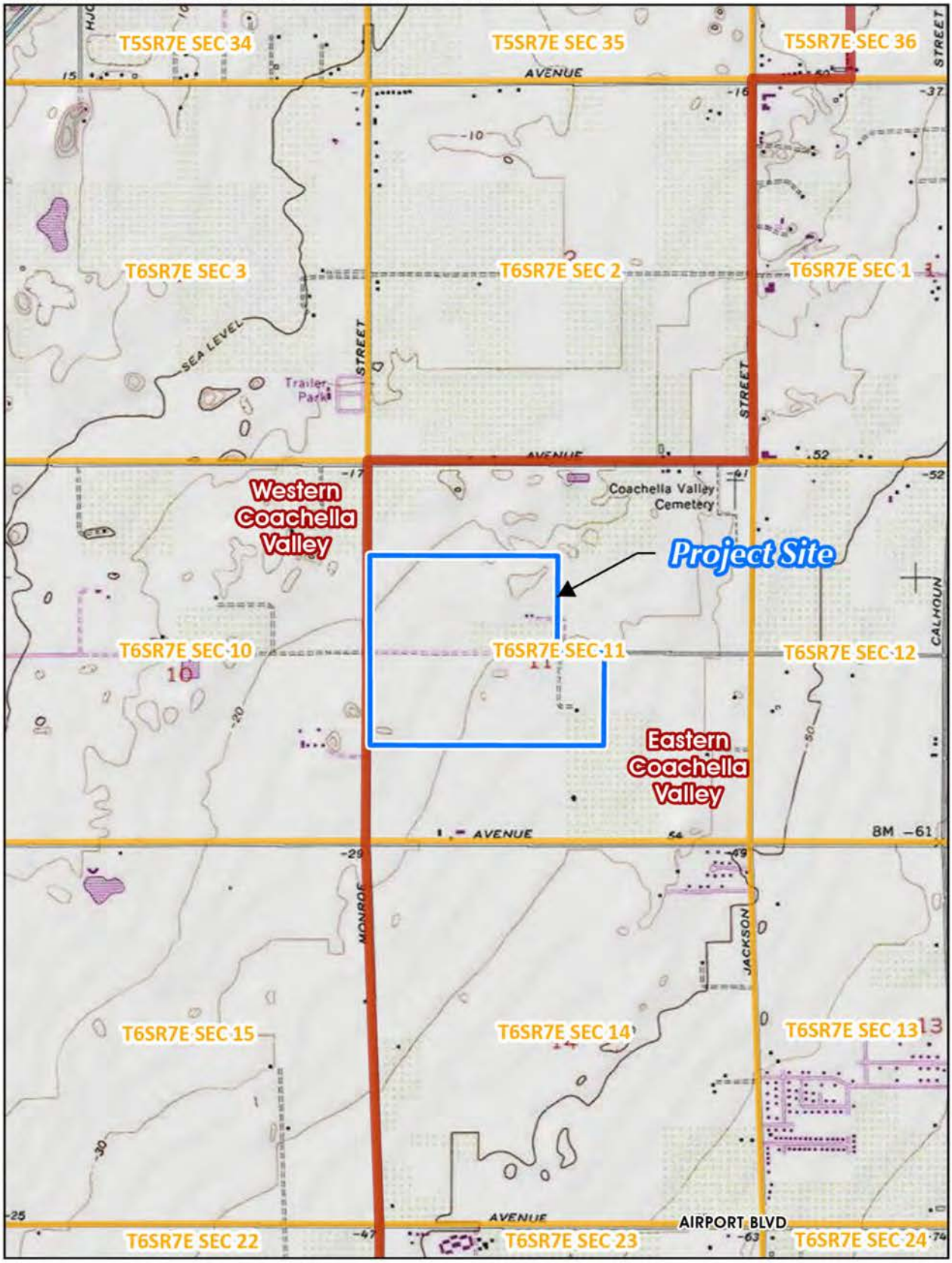


Source(s): Esri, Nearmap (August 2024), RCIT (2026)

Figure 1-2

0 875 1,750 3,500 Feet

Vicinity Map

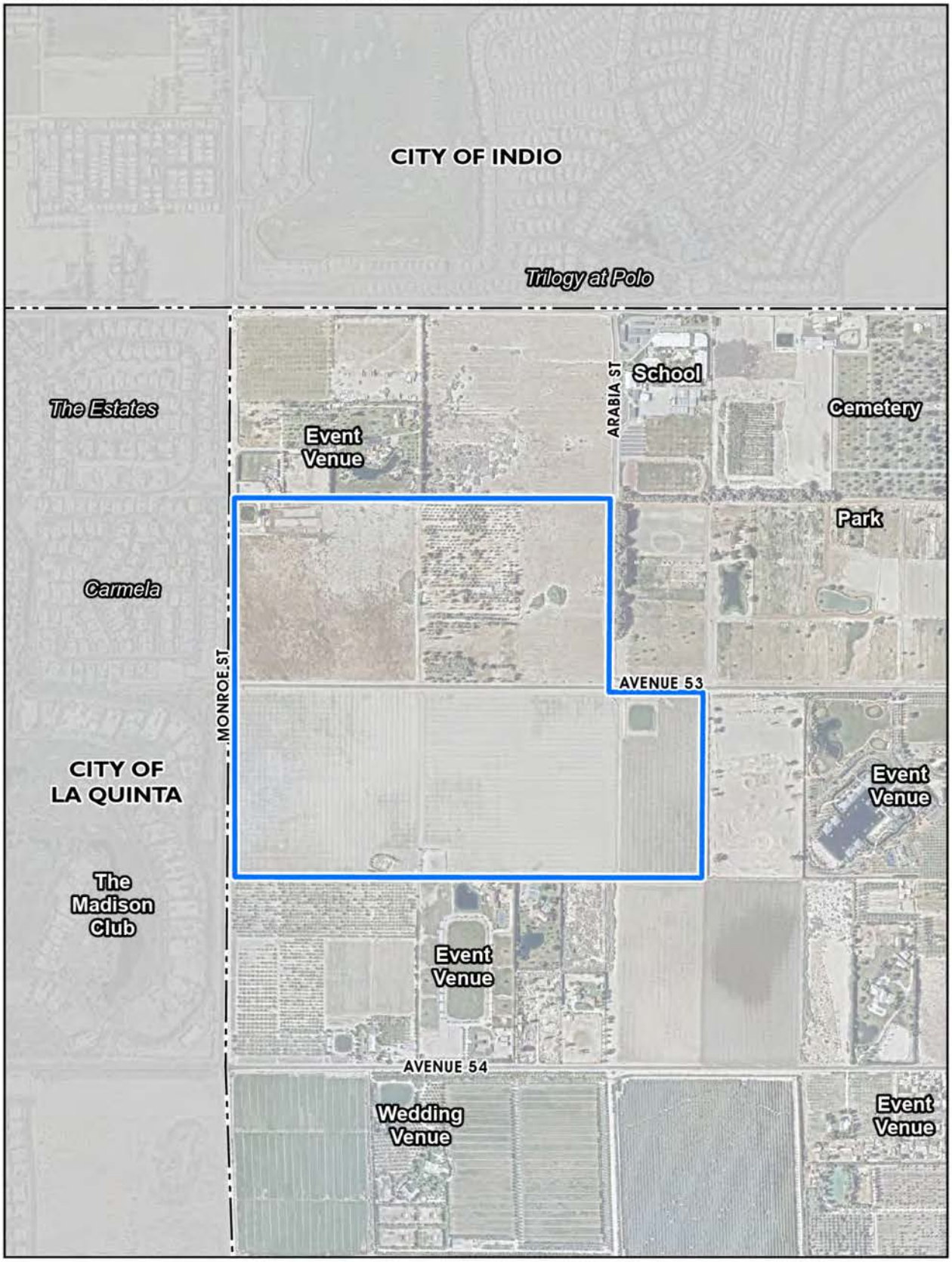


Source(s): Esri, RCIT (2026), USGS (2013)

Figure 1-3

0 500 1,000 2,000 Feet

USGS Topographic Map



Source(s): Esri, Nearmap (August 2024), RCIT (2026)

Figure 1-4

0 250 500 1,000 Feet

Surrounding Development Map

1.4 DOCUMENT PURPOSE

The RANCH AT MADISON SPECIFIC PLAN establishes guidelines for the development of a private residential master-planned community in the Vista Santa Rosa Community area of Thermal in unincorporated Riverside County. Specific Plans are tools authorized by California Government Code §65450 *et seq*. for the systematic implementation of General Plans for a defined portion of a community's planning area. This document provides Riverside County with a defined set of plans, policies, and regulations to ensure efficient, orderly development of the site in accordance with the County's adopted General Plan. The RANCH AT MADISON SPECIFIC PLAN provides information relative to land uses, site planning, and building intensity, as well as design guidelines that are intended to allow for innovation in architecture, landscaping, and building arrangements.

The State of California (under California Government Code §65450 *et seq*.) encourages jurisdictions to adopt Specific Plans either by resolution to establish a policy document or by ordinance to establish a regulatory document. This Specific Plan document is intended to be a policy document and, therefore, is adopted by resolution, but the Specific Plan's accompanying Zoning Ordinance is adopted by ordinance and subject to Riverside County Planning Commission review and Board of Supervisors approval.

All implementing entitlements for properties located within the boundaries of this Specific Plan are required to be consistent with the standards and guidelines set forth in this document and with all applicable County regulations. Furthermore, all regulations, conditions, standards, and guidelines contained herein shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phase, or portion of this document is for any reason held to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan. Whenever the Development Standards contained herein and Specific Plan Zoning Ordinance differ from those contained in County Ordinance No. 348, the provisions of this Specific Plan and Specific Plan Zoning Ordinance shall take precedence. Any development standard, condition, or situation not specifically addressed herein shall be subject to the applicable requirements of the County of Riverside.

A General Plan Amendment (GPA), Tentative Tract Map (TTM), Change of Zone (CZ) and Development Agreement (DA) were processed concurrently with this Specific Plan. The GPA and CZ are companion actions to the Specific Plan to achieve consistency between the General Plan land use designations, the Specific Plan land use designations, and zoning. The TTM is an implementing action that defines legal lots for future development on a portion of the site. The actions considered by Riverside County include:

- SPECIFIC PLAN NO. 00408 to allow for the development of a single-family residential community consisting of approximately 85 residential units, a private 9-hole golf course with golf academy and associated operations, community clubhouses, other associated amenities, as well as both active and passive use open space.

- TENTATIVE TRACT MAP NO. 39179 to create legal lots and developable parcels within the RANCH AT MADISON SPECIFIC PLAN for subsequent implementing projects.

- GENERAL PLAN AMENDMENT NO. 250005 to amend the Riverside County General Plan Use Element from Rural Community – Low Density Residential and Agriculture to Low Density Residential, Medium Density Residential, and Open Space-Recreation to be consistent with the proposed Specific Plan

- CHANGE OF ZONE NO. 2500012 to modify the Zoning Ordinance and configure Planning Area boundaries.

- DEVELOPMENT AGREEMENT NO. 2500001 to create a legal understanding of financing.

The RANCH AT MADISON SPECIFIC PLAN provides Riverside County's staff and decision makers, as well as Developers, community interest groups, utility providers, public service districts, and others with a comprehensive set of plans, regulations, conditions, and programs for guiding the systematic development of the Specific Plan. This Specific Plan implements each element of the Riverside County General Plan and the Eastern Coachella Valley Area Plan as they apply to this property.

1.5 SPECIFIC PLAN FORMAT

This RANCH AT MADISON SPECIFIC PLAN is divided into the following Sections: Development Plan, Planning Area Standards, Design Guidelines, and Implementation Plan. This RANCH AT MADISON SPECIFIC PLAN has been prepared pursuant to the provisions of California Government Code §65450, which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan for the purpose of establishing systematic methods of implementation of the agency's General Plan. California Government Code §65450 through §65454 establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan. According to §65450, a Specific Plan shall include text and a diagram or diagrams which specify all of the following details:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Specific Plan;
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the Specific Plan;
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
4. A program of implementation measures including regulations, programs, public works projects, and financing measures; and
5. A statement of the relationship of the Specific Plan to the General Plan.

California state law also provides for the inclusion of any other subject that, in the judgment of the local planning agency, is deemed necessary or desirable to implement the General Plan, such as architectural or landscape design guidelines.

In response to government requirements, this Specific Plan has been prepared to provide the essential link to the policies of the Riverside County General Plan. By functioning as a regulatory document, the RANCH AT MADISON SPECIFIC PLAN provides a means of implementing the County's General Plan and tailoring its policies to the subject property. In this regard, all entitlement applications are required to substantially conform to the standards and guidelines set forth in this document, as well as all applicable County regulations. This Specific Plan is designed to address site specific issues such as building setbacks and visual appearance, as well as concerns such as vehicular and non-vehicular circulation, landscaping, and the provision of infrastructure. The RANCH AT MADISON SPECIFIC PLAN ensures that new development meets or exceeds County standards for infrastructure, site planning, and aesthetic quality.

1.6 PLANNING APPROACH

The RANCH AT MADISON SPECIFIC PLAN was created using an integrated, multi-disciplinary approach. The team assembled to undertake this project included the County, land planners, civil engineers, architects, landscape architects, and real estate market analysts. This team worked together to create a comprehensive development plan for the approximately 174-acre site that is consistent with the planned and proposed future land uses of surrounding property and responds to development and population trends in the County of Riverside. The team also took great care to ensure that the development plan is consistent with the recommendations and requirements set forth by the County of Riverside General Plan. These efforts resulted in a plan for the RANCH AT MADISON that helps to fulfill the residential, recreational, and infrastructure needs of the area, in an efficient, orderly, and aesthetically attractive manner.

1.7 CONSISTENCY WITH GENERAL PLAN

The Riverside County General Plan provides the underlying fundamentals of the RANCH AT MADISON SPECIFIC PLAN, which serves both as a planning and regulatory document. The Specific Plan is the document implementing the Riverside County General Plan for the Specific Plan area.

Proposed development plans, tentative maps, and any other development approvals must be consistent with the Specific Plan. Projects consistent with this Specific Plan will be automatically deemed consistent with the General Plan.

The Specific Plan directly implements or furthers the intent of the following goals, objectives and policies of the General Plan:

VISION STATEMENT

DRAFT VISION CONCEPTS-2

Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it.

POPULATION GROWTH-1

New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework or transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.

HEALTHY COMMUNITIES-4

Riverside County residents are provided with a wide range of physical and cultural opportunities. The County of Riverside consistently promotes recreational, cultural and educational opportunities to all residents in a safe and welcoming environment.

SUSTAINABILITY AND GLOBAL ENVIRONMENTAL STEWARDSHIP-5

Innovative land use polices continue to foster communities where a mixture of land uses provide healthy recreation and food options close to home. These healthy communities also offer ample bicycle trails and footpaths that are well-connected to surrounding land uses and multi-modal transportation options. This interconnectivity facilitates non-motor transportation, reducing long commutes and traffic.

JOBS AND THE ECONOMY-7

Emerging and expanding employment sectors, such as the hospitality industry and high-tech industries, are receiving renewed emphasis in job training and investment focus.

PLAN INTEGRATION-4

Flexible planning tools such as mixed use zoning, incentives for creative use of land, overlay zoning, and multiple, flexible use of open space are in common use as our communities mature and new communities take shape.

LAND USE ELEMENT

POLICY LU-2.1

Concentrate growth near or within existing urban and suburban areas to maintain the rural and open space character of Riverside County to the greatest extent possible.

POLICY LU-4.1

Require that new developments be located and designed to visually enhance, not degrade the character of the surrounding area through consideration of the following concepts:

a. Compliance with the design standards of the appropriate area plan land use category.

b. Require that structures be constructed in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.

c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.

d. Require that new development utilize drought tolerant landscaping and incorporate adequate drought-conscious irrigation systems.

n. Include extensive landscaping.

POLICY LU-7.3
Consider the positive characteristics and unique features of the project site and surrounding community during the design and development process.

POLICY LU-9.3
Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.

POLICY LU-21.1
Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance.

POLICY LU-25.2
Provide for a balanced distribution of recreational amenities.

POLICY LU-28.10
Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.

CIRCULATION ELEMENT

POLICY C-3.4
Allow roundabouts or other innovative design solutions such as triple left turn lanes, continuous flow intersections, or other capacity improvements, when a thorough traffic impact assessment has been conducted demonstrating that such an intersection design alternative would manage traffic flow, and improve safety, if it is physically and economically feasible.

POLICY C-4.1
Provide facilities for the safe movement of pedestrians within developments, as specified in the Riverside County Ordinances Regulating the Division of Land of the County of Riverside.

POLICY C-5.2
Encourage the use of drought-tolerant native plants and the use of recycled water for roadway landscaping.

POLICY C-8.1
Implement a circulation plan that is consistent with funding and financing capabilities.

HOUSING ELEMENT

POLICY H-1.1

Maintain an adequate supply of appropriately zoned land to accommodate housing needs of existing and future residents.

HEALTHY COMMUNITIES ELEMENT

POLICY HC-9.3

Require safe and appealing recreational opportunities.

POLICY HC-13.1

Encourage development of recreational centers to serve all phases of life (e.g. children, families, and senior citizens).

POLICY HC-16.13

Provide buffer spaces and vegetative barriers between high-volume roadways/ transportation and train track corridors and sensitive land uses.

POLICY HC-19.7

Incorporate open space, community greenbelt separators, and recreational amenities into development areas in order to enhance recreational opportunities and community aesthetics to improve the quality of life.

EASTERN COACHELLA VALLEY AREA PLAN

POLICY ECVAP-1.1

a. Prepare a detailed land use plan, with community development policies, for the Vista Santa Rosa Community that will: provide for a harmonious blend of country club, residential, commercial, rural, agricultural, and equestrian uses and community facilities in this area, and promote unifying community themes through signs, landscaping, scale of development, and trail and road facilities, etc. for the community.

b. All development proposals within the Vista Santa Rosa Policy Area shall include multi-purpose recreational trails and shall provide for potential linkages of such trails to Riverside County's planned trail system as shown in the Non-motorized Transportation section of the Circulation Element.

POLICY ECVAP-12.3

Separate vehicular traffic from pedestrian and equestrian traffic in order to avoid potential hazards and where traffic volumes justify the costs.

1.8 SPECIFIC PLAN GOALS

This following have been established for the RANCH AT MADISON SPECIFIC PLAN:

- To develop a planned residential community that exhibits excellence in design and provides a sense of place;
- To provide residents and their guests an aesthetically pleasing, amenity-rich environment that embraces a strong, lifestyle-driven experience with recreational activities and community gathering spaces;
- To provide home options that are high-quality custom and semi-custom housing opportunities designed to be complementary to the wide array of choices within the dynamic and diverse demographic profile of the County;
- To provide a broad array of recreational uses, activities, and amenities consistent with the RANCH community's market segment; To establish a unified thematic concept for the RANCH AT MADISON SPECIFIC PLAN through design elements such as site planning, architecture, and important project design features like landscaping, signage, and operational programming; and
- To develop a community-wide landscape concept that features drought-tolerant plant materials to provide for an aesthetically pleasing outdoor environment with water use characteristics responsive to local ordinances.
- To develop a community that functions as an expansion of *The Madison Club* community and lifestyle, including cross-usage of amenity access and membership opportunities.

1.9 CEQA

The project is subject to the requirements of the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) was prepared for the project in conformance with CEQA guidelines.

The EIR evaluated potential environmental impacts associated with the development as described in this Specific Plan and included mitigation measures to reduce those impacts wherever possible. The mitigation measures will be applied to all applicable components of the project as it is developed. The EIR will apply to all subsequent implementing entitlements proposed within the Specific Plan boundary. Future implementing projects that conform with the Specific Plan would be covered under the project EIR.

Development Plan





2

Chapter Two provides descriptions of the Ranch at Madison Land Use Plan, the vehicular and non-vehicular circulation systems, and the plans for infrastructure including, but not limited to water, sewer, storm water, and utilities.

2.1 Land Use Plan
2.2 Circulation Plan
2.3 Open Space and Recreation Plan
2.4 Grading and Drainage
2.5 Water Plan
2.6 Sewer Plan
2.7 Phasing Plan
2.8 Maintenance Plan
2.9 Solid Waste & Energy Plan

2 | DEVELOPMENT PLAN

2.1 LAND USE PLAN

2.1.1 DEVELOPMENT CONCEPT

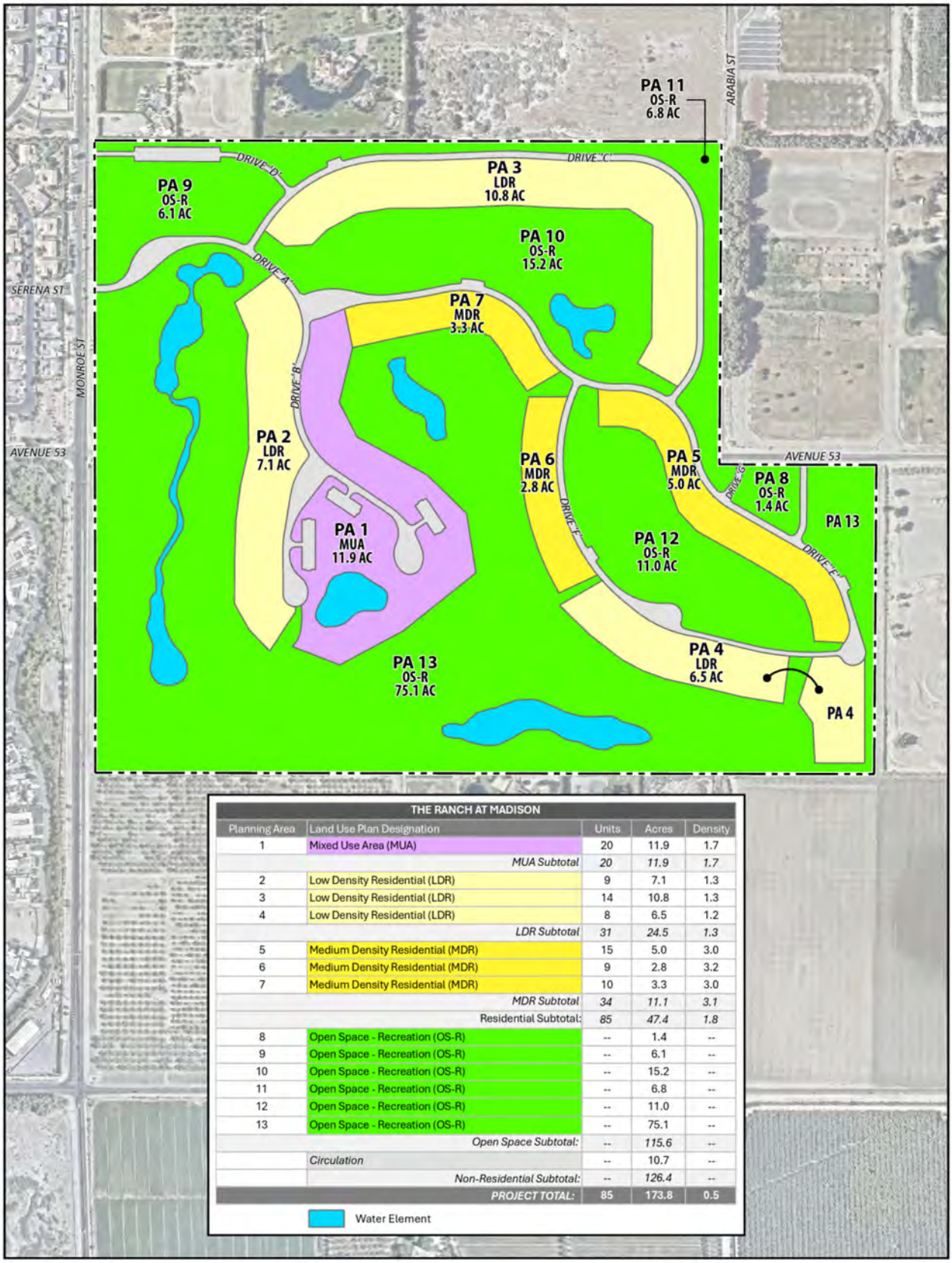
The RANCH AT MADISON is a distinctive, master-planned community, consisting of up to 85 homes in six residential neighborhoods and in the mixed use amenity core, at an overall density of 0.5 dwelling units per acre. The RANCH AT MADISON features architectural styles which are combined with a landscape concept characteristic of the surrounding setting. The residential neighborhoods within the RANCH AT MADISON cater to residents who are looking to be part of a community that enhances their active healthy lifestyles by including membership access to the RANCH AT MADISON amenities and facilities.



The RANCH AT MADISON takes a cohesive and comprehensive approach to combining the open space and recreation areas within the community by identifying spaces for outdoor exercise, recreation, and pedestrian pathways within the Mixed Use Areas and Amenity Village. The community design connects the open space areas throughout the community and links to the existing off-site modes of non-vehicular circulation. The open space environments create convenient opportunities for the residents, encouraging an active lifestyle on a daily basis.

2.1.2 LAND USE DESIGNATIONS

An overview of the land uses within the RANCH AT MADISON community is provided on the following pages and also is summarized in in Figure 2-1, *Specific Plan Land Use Plan,* and Table 2-1, *Land Use Abstract by Planning Area*.



THE RANCH AT MADISON				
Planning Area	Land Use Plan Designation	Units	Acres	Density
1	Mixed Use Area (MUA)	20	11.9	1.7
	MUA Subtotal	*20*	*11.9*	*1.7*
2	Low Density Residential (LDR)	9	7.1	1.3
3	Low Density Residential (LDR)	14	10.8	1.3
4	Low Density Residential (LDR)	8	6.5	1.2
	LDR Subtotal	*31*	*24.5*	*1.3*
5	Medium Density Residential (MDR)	15	5.0	3.0
6	Medium Density Residential (MDR)	9	2.8	3.2
7	Medium Density Residential (MDR)	10	3.3	3.0
	MDR Subtotal	*34*	*11.1*	*3.1*
	Residential Subtotal:	*85*	*47.4*	*1.8*
8	Open Space - Recreation (OS-R)	--	1.4	--
9	Open Space - Recreation (OS-R)	--	6.1	--
10	Open Space - Recreation (OS-R)	--	15.2	--
11	Open Space - Recreation (OS-R)	--	6.8	--
12	Open Space - Recreation (OS-R)	--	11.0	--
13	Open Space - Recreation (OS-R)	--	75.1	--
	Open Space Subtotal:	--	*115.6*	--
	Circulation	--	10.7	--
	Non-Residential Subtotal:	--	*126.4*	--
	PROJECT TOTAL:	**85**	**173.8**	**0.5**

Water Element

Source(s): Esri, Nearmap (August 2024), RCIT (2026)
Composite: RTM (09-05-2025)

0 150 300 600 Feet

Figure 2-1

Specific Land Use Plan

Table 2-1 Land Use Abstract by Planning Area

Planning Area	Land Use	Units	Acreage	Density
1	Mixed Use Area (MUA)	20	11.9	1.7
	MUA Subtotal:	20	11.9	1.7
2	Low Density Residential (LDR) (1.0 – 2.0 DU/AC)	9	7.1	1.3
3	Low Density Residential (LDR) (1.0 – 2.0 DU/AC)	14	10.8	1.3
4	Low Density Residential (LDR) (1.0 – 2.0 DU/AC)	8	6.5	1.2
	LDR Subtotal:	*31*	*24.5*	*1.3*
5	Medium Density Residential (MDR) (2.0 – 5.0 DU/AC)	15	5.0	3.0
6	Medium Density Residential (MDR) (2.0 – 5.0 DU/AC)	9	2.8	3.2
7	Medium Density Residential (MDR) (2.0 – 5.0 DU/AC)	10	3.3	3.0
	MDR Subtotal:	*34*	*11.1*	*3.1*
	Residential Subtotal:	*85*	*47.4*	*1.8*
8	Open Space - Recreation (OS-R)	--	1.4	--
9	Open Space - Recreation (OS-R)	--	6.1	--
10	Open Space - Recreation (OS-R)	--	15.2	--
11	Open Space - Recreation (OS-R)	--	6.8	--
12	Open Space - Recreation (OS-R)	--	11.0	--
13	Open Space - Recreation (OS-R)	--	75.1	--
	Open Space Subtotal:		*115.6*	
	Circulation	--	10.7	--
	Non-Residential Subtotal:	--	*126.4*	--
PROJECT TOTAL:		**85**	**173.8**	**0.5**

a. Mixed Use Area

The central premise of the Ranch lifestyle of the Ranch at Madison is rooted in a significant amenity base, which includes the mixed-use Amenity Village, located in the center of the community. The Amenity Village is comprised of the Event Barn and Event Lawn as well as all the recreational opportunities including the Wellness Center, sports fields and courts, and pools. This mixed-use area may also include up to 20 residential units available for purchase as one of the real estate offerings within the Ranch at Madison. The amenities at the Ranch will provide an expansion of the amenity base and membership opportunities at the neighboring *Madison Club*.

b. Residential

The Ranch at Madison creates an opportunity to experience the Ranch lifestyle organized into Planning Areas. Homes are located in Planning Areas 2 through 7, which consist of Estate Lots and Golf Cottages, in addition to the 20 residential units permitted in the Mixed Use Area in Planning Area 1. Residential areas are discussed in greater detail in Chapter 3, *Planning Area Standards*, and Chapter 4, *Design Guidelines*. Permitted uses within the Residential and Mixed Use Planning Areas are established in the Specific Plan Zoning Ordinance. The Ranch at Madison provides for a maximum of 85 homes on approximately 174 acres, for an overall residential density of 0.5 dwelling units per acre (du/ac). The residential land uses, densities, and lot sizes within the Ranch at Madison community are described below.

- **Low Density Residential (LDR) | 1.0 – 2.0 du/ac | Planning Areas 2, 3, & 4**
  The RANCH AT MADISON provides for Low Density Residential single-family homes organized into three Planning Areas. Planning Areas 2, 3, & 4 accommodate a maximum of 31 Estate Lot homes on 0.75-acre lots at a density of 1.3 du/ac

- **Medium Density Residential (MDR) | 2.0 – 5.0 du/ac | Planning Areas 5, 6, & 7**
  The RANCH AT MADISON provides for Medium Density Residential single-family homes in three Planning Areas. Planning Area 5, 6, & 7 accommodate a maximum of 34 Golf Cottage homes on 0.3-acre lots at a density of 3.1 du/ac.

c. OPEN SPACE AND RECREATION

A total of 115.6 acres of the RANCH AT MADISON are reserved for open space and recreation purposes; a brief description of these uses is provided below:

- **Open Space-Recreation (OS-R) | Planning Areas 8, 9, 10, 11, 12, & 13**
  The 115.6 acres located within Planning Areas 8, 9, 10, 11, 12, & 13 encompass a golf course and provide a range of recreational amenities that include a short game (golf practice) area, walking trail, and water features. Water features are designed to function as irrigation and storm water retention facilities, and may also serve as visual elements for the Amenity Village.

2.1.3 LAND USE PLAN DEVELOPMENT STANDARDS

To ensure the orderly and sensitive development of the RANCH AT MADISON SPECIFIC PLAN area, development standards have been prepared for each Planning Area to facilitate the efficient implementation of planned development (refer to Chapter 3, *Planning Area Standards*). In addition to these specific standards, Community-wide Development Standards also have been prepared to address the conditions within each Planning Area. The Community-wide Standards are as follows:

1. The RANCH AT MADISON SPECIFIC PLAN shall be developed as a master planned community containing a variety of land uses including Mixed Use, Low Density Residential, Medium Density Residential, and Open Space-Recreation on 173.8 acres, as illustrated on Figure 2-1, *Specific Plan Land Use Plan*.

2. The land uses and development standards of the RANCH AT MADISON SPECIFIC PLAN are established in Chapter 3, *Planning Area Standards*, and will be further defined by Specific Plan objectives, the Specific Plan Design Guidelines, and future detailed development implementation proposals, including subdivisions, plot plans, use permits, and/or conditional use permits. Where the RANCH AT MADISON Zoning Ordinance or Design Guidelines do not provide specific standards or direction, the County of Riverside Zoning Ordinance shall govern the development standards, requirements and land uses for

implementing projects. Where the intent of the Specific Plan is clear, the interpretation of applicability of the Zoning Ordinance by the Planning Director shall reflect that intent.

3. The proposed number of dwelling units contained in an implementing subdivision or plot plan application for each residential Planning Area, may be either above or below the "Target Dwelling Units", provided that the maximum of 85 dwelling units for the entire Specific Plan is not exceeded. In no case shall the total number of homes within the RANCH AT MADISON exceed 85.

4. Standards regarding signage, landscaping, and other related design elements shall conform to the Specific Plan Zoning Ordinance, the Design Guidelines, and Planning Area Standards contained within this Specific Plan. Where the Specific Plan Zoning Ordinance or Design Guidelines do not provide specific standards or direction, then the County of Riverside Zoning Ordinance shall govern the development standards requirements and land uses for implementing projects. Where the intent of the Specific Plan is clear, the interpretation of applicability of the Zoning Ordinance by the Planning Director shall reflect that intent.

5. Except as modified by this Specific Plan, the Specific Plan Ordinance, or as approved by the Planning Director, development of the property shall be in accordance with the mandatory requirements of all County of Riverside ordinances.

6. Prior to issuance of a building permit for construction of any new use contemplated by this Specific Plan approval, the applicant shall first obtain ministerial clearance from the Planning Department verifying that all pertinent conditions of Specific Plan approval have been satisfied for the phase of development in question.

7. Lots created within the Specific Plan area pursuant to any concurrent or subsequent tentative subdivision map(s) shall be in conformance with the development standards of the Specific Plan Zone herein applied to the property, or as approved by the Planning Director.

8. Development applications which incorporate common areas shall be accompanied by design plans for the common areas, specifying location and extent of landscaping, irrigation systems, structures, and circulation (vehicular and/or pedestrian), or as approved by the Planning Director.

9. Final development densities and unit counts for each residential Planning Area shall be determined through the appropriate development application and shall be within the density range shown for each Planning Area in Table 2-1, *Land Use Abstract by Planning Area*, or as approved by the Planning Director.

10. Final development acreage for each residential Planning Area shall be within 15% of the acreage shown for each Planning Area in Table 2-1, *Land Use Abstract by Planning Area*, or as approved by the Planning Director.
11. Final development acreages for each non-residential Planning Area shall be within 15% of the acreage shown for each Planning Area in Table 2-1, *Land Use Abstract by Planning Area*, or as approved by the Planning Director.
12. For the security and safety of future guests and residents, each tentative tract map, plot plan, and/or site plan shall incorporate the following design features, as determined during County review of the applicable entitlement:
    - Circulation for pedestrians, vehicles, and police patrols.
    - Lighting of streets, parking areas, and walkways (excluding soft surface trails) in compliance with Section 4.2.10 of this Specific Plan and County Ordinance No. 915.
    - Visibility of doors and windows from the street and between buildings, where feasible.
    - Fencing heights and materials conform to Section 4.2.6 of this Specific Plan (which are developer's responsibility).
13. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of the County Ordinance No. 460 and/or No. 787, subject to approval by the Riverside County Fire Department.
14. All lighting shall incorporate, to the extent feasible and permissible under County standards, measures to aid in reducing light pollution and shall be in accordance with Riverside County Ordinance No. 915 (Regulating Outdoor Lighting), and other applicable Riverside County standards, or as approved by the Planning Director.

2.2 CIRCULATION PLAN

2.2.1 VEHICULAR CIRCULATION

The RANCH AT MADISON is designed with context-sensitive principles that consider the environmental, functional uses, and existing site topography. The community's circulation system consists mainly of a network of private streets to meet the needs of residents and guests of the RANCH AT MADISON. The system of private streets provides safe and efficient access to, within and between, the amenity components and the residential areas. The internal circulation plan is designed to create a viable street pattern, which contributes to the overall ambiance and character of the community by minimizing grading.

The circulation concept for the RANCH AT MADISON is illustrated on Figure 2-2, *Conceptual Vehicular Circulation Plan*. As shown, primary access into the community is from the northwest, via Drive 'A'. Drive 'A' provides access and entry to the residential areas, golf course, and amenity facilities. Secondary access is provided from the east, at Avenue 53 and Arabia Street. Service, construction, and secondary access is provided at the northwest corner of the RANCH AT MADISON site, and from the east at Arabia Street and Avenue 53.

2.2.2 ROADWAY CROSS-SECTIONS

The vehicular circulation plan includes the roadway sizes and classifications described below and illustrated on Figure 2-3, *Roadway Cross-Sections*.

- **Monroe Street - 128'**

Monroe Street is an Arterial roadway which runs north-south along the western boundary of the RANCH AT MADISON, and connects to Drive 'A', the primary entry into the community. Monroe Street is a 128-foot right of way that has a corporate boundary delineation running down the centerline. Therefore, the half that is adjacent to the Specific Plan boundary is within the County of Riverside jurisdiction and the western half is within the City of La Quinta. Although Monroe Street is designated to be 128 feet wide, the total width is not consistent with that. However, the eastern half, the County portion, meets the County standard. There is an 18-foot-wide raised median with 34 feet of paving and a 12-foot-wide landscape parkway on the west side, and 34 feet of paving, a 5-foot-wide sidewalk, a 7-foot-wide landscape parkway, and a 8-foot-wide parkway-adjacent trail on the east side of the right of way. Monroe Street also includes a 14-foot wide turn lane near the primary entry as well as a median break to allow left-turn movements into the RANCH AT MADISON primary entry and into Serena Street.

- **Avenue 53– 60'**

Avenue 53 is a Local Street which runs east-west near the eastern boundary of the RANCH AT MADISON, and is proposed to terminate at Drive 'G', the secondary entry into the community. Avenue 53 is a 60-foot right of way consisting of 12 feet of paving and an 18-foot-wide landscape parkway on the north side, and 20 feet of paving, a 2 to3-foot-wide landscape parkway, a 5-foot-wide parkway-adjacent sidewalk, and a 2 to 3-foot-wide landscape parkway on the south side of

the right of way. Avenue 53 will terminate at Arabia Street and the western boundary of the Specific Plan Area, but will meet Arabia Street to provide access to Avenue 52.

- **Arabia Street – 40'**

Arabia Street extends from Avenue 53 and runs north-south to Avenue 52. Arabia street has a 40-foot right of way with 32 feet of paving, a 6-foot wide sidewalk on the west side, and a 2-foot wide shoulder on the east side.

- **Private Street – 28'**

Private Streets form the primary circulation network within the community. These private streets consist of 28 feet of paving, with a 12-foot-wide landscape and drainage easement within a 22-foot-wide Public Utility Easement (PUE)/Imperial Irrigation District (IID) easement flanking each side of the street outside of the pavement section.

- **Private Street – 20'**

A private street for back-of-house operations and vendor traffic is located in the northern corner of the Specific Plan boundary and connects to Monroe Street. This access has 20 feet of pavement and 12 feet of landscape and drainage on each side.



LEGEND

- Monroe Street - 128' ROW
- Local Street - 60' ROW
- Arabia Street Extension 40' ROW
- Private Street - 28' ROW
- Service Access - 20' Wide
- Community Maintenanace Access - 28' Wide
- EVA Access - 24' Wide
- Main Entry
- Secondary Entry
- Community Maintenance Access

Source(s): VITA, Inc. (12-19-2025)

Figure 2-2

Not to Scale

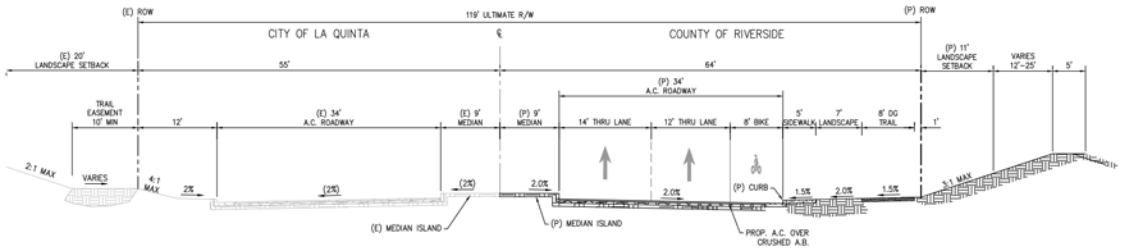
Conceptual Vehicular Circulation Plan

2.2.3 Gated Access

As illustrated on Figure 2-2, *Conceptual Vehicular Circulation Plan*, the community provides two (2) gate locations to address two (2) different arrival, access, security, and privacy conditions: 1) Main Entry Gate, 2) Secondary Entry Gate. The gate locations shown on Figure 2-2 are intended to be conceptual, and are subject to refinement with County and other local agencies. The Primary Entry Gate is illustrated in Figure 4-5, *Gated Entry*. All final gate designs will be established by implementing projects.

2.2.4 Vehicular Circulation Plan Development Standards

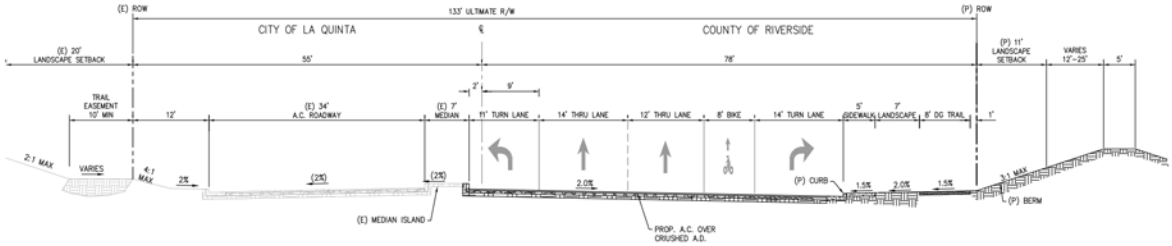
1. The on-site circulation system depicted in Figure 2-2, *Conceptual Vehicular Circulation Plan*, shall serve as the preliminary circulation plan for implementing development.
2. Landscape requirements for roadways within the Specific Plan shall be in accordance with the streetscape treatments as depicted in Chapter 4, *Design Guidelines*.
3. The Specific Plan shall comply with the conditions and requirements set forth by the County Transportation Department.
4. All gates shall provide access for emergency service providers (lock box, knox lock, etc.).



Arterial Highway

Monroe Street

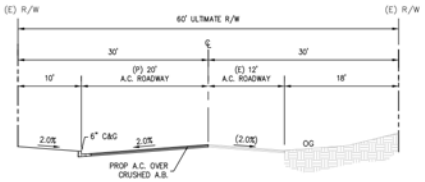
Public



Arterial Highway

Monroe Street (w/ Turn Lane)

Public



Local Street

Avenue 53

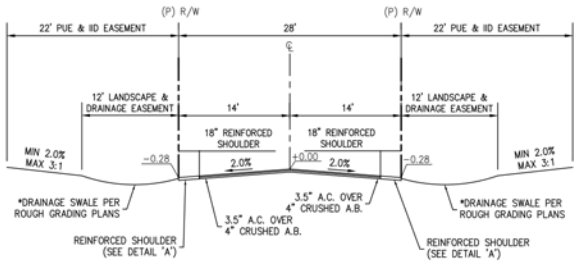
Public

Source(s): RTM (05-18-2026)

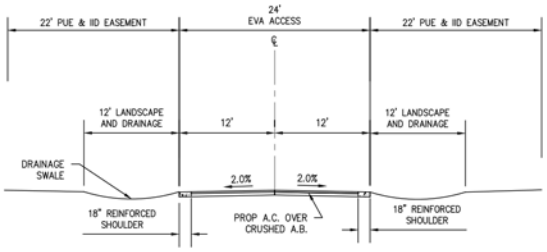
Figure 2-3a

Not to Scale

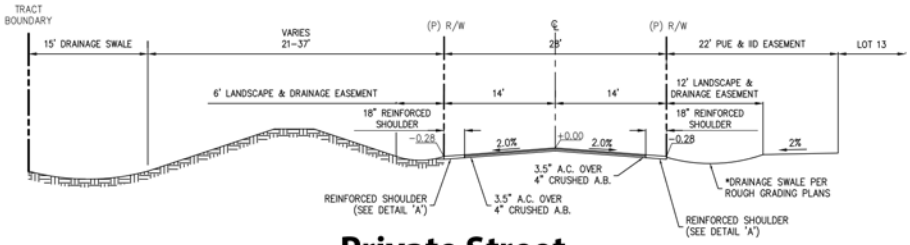
Roadway Cross-Sections



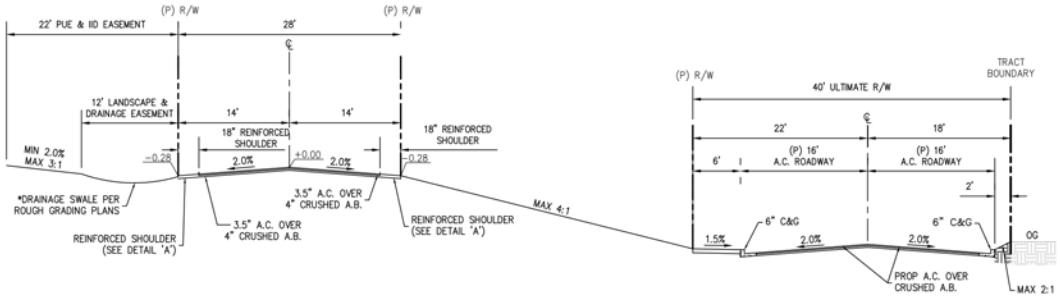
Private Street



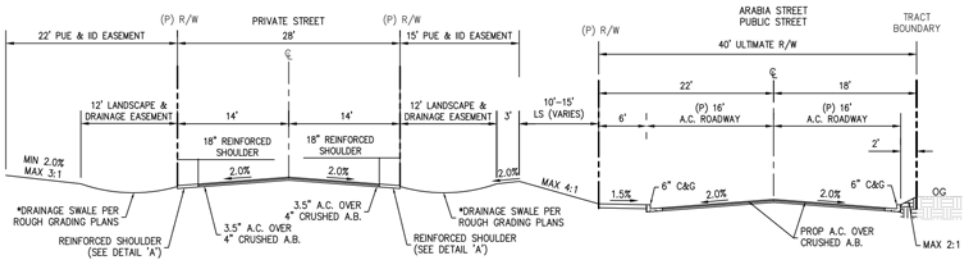
Private Street
EVA Access



Private Street
Maintenance Access



Local Street
Arabia Street



Enhanced Local Street
Arabia Street Extension
Public

Source(s): RTM (05-18-2026)

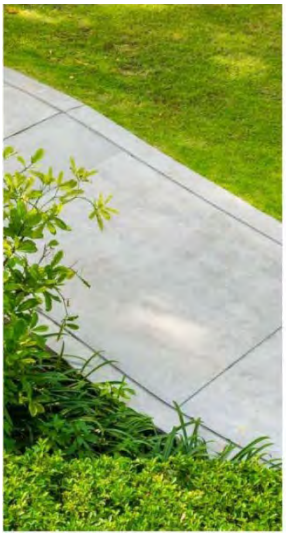
Figure 2-3b

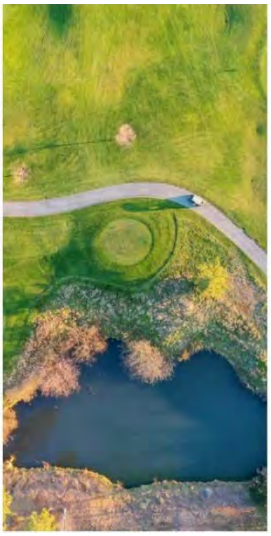
Not to Scale

Roadway Cross-Sections

2.2.5 NON-VEHICULAR CIRCULATION

The RANCH AT MADISON is carefully planned to respect the natural terrain, encourage modes of non-vehicular circulation, to support connectivity between the recreational facilities, residential areas, open space, and the existing off-site pathways and sidewalks. The RANCH AT MADISON encourages walking between the community locations and amenities, without the need to use automobiles. See Figure 2-4, *Conceptual Non-Vehicular Circulation Plan*, for locations and types of trails. Final alignment, design, extent, and implementation of all trails, pathways, sidewalks, and circulation improvements shall be determined through subsequent implementing entitlements and site-specific engineering and may be modified, relocated, reduced, or eliminated based on grading, environmental constraints, operational considerations, or final project design.







- **Multiuse Path**
- Conceptual multiuse paths may be provided within Planning Area 1 to support internal circulation and connectivity to community amenities. **Perimeter Trail**
- Conceptual perimeter trail segments may be located within Planning Areas 8, 9, 10, 11, and 13.**Public Trail**
- Public trail connections may be provided along Monroe Street to allow potential connectivity to adjacent circulation systems, where feasible and approved through subsequent entitlements. **Cart Path**

A conceptual network of cart paths may be developed throughout the community to support golf course operations and internal circulation between community areas.



Trail Legend

Symbol	Description	Material	QTY
	Multi - Use Path 10' Wide	Concrete	3,635 LF
	Golf Cart Path 8' Wide	Concrete	9,599 LF
	Perimeter Trail 8' Wide	COMPACTED DG	11,703 LF
	Public Trail 10' Wide	COMPACTED DG	2,686 LF
	Golf Cart Tunnel	-	-
	Main Entry	-	-
	Secondary Entry	-	-
	Service Access	-	-
	Community Maintenance Access	-	-

Source(s): VITA, Inc. (04-30-2026)

Figure 2-4

Not to Scale

Conceptual Non-Vehicular Circulation Plan

2.3 OPEN SPACE AND RECREATION PLAN

The RANCH AT MADISON takes an integrated design approach by providing open space that tie into the residential development. By integrating open space and residential areas throughout the community, the Project promotes opportunities for outdoor recreation, scenic movement, and connectivity that enhance the community's active and relaxed resort-style character.

The Open Space and Recreation Plan focuses on establishing a sense of place at the RANCH AT MADISON by interweaving the community through the open space. The plan also provides venues for community gatherings and outdoor exercise that underscore the fundamental premise of the RANCH as a place that promotes healthy, active lifestyles.

The Open Space and Recreation Plan conceptually identifies the recreational elements and demonstrates how these are incorporated into the community and serve the development as a whole. Therefore, the specifications provided in this subsection are subject to change based on the final design and engineering performed at the subdivision/implementation stages and based on constraints such as topography, geology, the evolution of recreation preferences over time, and other market-driven considerations.



As shown on Figure 2-5, *Conceptual Open Space and Recreation Plan,* the RANCH AT MADISON community provides a total of 115.6 acres of recreational uses designated as Open Space-Recreation in Planning Areas 8, 9, 10, 11, 12, and 13.

The recreational centerpiece of the RANCH AT MADISON is the 9-hole golf course within Planning Areas 10, 12, and 13 and the Amenity Village in Planning Area 1. Thoughtful connectivity between golf, the Amenity Village, and residential areas is a hallmark of the community plan.

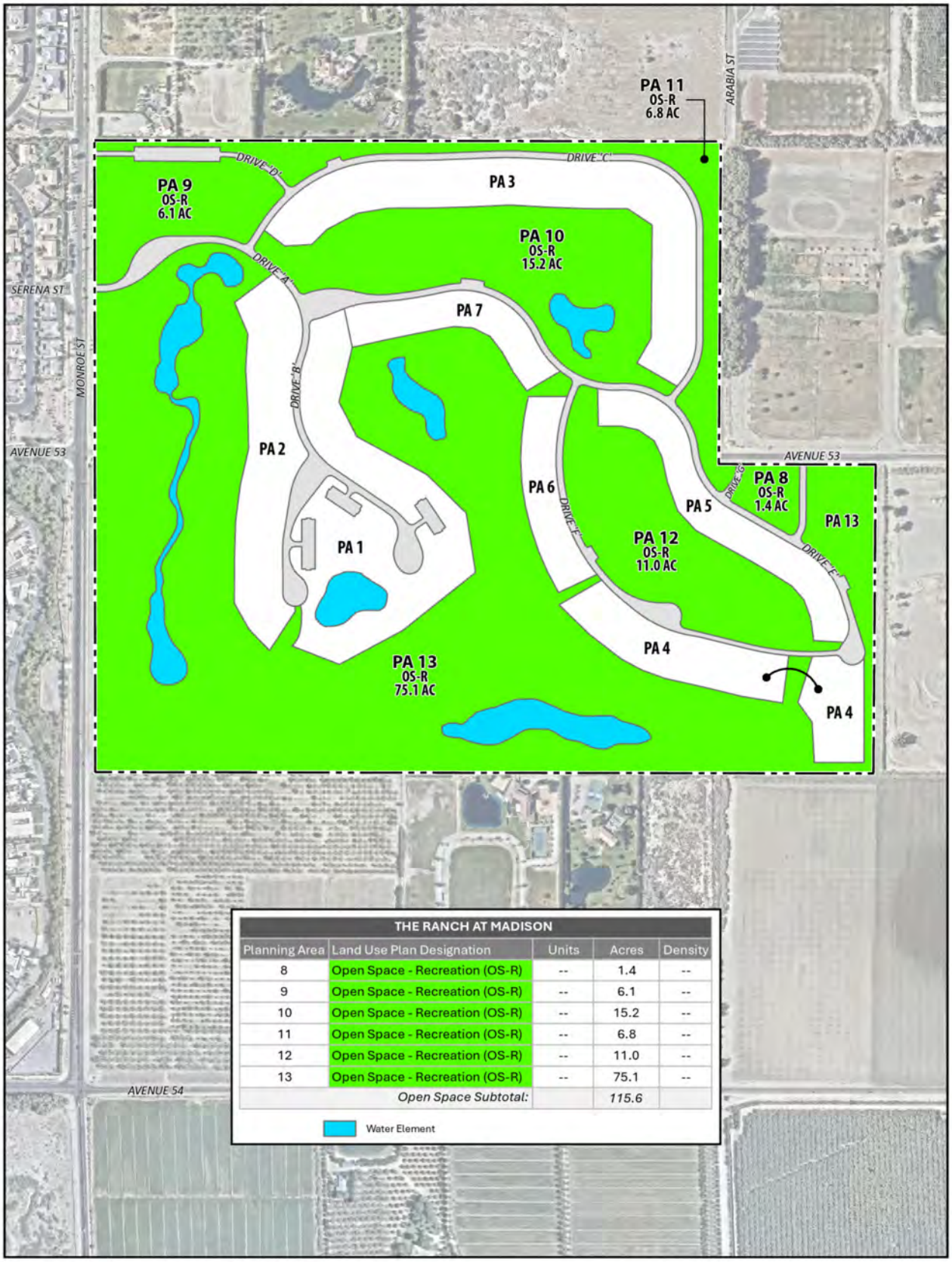
Walking trails with linkages to the off-site existing pathways and trail networks may be provided in Open Space Planning Areas 8, 9, 10, 11, 12, and 13. Recreation areas within mixed-use Planning Area 1 will provide residents and guests with a range of amenities that may include children's play areas, multi-modal trail facilities, sports fields and courts, biking and walking trails, relaxation areas, outdoor exercise pavilions, a pool and beach club, and communal gathering areas.

As noted previously, the RANCH AT MADISON will share a strong relationship with *The Madison Club*, which is located on the west side of Monroe Street, and as such is considered an expansion of its brand presence, amenities, membership, and lifestyle opportunity.



2.3.1 OPEN SPACE AND RECREATION PLAN STANDARDS

1. The ownership structure of and maintenance responsibility for the open space areas and amenities will a combination of the Private Club and a Homeowner's Association.
2. All recreational facilities and park areas will be landscaped and irrigated in a manner that is responsive to the type of plant palette and landscape setting.
3. Landscaping within recreation and open space areas shall be further governed by Chapter 4, *Design Guidelines,* of this Specific Plan.
4. Landscaping within recreation and opens space areas shall conform to the standards set forth by Riverside County Ordinance No. 859, Water-Efficient Landscape Requirements, as well as requirements of the Coachella Valley Water District.
5. Conceptual landscape plans for the respective landscape areas shall be submitted with implementing development applications to the County Planning Department for review and approval. The plans shall include details of special treatments and buffer areas between open space and developed areas where appropriate.



THE RANCH AT MADISON				
Planning Area	Land Use Plan Designation	Units	Acres	Density
8	Open Space - Recreation (OS-R)	--	1.4	--
9	Open Space - Recreation (OS-R)	--	6.1	--
10	Open Space - Recreation (OS-R)	--	15.2	--
11	Open Space - Recreation (OS-R)	--	6.8	--
12	Open Space - Recreation (OS-R)	--	11.0	--
13	Open Space - Recreation (OS-R)	--	75.1	--
	Open Space Subtotal:		*115.6*	

Water Element

Source(s): Esri, Nearmap (August 2024), RCIT (2026)
Composite: RTM (09-05-2025)

0 150 300 600 Feet

Figure 2-5

Conceptual Open Space and Recreation Plan

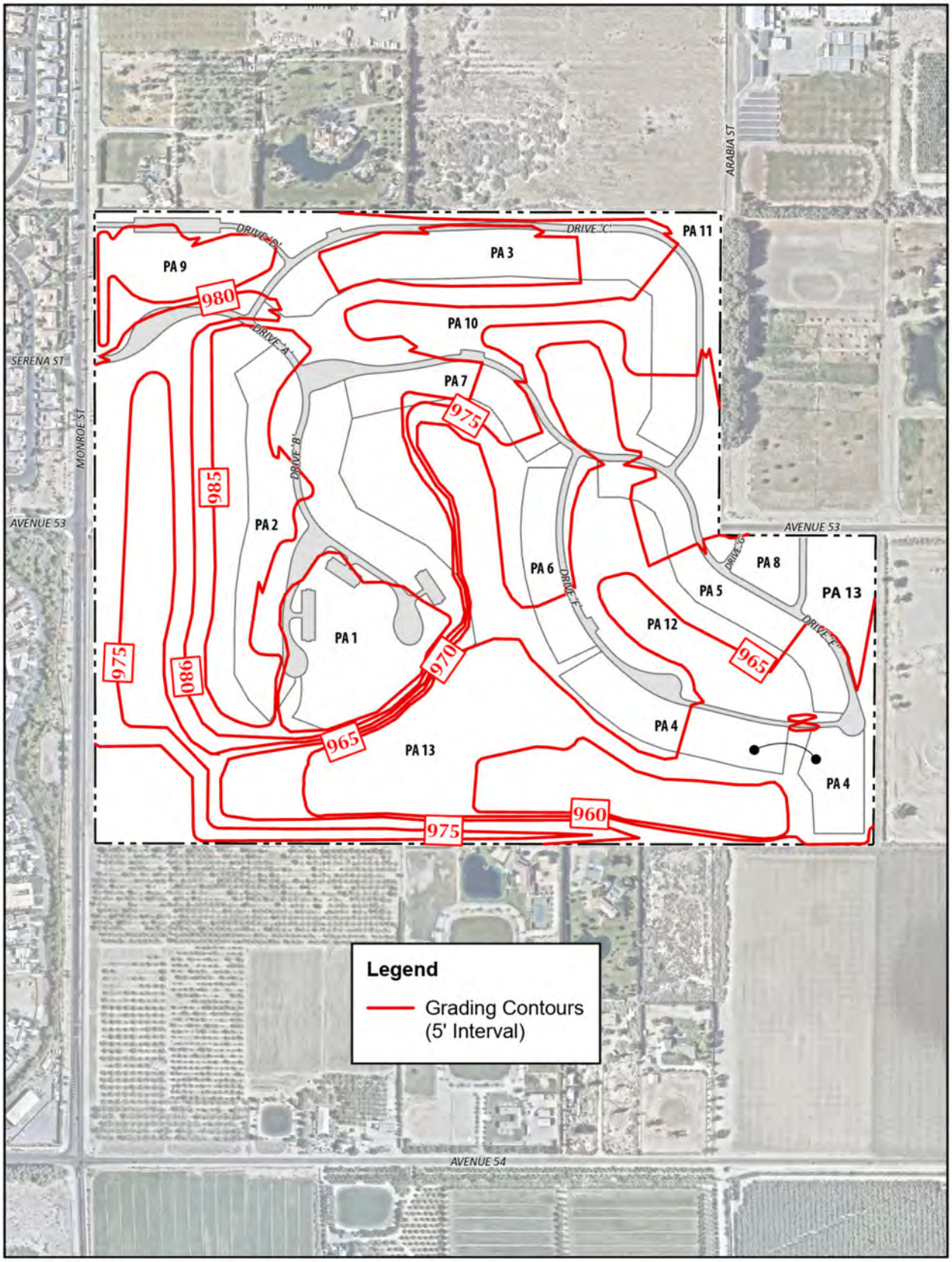
2.4 Grading and Drainage

Site topography is relatively flat across the site. The high elevation of ±990 occurs at the Amenity Village and the low elevation of ±950 occurs at the south of the site. Mass grading of the site will occur in one phase and it is anticipated that the cut and fill be balanced onsite. Because grading and drainage are closely interrelated, they are addressed jointly in this Section.

Mass, Rough, and Precise grading will safely create building pads, the golf course topography, and the interface between the golf course and residential and amenity uses.

2.4.1 Grading and Drainage Standards

1. On-site storm drain facilities will be private and are located throughout the community. These facilities will be privately maintained by the Club and Homeowner's Association, depending on location.
2. Private storm drain systems will be designed in accordance with the standards of the RCFC&WCD.
3. Water quality BMP's shall be private and shall be maintained by the Master Property Owners Association or private Club, as required.
4. The Developer is responsible for complying with the Whitewater River NPDES Permits, in effect at the time of discretionary review as warranted based on the nature of development and/or activity.
5. All storm drains and/or water quality facilities that are located off-site shall be located within permanent easements which meet the requirements of the County of Riverside, and/or other applicable agencies with jurisdiction.
6. Grading and drainage improvements shall conform to the California Building Code and the requirements of the Riverside County Building and Safety Department. Grading of the site shall be designed in accordance with applicable engineering requirements of the County of Riverside and any other applicable agencies with jurisdiction.
7. Construction of drainage infrastructure facilities shall be timed to adequately service the Planning Area in each state of development.

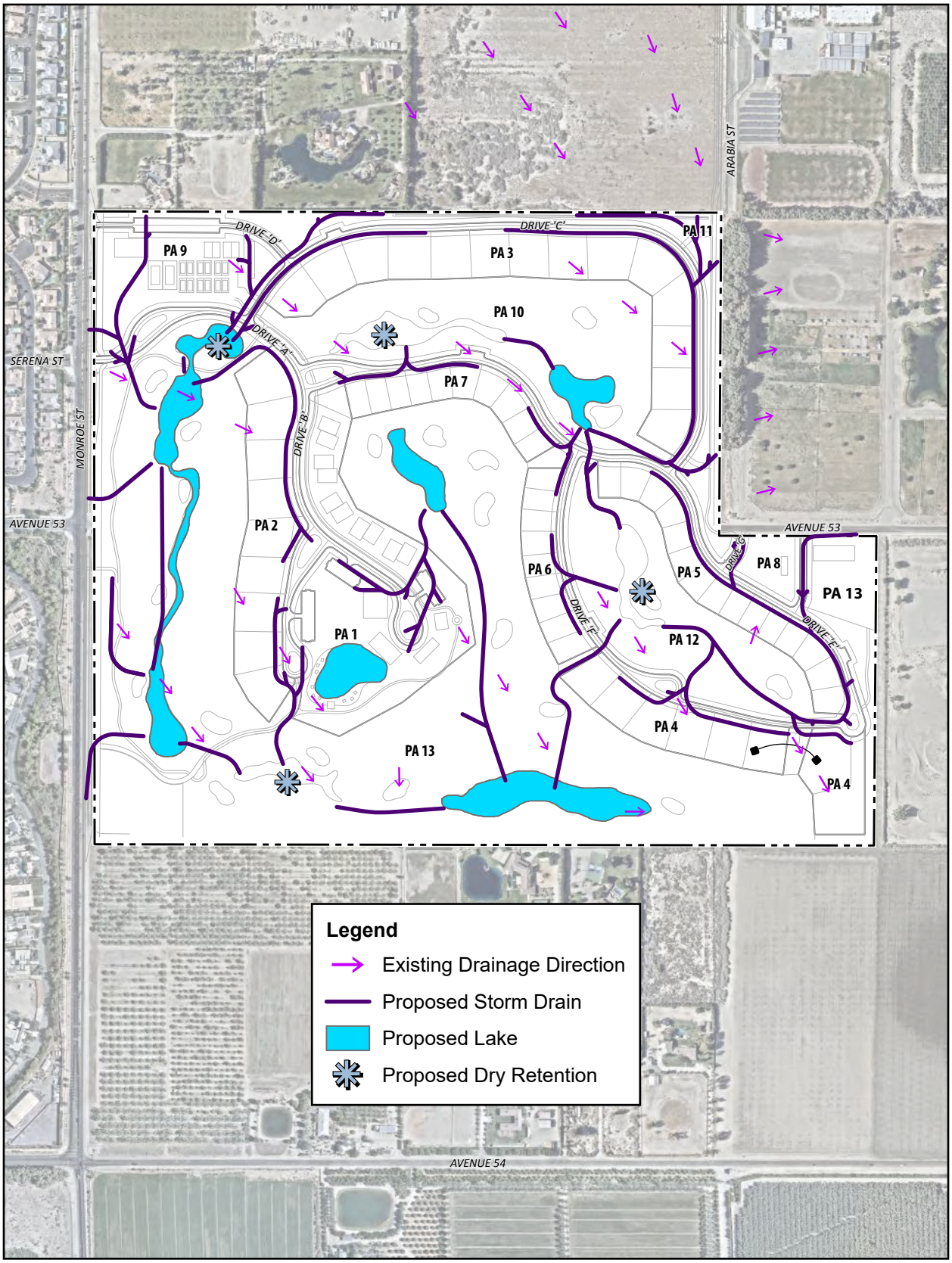


Source(s): Esri, Nearmap (August 2024), RCIT (2026)
Composite: RTM (09-05-2025)

0 150 300 600
Feet

Figure 2-6

Conceptual Grading Plan



Source(s): Esri, Nearmap (August 2024), RCIT (2026)
Composite: RTM (09-05-2025)

0 150 300 600
Feet

Figure 2-7

Conceptual Drainage Plan*

**subject to the final approval of the Coachella Valley Water District*

2.5 WATER PLAN

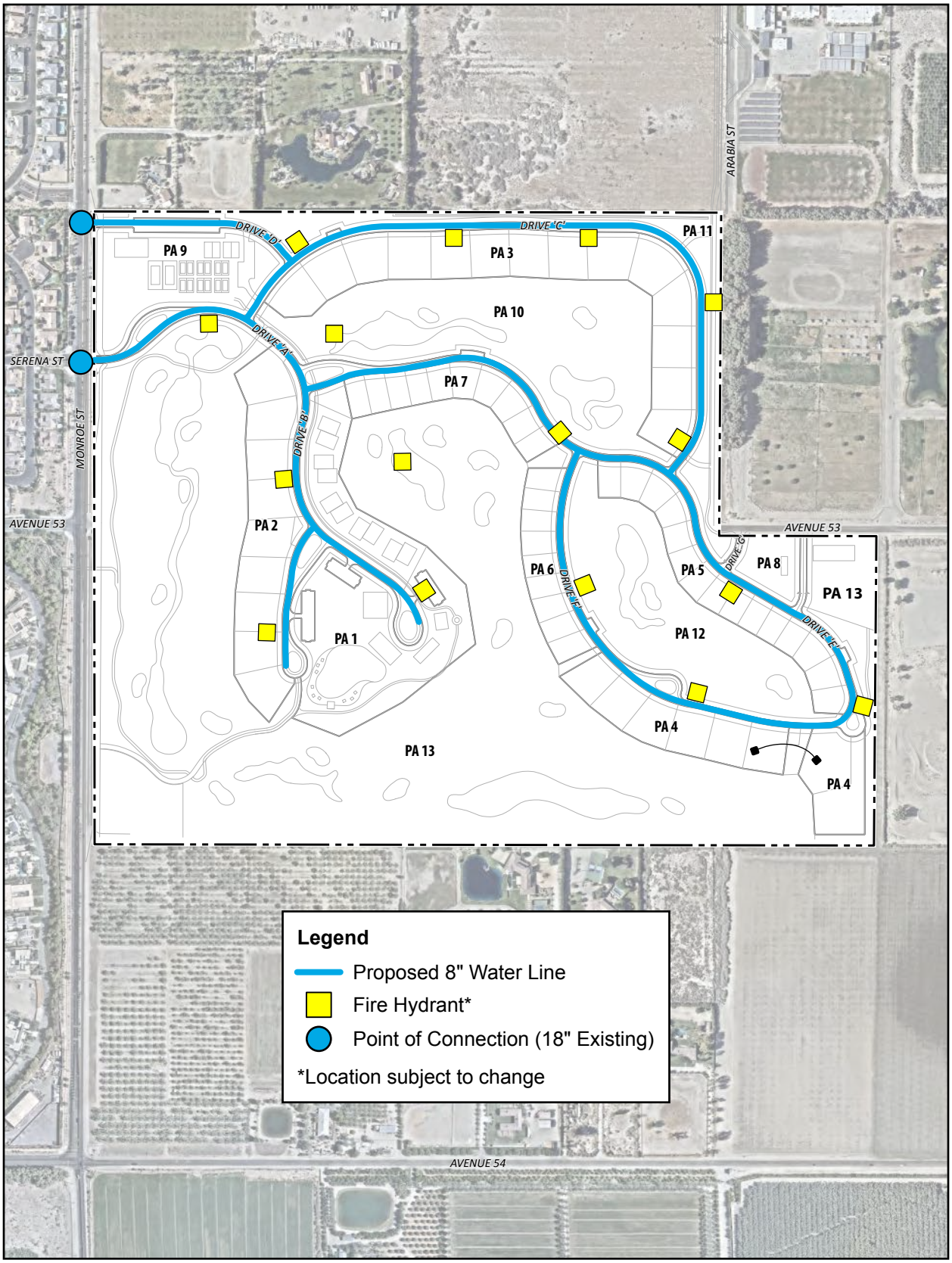
The Specific Plan area is provided with domestic water service by the Coachella Valley Water District (CVWD). Development within the project will be served by a network of lines that will connect to existing public CVWD water lines located in Monroe Street.

The project proposes connection points as illustrated on the Conceptual Water Plan. Water mains are proposed to be extended into the project site to provide an internal network of lines to serve on-site development.

The existing 18" CVWD water line will connect to the proposed in-tract 8" water lines that will run under the private streets. Final design of the offsite and in-tract water system is subject to the approval of the CVWD.

2.5.1 WATER DEVELOPMENT STANDARDS

1. All water lines shall be placed underground.
2. All water lines and facilities be designed in accordance with the requirements of, and approved by the CVWD.
3. The Specific Plan's water distribution system shall provide adequate flows for fire protection in accordance with requirements of the County of Riverside Fire Department.
4. All new water facilities to be maintained by CVWD shall be placed within public utility easements which shall include rights for CVWD.
5. Phasing of the Specific Plan Infrastructure facilities shall conform to Section 2.7, *Phasing Plan*, and Figure 2-10, *Conceptual Phasing Plan*.



Source(s): Esri, Nearmap (August 2024), RCIT (2026)
Composite: RTM (09-05-2025)

0 150 300 600 Feet

Figure 2-8

Conceptual Master Water Plan*

subject to the final approval of the Coachella Valley Water District

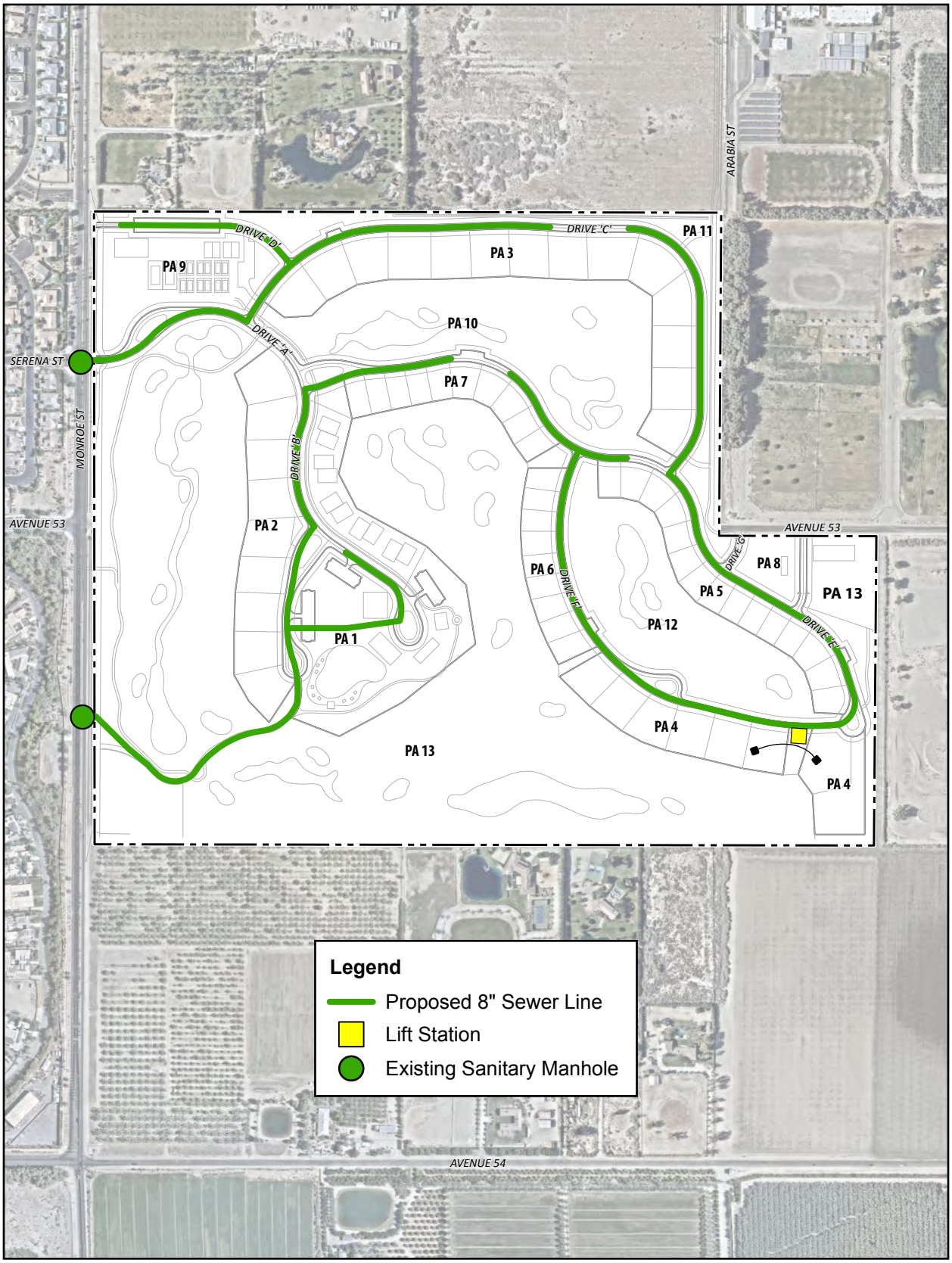
2.6 SEWER PLAN

The Specific Plan area is provided with sanitary sewer service by the Coachella Valley Water District (CVWD). Development within the project will be served by a network of lines that will connect to existing public CVWD sewer lines located in Monroe Street. Some of the lines, where gravity sewer is not technically achievable, may be privately owned and maintained by the Homeowner's Association, subject to approval of the CVWD.

The project proposes to connect to the existing CVWD sewer infrastructure and will provide a network of sewer mains within the project to serve on-site uses. One lift station is proposed in the southerly portion of the project as illustrated in Figure 2-9, *Conceptual Master Sewer Plan*. The exact location and specifications will be determined as part of the final design process. Sewer lines within the project served by a lift station may be privately owned and maintained, as may be required by CVWD.

2.6.1 SEWER DEVELOPMENT STANDARDS

1. All sewer lines shall be placed underground.
2. All sewer lines and facilities shall be designed in accordance with the requirements of the CVWD.
3. All new sewer facilities to be maintained by CVWD shall be placed within public utility easements which shall include rights for CVWD.
4. Phasing of the Specific Plan Infrastructure facilities shall conform to Section 2.7, *Phasing Plan*, and Figure 2-10, *Conceptual Phasing Plan*.



Source(s): Esri, Nearmap (August 2024), RCIT (2026)
Composite: RTM (09-05-2025)

0 150 300 600 Feet

Figure 2-9

Conceptual Master Sewer Plan*

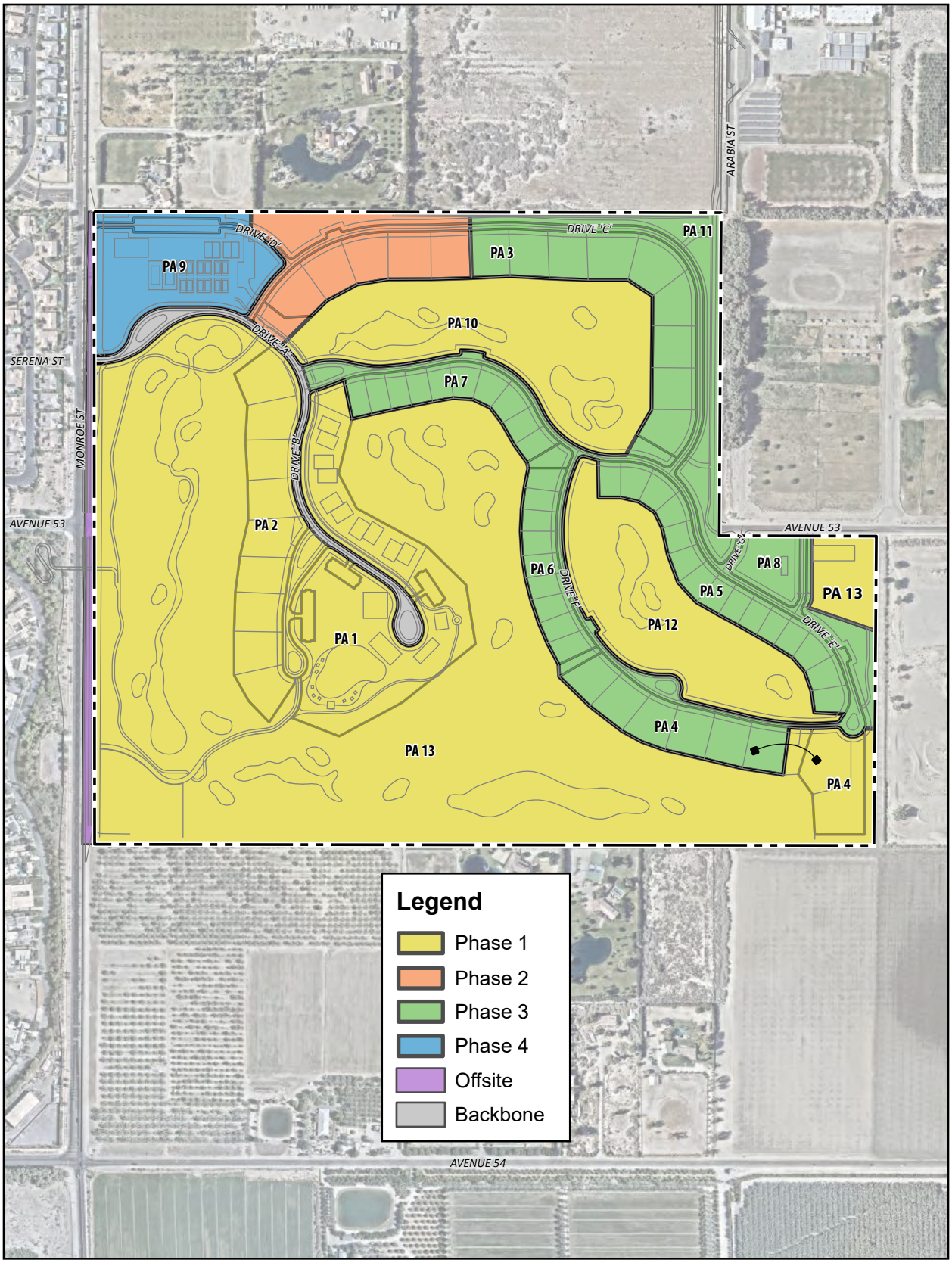
subject to the final approval of the Coachella Valley Water District

2.7 PHASING PLAN

Mass and Rough grading for the RANCH AT MADISON will be completed in one phase. Additional precise grading is expected to occur in conjunction with site components following subsequent implementing approvals such as Plot Plan applications.

2.7.1 PHASING STANDARDS

1. Prior to the issuance of building permits, improvement plans for the development of common open space areas, including planting and irrigation plans, shall be submitted for planning development approval for the stage of development in question. These landscape improvement plans shall be prepared by and reviewed for substantial conformance by a licensed landscape architect.
2. Each Planning Area, where applicable, shall include development of adjacent common open space areas, landscape development zones and applicable infrastructure.
3. Construction of the development permitted herein, including recordation of final subdivision maps, may be phased, provided that vehicular access and infrastructure are constructed to adequately service the dwelling units or as needed for public health and safety in each stage of development and further provided that such phase of development conforms substantially with the intent and purpose of this project's Phasing Program.



Source(s): Esri, Nearmap (August 2024), RCIT (2026)
Composite: RTM (09-05-2025)

0 150 300 600 Feet

Figure 2-10

Conceptual Phasing Plan*

subject to change based on market conditions

2.8 MAINTENANCE PLAN

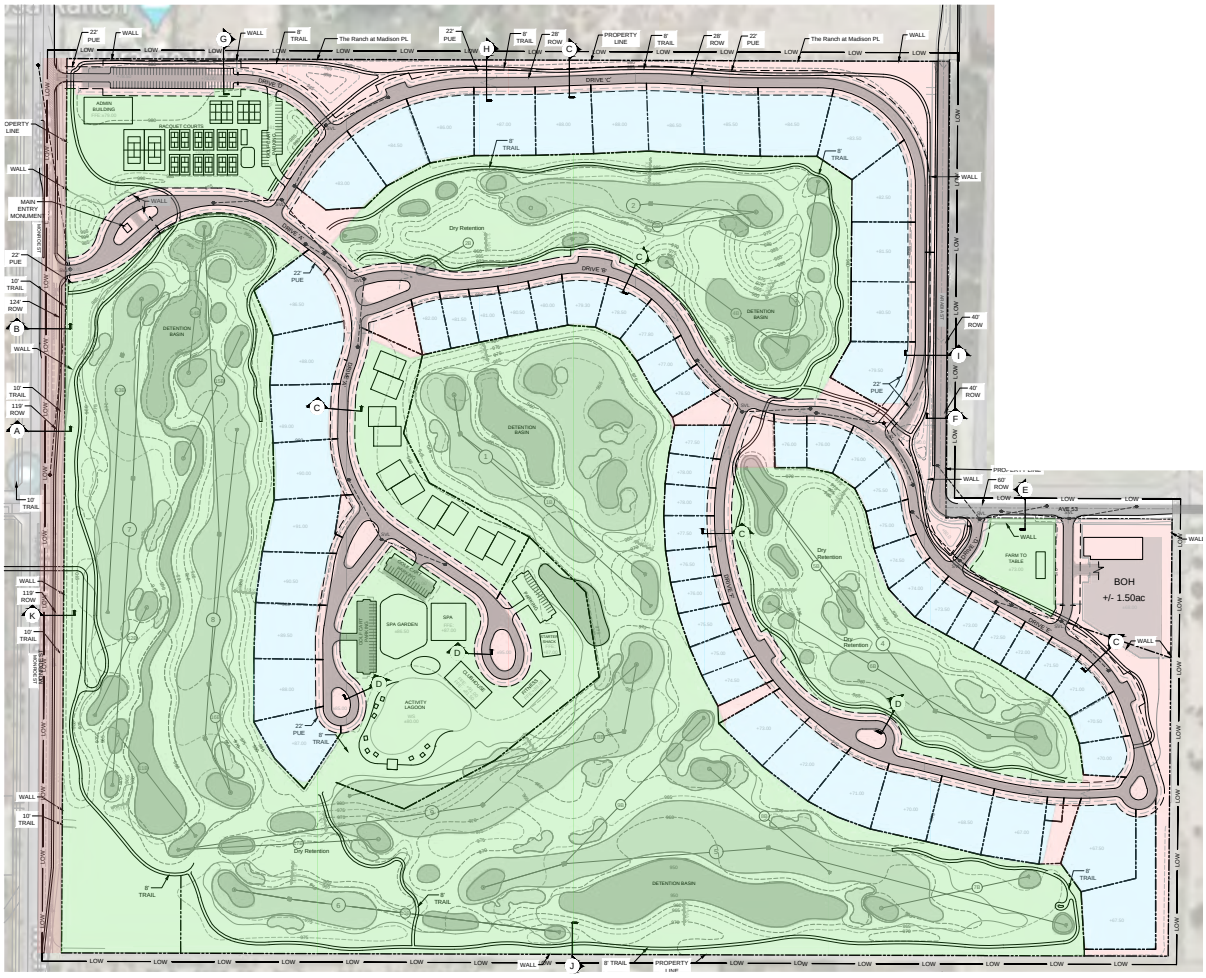


The RANCH AT MADISON has multiple maintenance areas, with maintenance responsibility expected to be parsed between the private Club and a Homeowner's Association. Successful implementation of a community maintenance structure will ensure proper care of the improvements and amenities within the community. Responsibility for the maintenance of the golf course, Amenity Village, and back-of-house support facilities, will be the province of the Developer/owner of these uses. Responsibility for the entries and landscape common areas, including the private streetscapes, will be the responsibility of a Homeowner's Association formed by the Developer under the requirements of the California Department of Real Estate. See Table 2-2, *Maintenance Responsibilities*, and Figure 2-11, *Conceptual Maintenance Plan,* for a summary of the Specific Plan's maintenance responsibilities.



Table 2-2 Maintenance Responsibilities

	Homeowner	Homeowners Association	Golf Club	Developer	County
Private Lot	✓			✓	
Common Open Space		✓			
Private Landscaped Parkways		✓			
Public Landscaped Parkways					✓
Monumentation and Hardscape Elements		✓			
Roadways		✓			
Emergency Vehicle Access and Gates		✓			
Entry Gates and Service Gates		✓			
Amenity Village			✓	✓	
Golf Course			✓	✓	



Maintenance Legend

Symbol	Description	Area
	Developer / Home Owner Maintenance	1,399,005 S.F. 32.12 AC
	Homeowner's Association (HOA) Maintenance	1,604,235 S.F. 36.83 AC
	Golf Club Maintenance	4,510,337 S.F.* 103.54 AC*

*Includes deduction of 278,172 s.f. for lagoons

Source(s): VITA, Inc. (04-30-2026)

Figure 2-11

Not to Scale

Conceptual Maintenance Plan

2.9 SOLID WASTE AND ENERGY PLAN

2.9.1 SOLID WASTE

Solid waste collection for The RANCH AT MADISON Specific Plan is provided by Burrtec to this area of Riverside County and other existing developments in the area. Hence, solid waste collection for the The RANCH AT MADISON site can be extended through existing service agreements with Burrtec. The RANCH AT MADISON utilizes Burrtec's "pull-out" service to retrieve and return barrels at avoid trash receptacles being located on the interior residential streets.

2.9.2 ENERGY

The RANCH AT MADISON includes an Energy Plan with options to meet the energy needs of the project through use of available power from the Imperial Irrigation District (IID) electrical distribution system serving the area combined with an onsite power generation system including natural gas powered generators, battery energy storage system (BESS) units to meet peak energy demands and provide reserve power and onsite solar generation. As power from IID is not anticipated to be available at the time development of the project begins, initial energy needs will be met by constructing a portion of the onsite power generation system designed for the project. As the project develops, energy needs will be met with power from IID, if available, or expansion of the onsite power generation and storage system.

Preliminary energy demand estimates and energy production estimates were calculated to quantify the total energy needed to power all phases of The RANCH AT MADISON Specific Plan. The onsite power generation and storage system has been designed to meet the peak energy demands for the project of approximately 3.2MW and about 6,260,000 kWh of annual energy use. The system designed to meet the full energy needs of the project, if IID power is not available or used, would include eleven natural gas powered Mainspring 250kW linear generators, three 1.0MW/2.5MWh batteries, and 200kW of covered parking solar PV. As designed this system has multiple levels of built-in redundancy to accommodate any operational changes that may occur over time.

An area 130 feet by 150 feet in size (less than half an acre) can accommodate the generators, batteries, transformers and associated infrastructure to meet the full energy demands of the project. This area is anticipated to be located at the southwest corner of the Specific Plan within Planning Area 13.

Final design, precise siting, screening, and utility distribution infrastructure shall be determined during review of implementing tract maps, plot plans, and associated construction documents.

2.10 UTILITY & SERVICE PROVIDERS

This specific Plan is within the service area of the utility and service providers as listed in Table 2-3.

Table 2-3 Utility & Service Providers

Utility/Service	Agency	Address	Phone
Sewer	Coachella Valley Water District (CVWD)	75-525 Hovley Lane Palm Desert, CA. 92211	760.398.2651
Water	Coachella Valley Water District (CVWD)	75-525 Hovley Lane Palm Desert, CA. 92211	760.398.2651
Natural Gas	Southern California Gas Company (SCG)	P.O. Box 3150 San Dimas, CA. 91773	877.238.0092
Electric	Imperial Irrigation District (IID)	333 E. Barioni Blvd. Imperial, CA 92251	760.339.9379
CATV	Spectrum	44-425 Town Center Way Ste H Palm Desert CA 92211	760.340.2225
Police	Riverside County	73-705 Gerald Ford Dr. Palm Desert, CA 92211	760.863.8990
Fire	Riverside County	77-933 Las Montanas Rf., Ste 201 Palm Desert, Ca 92211	760.863.8886
Telephone	Frontier Communications	401 Merritt 7 Norwalk CT, 06851	800.921.8101
Solid Waste	Burrtec	53600 Polk St. Coachella, Ca 92236	760.340.2113

PLANNING AREA STANDARDS





3

CHAPTER THREE establishes the land uses, general development standards, and specific development standards for each Planning Area in the RANCH AT MADISON SPECIFIC PLAN.

3.1 PLANNING AREA STANDARDS

3 | PLANNING AREA STANDARDS

3.1 PLANNING AREA STANDARDS

Planning Areas within the RANCH AT MADISON SPECIFIC PLAN were formed on the basis of logical separate areas of land use and development. Criteria considered in this process included an assessment of the constraints within the Specific Plan boundaries, including land use typography, residential product distinctions, and the private street network. Planning standards have been established for Planning Areas, distinguished by underlying zone classifications. These standards ensure that development of the facilities, residential, and open space areas are consistent with the quality and vision for the RANCH AT MADISON.

A Specific Plan Zoning Ordinance has been prepared and is contained in Appendix A, *Specific Plan Zoning Ordinance*, of this Specific Plan document. The zoning provisions within that ordinance formally establish use restrictions and development standards for each Land Use. The zoning provisions should be used in conjunction with the planning standards for each respective Land Use. In cases where the Zoning Ordinance and the Planning Area Standards conflict, the Zoning Ordinance shall generally prevail.

3.1.1 COMMUNITY-WIDE STANDARDS

1. Landscaping shall occur as depicted in Figure 4-15, *Conceptual Landscape Plan*, and Figure 4-16, *Conceptual Landscape Character Narrative*.
2. Trails, paths, and sidewalks within the RANCH AT MADISON community shall be constructed as delineated in Figure 2-4, *Conceptual Non-Vehicular Circulation Plan*.
3. Walls and fencing within the RANCH AT MADISON community shall be constructed as delineated on Figure 4-7, *Conceptual Wall and Fence Details*.
4. Please refer to Chapter 4, *Design Guidelines*, for other applicable design criteria.
5. Please refer to Chapter 2, *Development Plan*, for the following standards that apply community-wide:

2.1 Land Use Plan	2.5 Water Plan
2.2 Circulation Plan	2.6 Sewer Plan
2.3 Open Space and Recreation Plan	2.7 Phasing Plan
2.4 Grading and Drainage	2.8 Maintenance Plan

3.1.2 Mixed Use (Planning Area 1)

The Mixed-Use Amenity Village offers residents and guests with an interactive, wellness lifestyle experience within the RANCH AT MADISON. Amenities may include member club facilities, as well as a myriad of recreational opportunities including golf amenities, sports facilities, play fields, paddle sport courts, and swimming pools.

The Amenity Village provides a community focal point for members, the residents and their guests, to experience a wide array of active and passive recreational and social pursuits. The Amenity Village may include lifestyle and wellness-related retail, healthy farm-to-table dining options, exercise opportunities, and a year-round calendar of events, activities, and workshops. Additionally, the Amenity Village may include up to 20 residential units with a "Core Orientation" specific to some of the recreational elements. For example, "Member Suites" developed within the building envelopes of certain club facilities, or proximate to these areas as clustered, small lot single family attached or detached product. Real estate ownership within the community may or may not be a requirement of membership, at the Developer's discretion.



Planning Area 1 provides for the development of Mixed Use on 11.9 acres. Vehicular and pedestrian access to Planning Area 1 is provided via Drive “A”.

a. LAND USE AND DEVELOPMENT STANDARDS

Planning Area 1 shall comply with the Development Standards for Mixed Use, located in the Specific Plan Zoning Ordinance.

b. PLANNING STANDARDS

1. Roadway landscape treatments shall be provided along Drive “A”, as shown on Figure 4-2, *Private Street Streetscape*.

3.1.3 Low Density Residential (Planning Areas 2, 3, and 4)

The Estate lot areas within Planning Areas 2, 3, and 4 feature scenic views of the Santa Rosa Mountains on homesites generously sized for owners to express their lifestyle vision in a custom built residence.

Planning Areas 2, 3, and 4 provide for the development of 31 single family homes on lots a minimum 0.75 acres in size (30,000 square-foot pads). At a density of 1.3 dwelling units per acre (du/ac), these 24.5 acres are designated Low Density Residential (1.0 – 2.0 du/ac).

Vehicular access to Planning Areas 2, 3, and 4 is provided via Drives "B", "C", "E", and "F". Pedestrian access is provided via Pedestrian Paths/Sidewalks or trails.

a. Land Use and Development Standards

Planning Areas 2, 3, and 4 shall comply with the Development Standards for Low Density Residential, located in the Specific Plan Zoning Ordinance.

b. Planning Standards

1. Roadway landscape treatments shall be provided along Drives "B", "C", "E", and "F", as shown on Figure 4-2, *Private Street Streetscape*.
2. A landscaped transition is provided between the Residential in Planning Area 3 to the Northern Boundary, as shown on Figure 4-11, *Interface No. 1 – Residential to Northern Boundary*.
3. A landscaped transition is provided between the Residential in Planning Area 4 to the Eastern Boundary, as shown on Figure 4-12, *Interface No. 2 – Residential to Eastern Boundary*.

3.1.4 Medium Density Residential (Planning Areas 5, 6, and 7)

The Golf Cottage residences within Planning Areas 5, 6, and 7 feature scenic views of the Coachella Valley and offer residents a unique opportunity to acquire a semi-custom residence, which may be provided "turn key," and offers streamlined maintenance requirements.

Planning Areas 5, 6, and 7 provide for the development of 34 production-built single family homes on lots a minimum 0.30 acres in size (13,500 square-foot pads). At a density of 3.1 dwelling units per acre (du/ac), these 11.1 acres are designated Medium Density Residential (2.0 – 5.0 du/ac).

Vehicular access to Planning Areas 5, 6, and 7 is provided via Drives "B", "C", "D", and "F". Pedestrian access is provided via Pedestrian Paths/Sidewalks or trails.

a. LAND USE AND DEVELOPMENT STANDARDS

Planning Areas 5, 6, and 7 shall comply with the Development Standards for Medium Density Residential, located in the Specific Plan Zoning Ordinance.

b. PLANNING STANDARDS

1. Roadway landscape treatments shall be provided along Drives "B", "C", "D", and "F", as shown on Figure 4-2, *Private Street Streetscape*.

3.1.5 OPEN SPACE – RECREATION (PLANNING AREAS 8, 9, 10, 11, 12, AND 13)

The RANCH AT MADISON community focuses on integrating open space and recreation spaces with the residential neighborhoods and amenities, while celebrating the local environment and desert lifestyle aspects of the site. A landscape palette consistent with a traditional Coachella Valley desert lifestyle is one of the key elements within the landscape design of the community and is integrated within the various landscape zones. Approximately 115.6 acres within Planning Areas 8, 9, 10, 11, 12, and 13 are designated Open Space – Recreation and make up the Golf Course at RANCH AT MADISON.

a. LAND USE AND DEVELOPMENT STANDARDS

Planning Areas 8, 9, 10, 11, 12, and 13 shall comply with the Development Standards for Open Space - Recreation, located in the Specific Plan Zoning Ordinance.

b. PLANNING STANDARDS

1. A landscaped transition is provided between Open Space – Recreation in Planning Area 13 to the Southern Boundary, as shown on Figure 4-13, *Interface No. 3 – Open Space Recreation to Southern Boundary*.
2. A landscaped transition is provided between Open Space – Recreation in Planning Area 13 to the Western Boundary, as shown on Figure 4-14, *Interface No. 4 – Open Space Recreation to Western Boundary*.
3. The development of ancillary support facilities associated with golf courses, such as halfway houses, comfort stations, maintenance facilities, and similar front-and-back-of house uses is allowed within Planning Areas 8, 9, 10, 11, 12, and 13.

Design Guidelines





Chapter Four establishes the quality and character of the built environment through the design of architecture and landscaping for the master-planned development of the Ranch at Madison.

4.1 Purpose and Intent

4.2 Landscape Design Guidelines

4.3 Architectural Design Guidelines

4.4 Architectural Styles

4 | DESIGN GUIDELINES

4.1 PURPOSE AND INTENT

The Design Guidelines Chapter provides the design framework for streetscape, landscape and buildings to convey a unified and unique community character. They establish a direction to ensure a high-quality and aesthetically cohesive environment. While these Guidelines establish an envisioned architectural and landscape character for the RANCH AT MADISON, they are not intended to preclude alternative designs and/or concepts compatible with the overall project theme and vision. The Design Guidelines are guiding and can accommodate changes in lifestyles, consumer preferences, economic conditions, community designs and the marketplace, as necessary.

Organization of this Chapter begins with community level guidelines inclusive of landscaping, monumentation, and community walls; then concludes with building elements for attached and detached neighborhoods and architectural styles.

Renderings, simulations and photographs are intended as thematic illustrations and do not depict final designs, nor should they limit the range of creative expression available to the developer or their professional design team.

4.1.1 COMMUNITY DESIGN OBJECTIVES

- Develop a residential golf and amenity-forward community with walkable access to recreational amenities.
- Design a planned community that complements existing development in the surrounding area.
- Encourage creativity, flexibility, variability, and diversity when considering the architectural design of the homes within the RANCH AT MADISON.
- Structure a community that maximizes privacy, considers short and long range views, protects and enhances desert landscape, and implements sustainable methods for buildings and landscaping.

4.1.2 COMMUNITY DESIGN PRINCIPLES

The following principles will guide the community design to ensure quality implementation:

- Use architectural elements and details that reinforce the architectural styles.
- Choose appropriate massing, roof forms, colors and materials to define the architectural styles.
- Ensure that plans and styles provide a degree of individual identity while being compatible.

- Provide a varied and interesting street scene that enhances the overall community.
- Use a plant palette that is climate appropriate and compatible with the natural open spaces.
- Celebrate the views of the surrounding area and create topography that is harmonious with the site setting, where possible.

The Guidelines promote the creation of a visually unified and attractive community that preserves and enhances surrounding natural resources and maintains unique visual features.

4.2 LANDSCAPE DESIGN GUIDELINES

The conceptual landscape plan for the RANCH AT MADISON aims to create a cohesive and harmonious environment by integrating various landscape elements that promote a strong "sense of place." By addressing the specific functions and aesthetic roles of different spaces within the community, the design reinforces the overall visual unity while maintaining compatibility across different areas.

The approach:

Golf Course: The golf course serves as a focal point, offering expansive landscape consistent with applicable ordinances that contribute to the community's visual appeal. The landscape design might include undulating topography, strategically placed water features, and climate appropriate plantings to enhance the aesthetic experience and provide scenic views for residents.

Streetscape: The streetscape includes the design of roads, sidewalks, and adjacent green spaces that help define the community's character. Trees, shrubs, and groundcover could be strategically placed along roadways to create an inviting atmosphere, guide traffic flow, and provide visual interest. The streetscape should also consider factors like pedestrian access, shade, and safety.

Amenity Village Core: These areas are designed for community use, fostering an active, social environment. Landscape features may include sports fields, playgrounds, walking trails, and picnic areas, as well as trees and benches that provide comfort and shade. The design should encourage outdoor activity and create spaces for gatherings.

Re-created Natural Open Space: This area represents landscapes that emulate native desert palettes, offering a connection to local historic flora. The landscape plan shall include native and other compatible arid desert plantings, that blend seamlessly with the surrounding natural environment, enhancing ecological value while maintaining aesthetic harmony.

Residential Lots Landscaping: In general, the planting design of the Lots shall take their cue from the adjacent golf course or Common Area landscape. The landscape design on each Lot shall gradually transition from the Private Area as the most intensive landscape to the Natural Area as

a more natural landscape. The Private Area shall be separated from the Natural Area either by the Transition Area or by walls, courtyards and/or other structures. While community landscaping is intended to create unity, private yard landscaping allows individual homeowners to create comfortable landscape spaces around their homes and express personal tastes. However, these landscapes are envisioned as being consistent with the broader community vision.

By addressing these different zones with specific landscape features, the RANCH AT MADISON will achieve a visually cohesive and functionally diverse community. The integration of both private and community common area landscaping elements contributes to an inviting, well-designed environment that reflects the identity and values of the development.

4.2.1 LANDSCAPE DESIGN OBJECTIVES

The following are the main objectives for landscape and site design at the RANCH AT MADISON:

- To create landscapes that are appropriate to the desert and reinforce the community and architectural image.
- To utilize plants, landscape structures and details that draw upon the region's heritage and respond to the unique climate and setting.
- To apply plant palettes that are sensitive to water conservation, recognizing that this is not only responsible but also responds to an emerging trend in the design of desert communities as evidenced in local regulations.
- To design outdoor spaces that ameliorate the climate by providing shade, shadow, texture and capturing breezes.

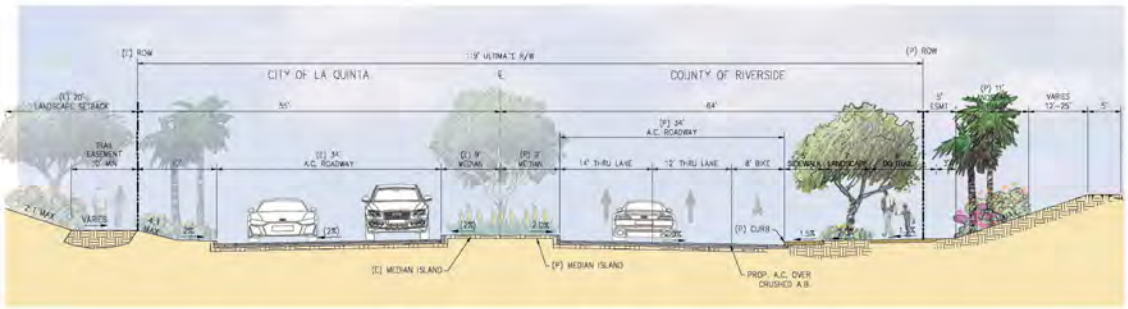
4.2.2 PERIMETER STREETSCAPE

Landscaping and trails along the perimeter roadway frontages are designed to provide a varied, comfortable environment for pedestrians, cyclists, and equestrians (outside perimeter only) through provision of meandering multi-purpose trail as a component of the Monroe Street public right-of-way. A carefully conceived arrangement of water efficient, drought tolerant plantings creates interest through texture, color, and form, and blend the community with its surrounding environment.

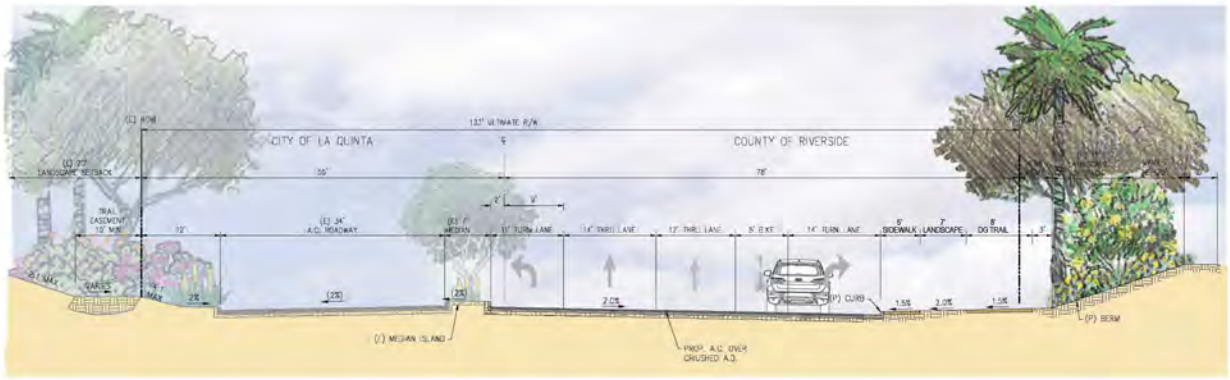
4.2.3 INTERNAL STREETSCAPE

The streetscape includes the design of private streets, and landscape spaces that help define the community's character. Planting palettes that emulate the historic character of the Coachella Valley, punctuated by agricultural groves reminiscent of historical farming practices, add unique and iconic elements to create an inviting atmosphere, guide traffic flow, and provide visual interest.

Please refer to Figures 4-1, 4-2, 4-3, and 4-4 for illustrated streetscapes.



Monroe Street Streetscape
(w/out Turn Lane)



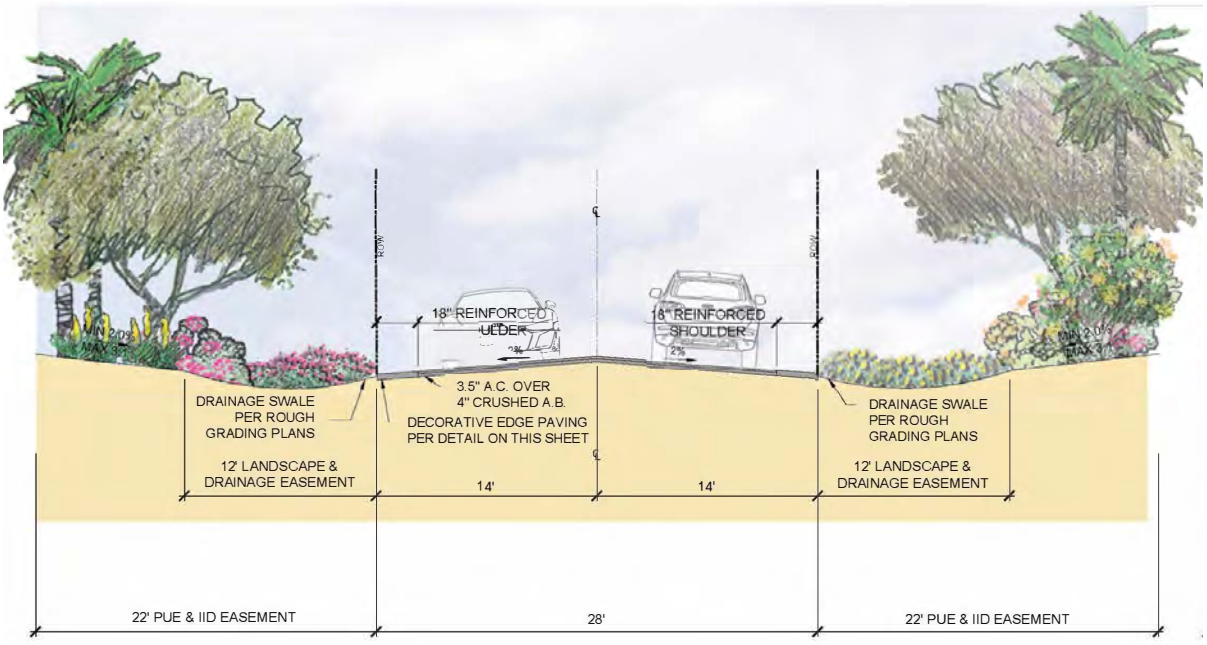
Monroe Street Streetscape
(w/ Turn Lane)

Source(s): VITA, Inc. (04-30-2026)

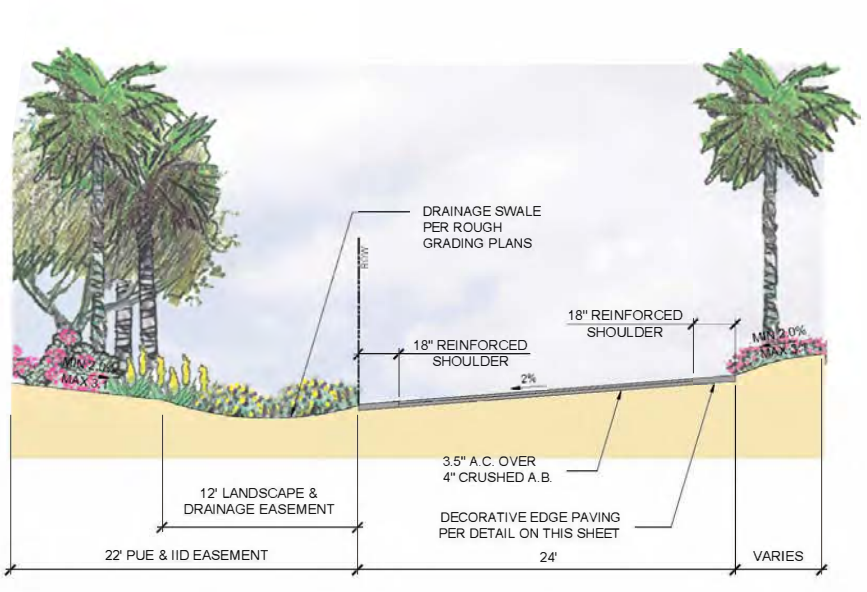
Figure 4-1

Not to Scale

Monroe Street Streetscape



Private Street Cross Section - Type I



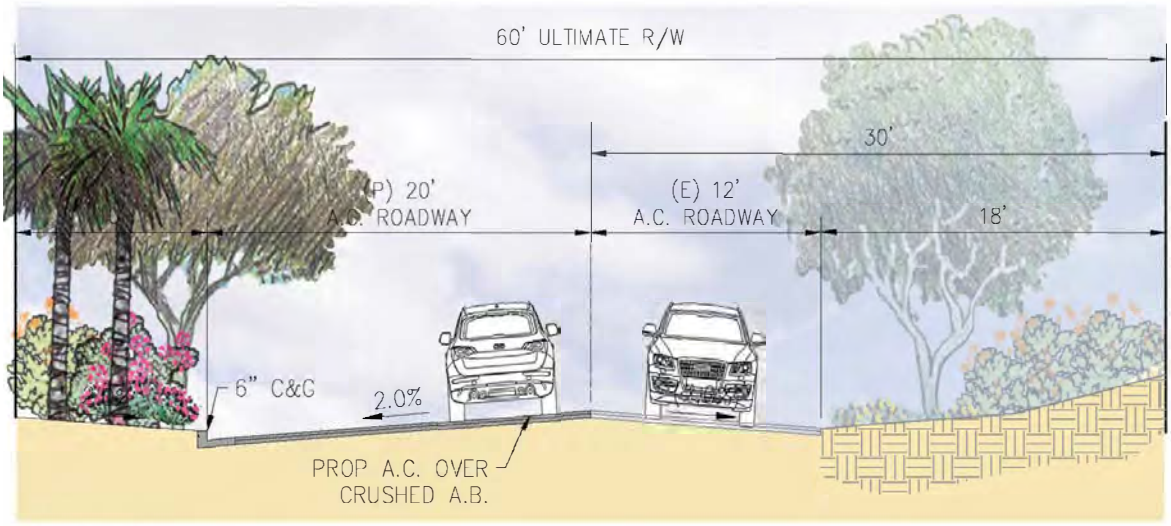
Private Street Cross Section - Type II

Source(s): VITA, Inc. (04-30-2026)

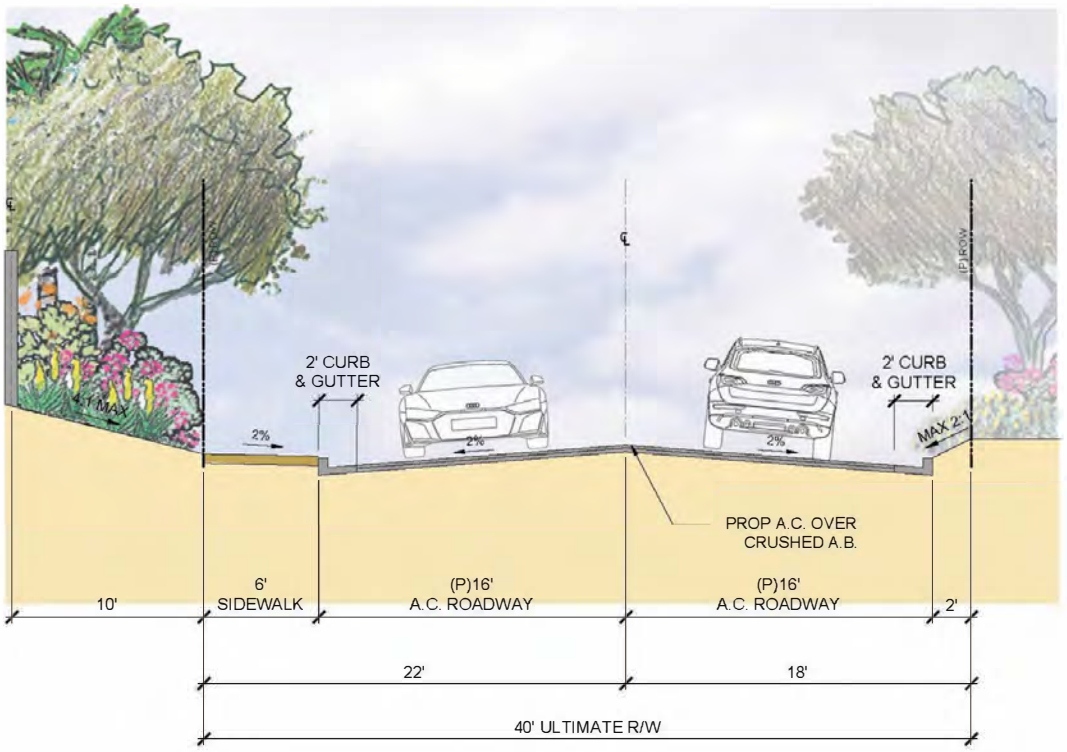
Figure 4-2

Not to Scale

Private Street Streetscape



Avenue 53 Streetscape



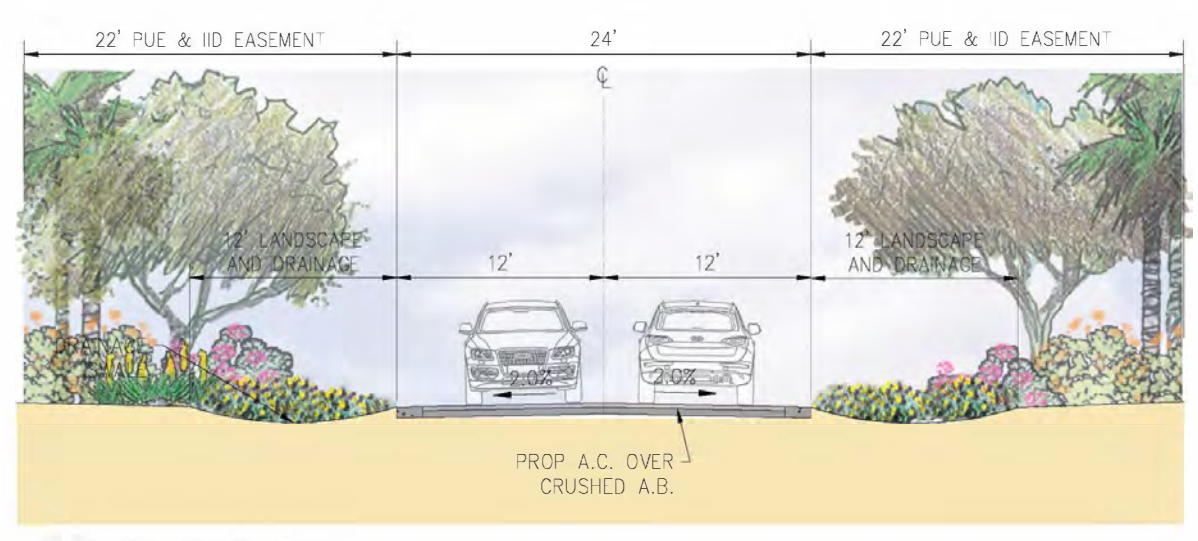
Arabia Street Streetscape

Source(s): VITA, Inc. (04-30-2026)

Figure 4-3

Not to Scale

Avenue 53 and Arabia Street Streetscape



Source(s): VITA, Inc. (04-30-2026)

Figure 4-4

Not to Scale

Private Street / Fire Lane Streetscape

4.2.4 MAIN ENTRY

The primary community entry is intended to create a tasteful “sense of arrival” upon entering the RANCH AT MADISON. Walls, fences, monumentation, and all other hardscape elements should utilize place-appropriate materials, color, and detailing. Landscape plantings shall accompany the hardscape and distinguish the RANCH AT MADISON through the use of plant palettes that emulate the 'historical landscape typography' found in the Coachella Valley.

4.2.5 ENTRY GATES

The community is envisioned to be gated and private. Gates are envisioned to be understated and feature a simple elegance complementary to the setting and the community aesthetic, as shown on Figure 4-5, *Gated Entry*.

4.2.6 WALLS AND FENCES

Walls and fences help to define and enhance the visual character of the community, especially in gated master planned communities such as the RANCH AT MADISON. Walls and fences should be designed to be compatible with the overall design of the site, and as such the Ranch at Madsion is envisioned to utilize various wall and fence designs to respond to the purpose of that wall or fence, to provide aesthetic variety, and to maximize view opportunities while enabling privacy. The location of the perimeter wall is identified in Figure 4-6, *Conceptual Wall and Fence Plan*, and details are shown in Figure 4-7, *Conceptual Wall and Fence Details*.

Perimeter Wall Design

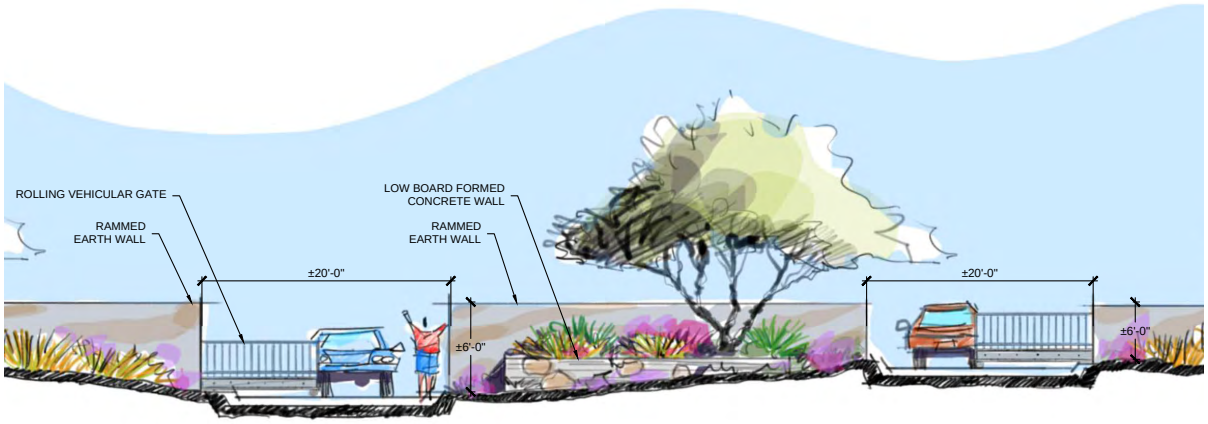
Walls shall be simple, refined compositions of one or two materials in a logical structural relationship and consistent in material use with architectural design. Changes in material shall occur on the inside corners of masses. It is envisioned that the community wall will be softened by landscaping.

Private Lot Wall Design

Walls between and around homes should be compatible in material, color, and design of adjacent architectural features.

Wall and Fence Material Palette

The following are materials permitted and prohibited within the RANCH AT MADISON.

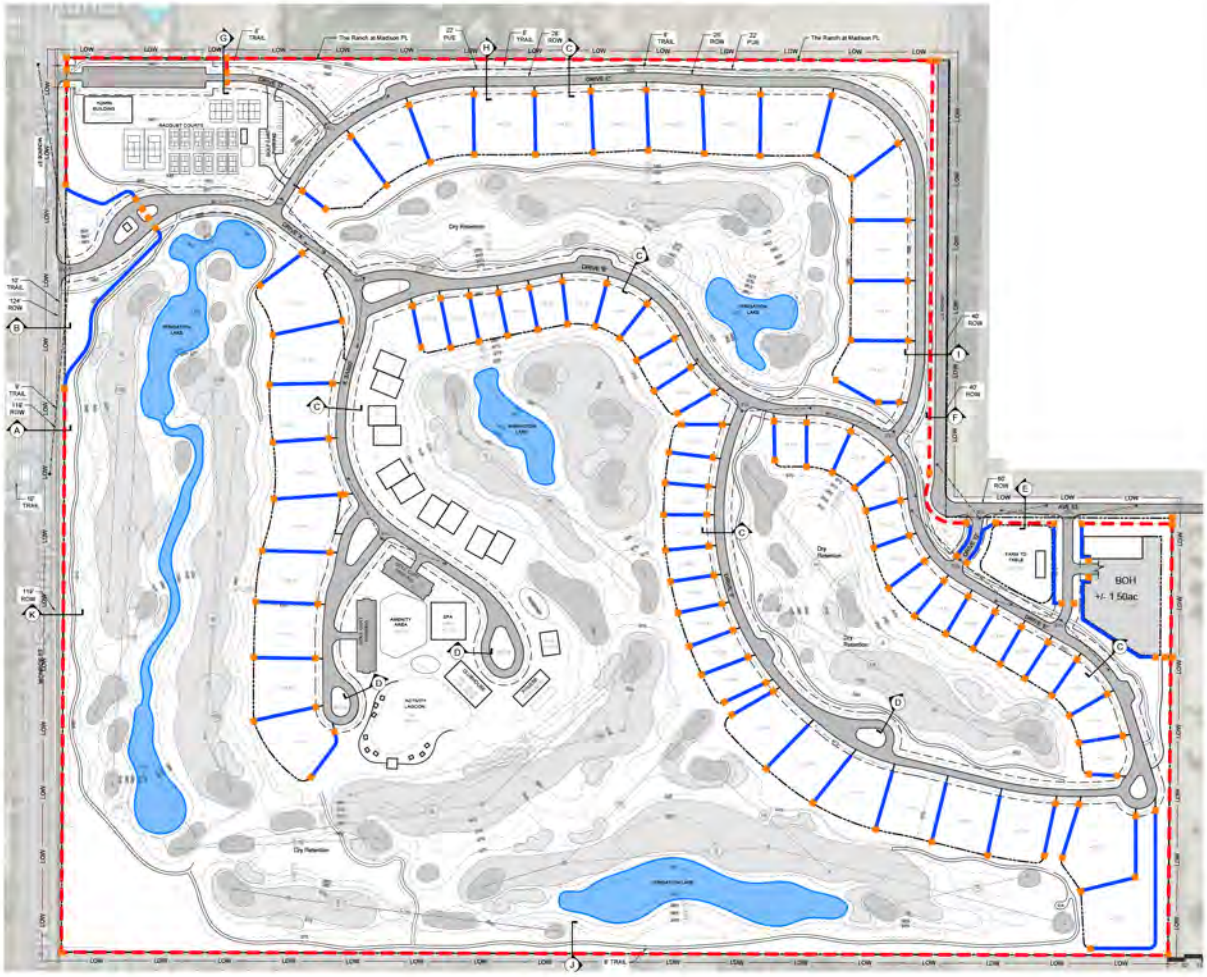


Source(s): VITA, Inc. (04-30-2026)

Figure 4-5

Not to Scale

Gated Entry



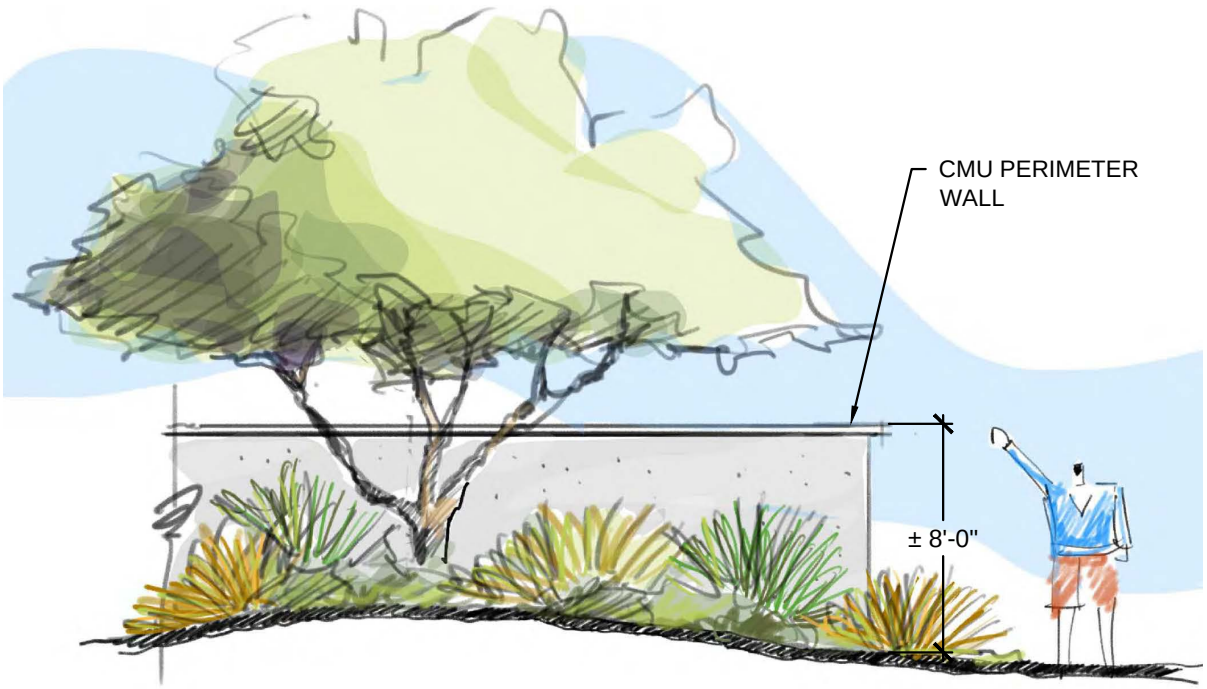
Symbol	Description	QTY
	8' HT CMU Perimeter Wall	10,956 lf
	6' HT CMU Wall	21,034 lf
	Column	173

Source(s): VITA, Inc. (11-19-2025)

Figure 4-6

Not to Scale

Conceptual Wall and Fence Plan



Source(s): VITA, Inc. (04-30-2026)

Figure 4-7

Not to Scale

Conceptual Wall and Fence Details

ACCEPTABLE MATERIALS:

Natural Stone, wood (as an infill or accent material), stabilized adobe block, and stucco with architectural accent elements such as wood, stone, tile and/or ornamental metal.

Stone/Rock: Stone may be used in the following manner:

- As a foundation element with plaster/stucco walls or metal view fencing above;
- As full height walls when used as the predominant wall material; and/or
- As an accent in a cut pattern surrounding openings.

Stone Masonry: Preferred styles are either a dry-laid, semi-coursed structural appearance or uncoursed stone with minimal grout showing.

- Thin stone veneers applied in geometric or random patterns that are not structural in appearance are not permitted.
- Where stone veneer is used, it must simulate the use of stone laid in a structural manner.

Exterior Plaster and/or Stucco: Stucco may be utilized for foundation elements or full height walls as discussed above in Stone/Rock. Walls shall have a "handcrafted" appearance utilizing wavy textures or troweled patterns in a light to medium texture.

- Heavily textured stucco patterns will not be permitted.

Adobe Block and Slump Block: The use of adobe or slump block as a principal building element is permitted due to their natural properties of insulation and the ability to create straight and/or gently curved walls with a "handcrafted" appearance. Adobe may be exposed or properly sealed with stucco to resist temperature changes or inclement weather.

UNACCEPTABLE MATERIALS:

Materials which are inappropriate are exterior plaster or stucco using a heavy texture such as a swirl pattern, heavy sand, Spanish lace, or heavy troweled pattern, thin stone veneers that are not structural in appearance, reflective surfaces other than glass, wood, vinyl or aluminum siding, faux stone, large expanses of unshaded glass, metal cladding, and/or exposed concrete or concrete block.

4.2.7 MONUMENTATION

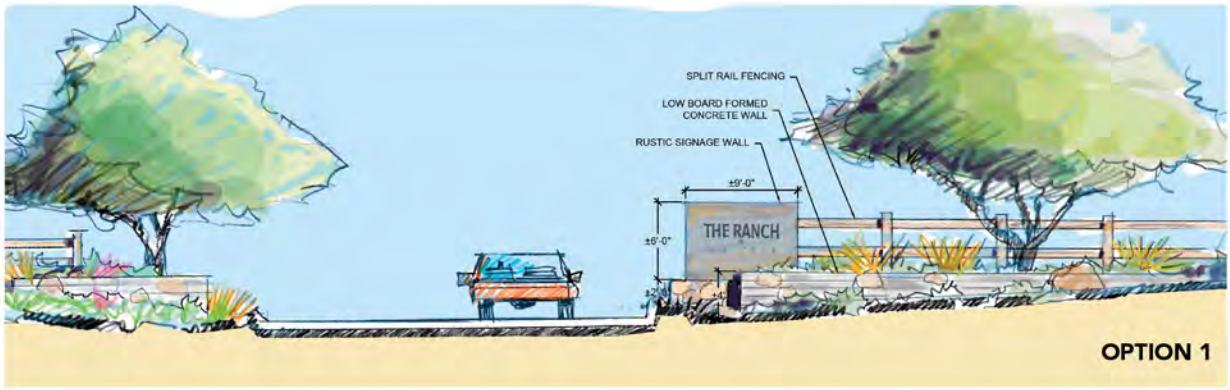
ENTRY MONUMENTATION

Monumentation will be located at the main and secondary entries identifying the community. This monumentation is envisioned to match the community's contemporary but rustic aesthetic, using natural materials that blend into the surrounding environment. The monumentation may have lettering denoting the community's name, although subtlety is a hallmark of Discovery communities, and project names and/or branding may be omitted. Monumentation, if constructed, may be free standing or tied into a community wall. Landscaping will also be used to soften the hardscape features. Please refer to Figure 4-8, *Entry Monumentation.*

WAYFINDING MONUMENTATION

Wayfinding monumentation is helpful for residents and visitors. This type of signage can include amenity identification and directional signage, and smaller sign structures such as for trails. Each sign will be designed for its function but will share features that connect and reflect the community theme. Such shared features may include but are not limited to materials, type font, and/or logo. Please refer to Figures 4-9 and 4-9B for a conceptual Signage Plan and Details.







Source(s): VITA, Inc. (08-26-2025)

Figure 4-8

Not to Scale

Entry Monumentation



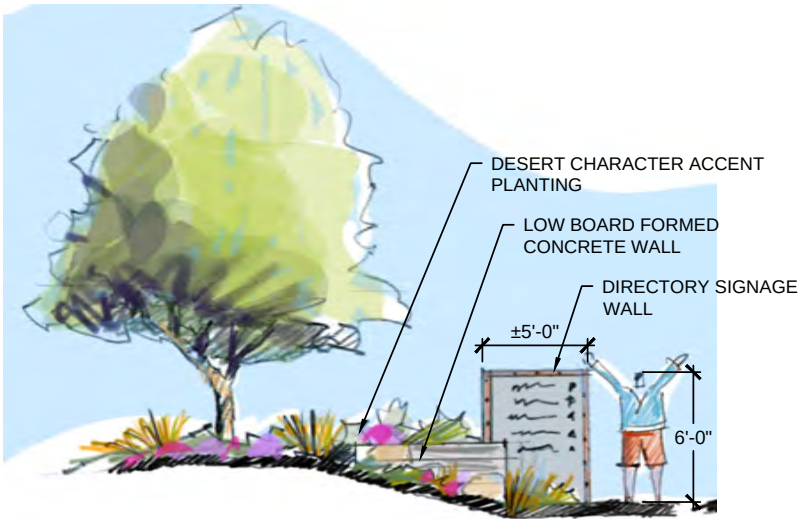
Symbol	Description	QTY
	Access Gate	4
	Main Entry Monument	1
	Club House Entry Monument	1
	Directory Signage	1
	Perimeter Trail Directory Signage	9
	Golf Cart Path Directory Signage	9
	Street Signage	9

Source(s): VITA, Inc. (11-19-2025)

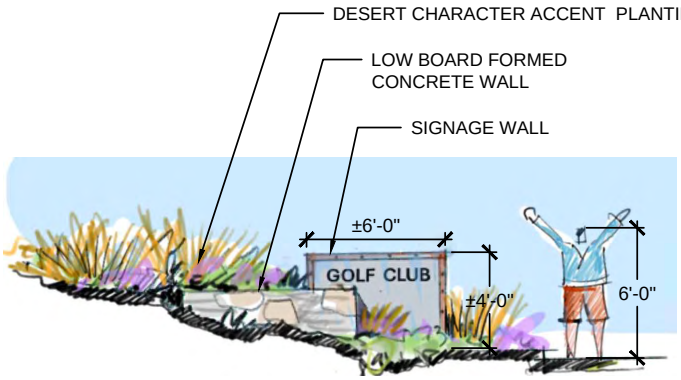
Figure 4-9

Not to Scale

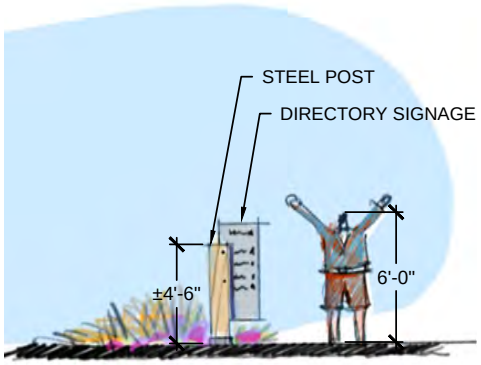
Conceptual Signage Plan



Directory Signage



Clubhouse Entry Monumentation



Trail Signage

Source(s): VITA, Inc. (04-30-2026)

Figure 4-9b

Not to Scale

Conceptual Signage

4.2.8 COMMON AREAS

Common area landscaping is intended to complement the visioning of the Project, creating a unique sense of place and connectivity. Open space amenities are one of the crown jewels of this community. The RANCH AT MADISON not only has programmed recreational open space but also open space which emulates the historical Coachella Valley feeling, serving as transition zones between the homes and the golf course and the homes and the perimeter areas.

Such common areas not only beautify the community but socially activate it. There is pedestrian access to most of the common spaces by way of sidewalks and meandering paths. As shown in Figure 4-10, *Common Areas*, the following amenities are encouraged in addition to the golf course:

- Playgrounds
- Shade structures and furniture
- Sport courts
- Pool and spa
- Walking trails

Select tree, shrub, and grass plantings will blend with the landscape, providing shade for applicable open space areas and visual enhancements to the scenery. Landscape elements will be designed for pleasing aesthetics as well as functionality for the area in which it is located.

4.2.9 LANDSCAPE INTERFACES

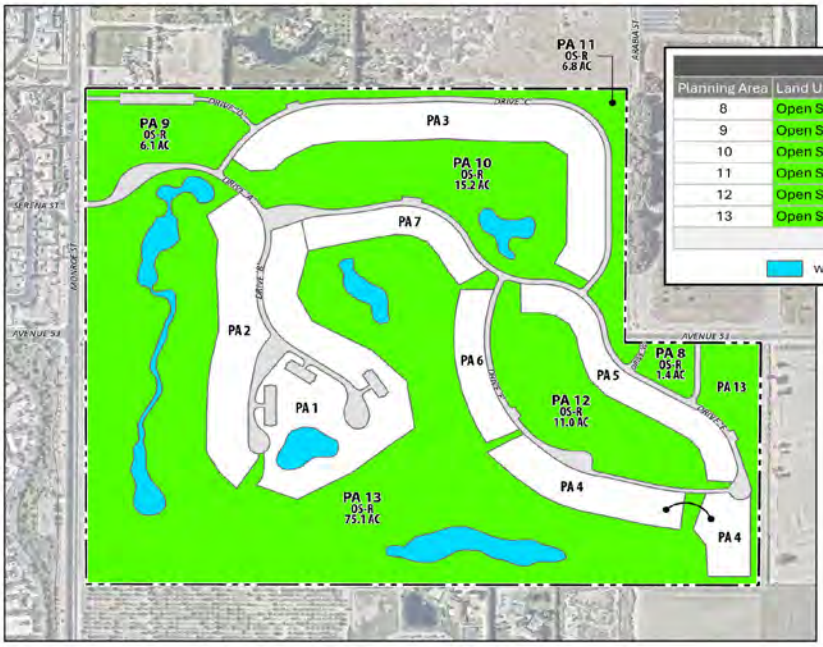
The RANCH AT MADISON contains four landscape interfaces, or edge treatments, which provide visually interesting and practical buffers at the boundaries of adjacent land uses. Each of these landscape interfaces are discussed in detail below.

- As shown in Figure 4-11, *Interface No 1. – Residential to Northern Boundary*, Low Density Residential uses in Planning Area 3 are buffered by Open Space – Recreation uses in Planning Area 11 from the offsite uses to the north.
- As shown in Figure 4-12, *Interface No 2. – Residential to Eastern Boundary*, Low Density Residential uses in Planning Area 4 are buffered by Open Space – Recreation uses in Planning Area 11 from the offsite uses to the east.
- As shown in Figure 4-13, *Interface No 3. – Open Space - Recreation to Southern Boundary*, Open Space – Recreation uses in Planning Area 13 are buffered from the offsite uses to the south.
- As shown in Figure 4-14, *Interface No 4. – Open Space - Recreation to Western Boundary*, Open Space – Recreation uses in Planning Area 13 are buffered from the offsite uses to the west.



LEGEND

1. **Main Entry**
   - Gate House (± 800 SF)
2. **Racquet Club**
   - (1) Entry Pavilion (± 2500 SF)
   - (2) Tennis
   - (3) Padel
   - (12) Pickleball
3. **Kids Playground**
4. **Event Barn (± 10000 SF)**
   - Golf Simulator
   - Bar
   - F&B / Grill
   - Kid's Club
5. **Conceptual Village Units (20 unit)**
6. **Event Lawn**
7. **Activity Lagoon**
   - (9) Cabanas (± 120 SF)
   - (1) Beach Club (± 850 SF)
8. **Fitness**
9. **Wellness /SPA**
10. **Starter Shack (± 1000 SF)**
11. **Short Game Area**
12. **Putting Course**
13. **Service Access**
14. **Recirculating Water Feature & Irrigation Ponds**
15. **Golf Cart Tunnel**



THE RANCH AT MADISON				
Planning Area	Land Use Plan Designation	Units	Acres	Density
8	Open Space - Recreation (OS-R)	--	1.4	--
9	Open Space - Recreation (OS-R)	--	6.1	--
10	Open Space - Recreation (OS-R)	--	15.2	--
11	Open Space - Recreation (OS-R)	--	6.8	--
12	Open Space - Recreation (OS-R)	--	11.0	--
13	Open Space - Recreation (OS-R)	--	75.1	--
	Open Space Subtotal:		*115.6*	

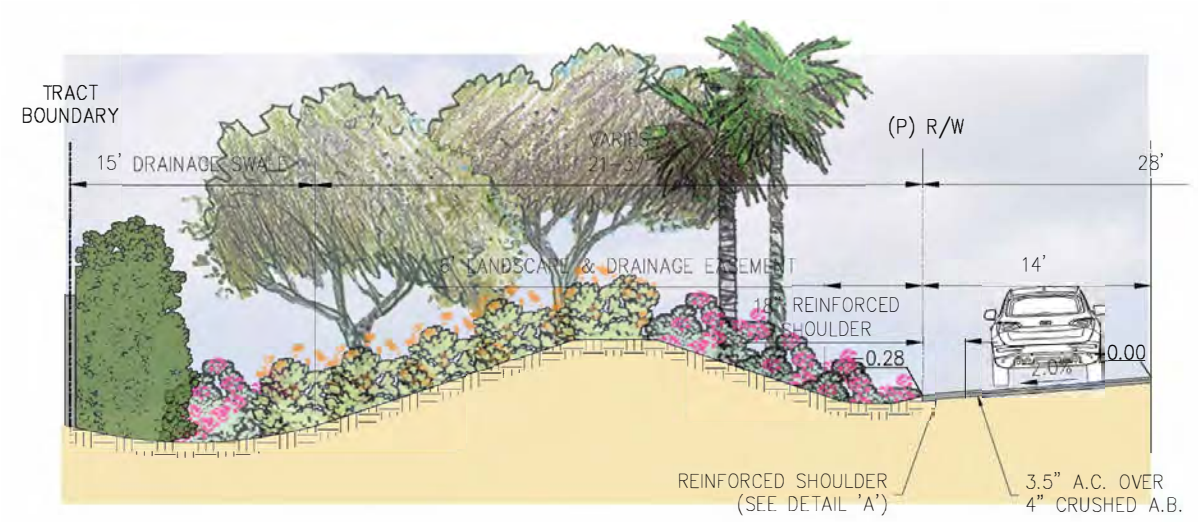
Water Element

Source(s): VITA, Inc. (08-26-2025)

Figure 4-10

Not to Scale

Open Space Areas

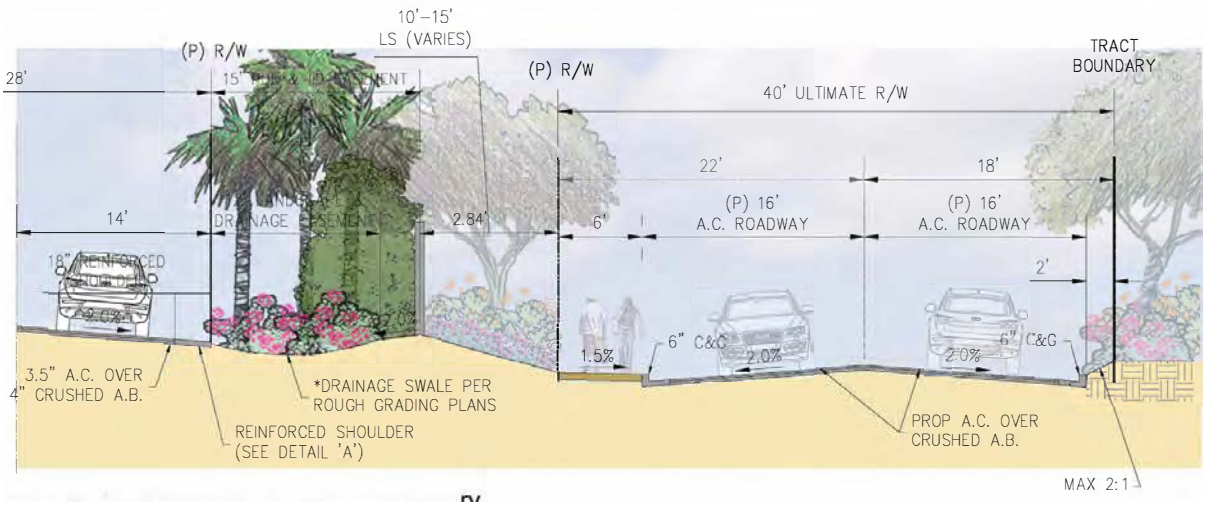


Source(s): VITA, Inc. (04-30-2026)

Figure 4-11

Not to Scale

Interface No. 1 - Residential to Northern Boundary

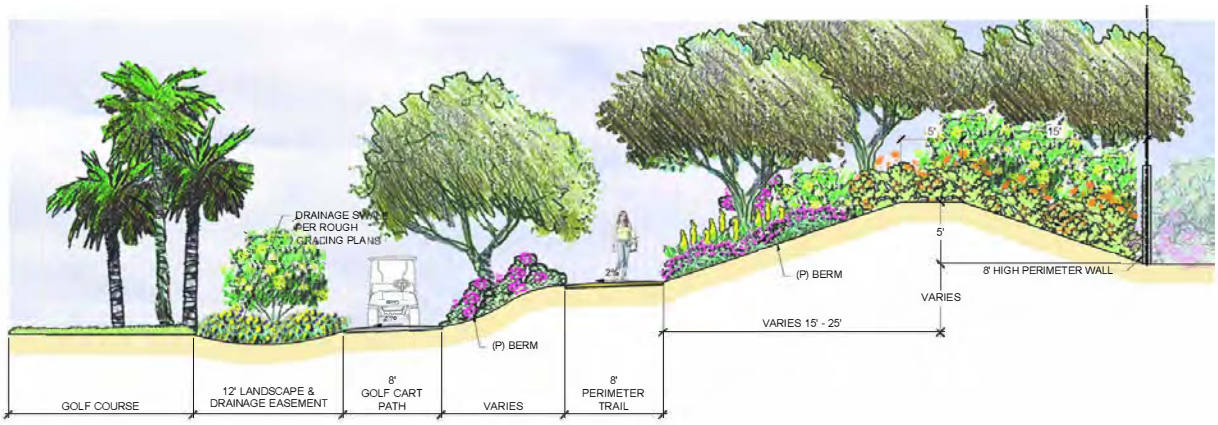


Source(s): VITA, Inc. (04-30-2026)

Figure 4-12

Not to Scale

Interface No. 2 - Residential to Eastern Boundary

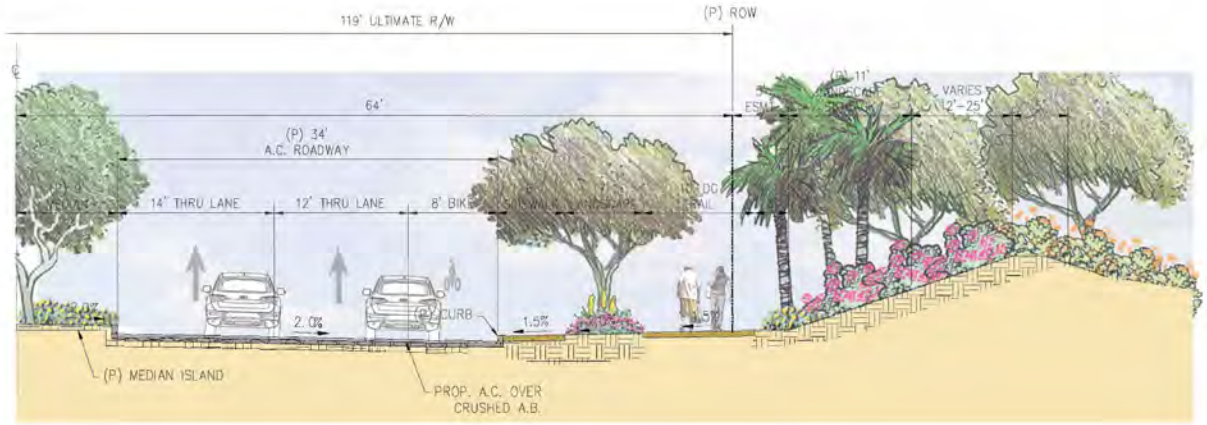


Source(s): VITA, Inc. (04-30-2026)

Not to Scale

Figure 4-13

Interface No. 3 - Open Space Recreation to Southern Boundary



Source(s): VITA, Inc. (04-30-2026)

Not to Scale

Figure 4-14

Interface No. 4 - Open Space Recreation to Western Boundary

4.2.10 LIGHTING

The RANCH AT MADISON is contemplated as a "dark skies" community exhibiting careful control over ambient light, sources, direction, and brightness ("lumens"). The outdoor lighting concept is to provide levels of lighting sufficient to meet safety, wayfinding, and aesthetic needs.

- Preserve the nighttime dark sky by minimizing the amount of functional exterior lighting, utilize low intensity, ground focused, light sources to the extent required for safety, functional aspects, and subtle drama.
- Within common areas lighting will be warm colored temperatures, tasteful, and unobtrusive. Light sources will be L.E.D. unless other lighting methods are required to accomplish specific objectives.
- Within the landscape and paved areas light sources will be shielded from direct view or softened to the greatest extent possible. Light sources should be directed so that they deliberately illuminate the area to be lighted and minimize light spillage. Shields will be used to direct light downward.

All exterior surface and above-ground mounted fixtures will be sympathetic and complementary to the architectural theme, and "dark skies" compliant.

4.2.11 THEMATIC LANDSCAPE ZONING PLAN

The RANCH AT MADISON envisions a thoughtful and intentionally curated landscaping concept. The RANCH AT MADISON will have four landscape themes that each apply to specific areas of the community.

- Theme 1: Desert Planting
- Theme 2: Enhanced Desert (Golf)
- Theme 3: Desert Oasis
- Theme 4: Amenity Landscape

Refer to Figure 4-15, *Conceptual Landscape Plan*, for theme locations and Figure 4-16, *Conceptual Landscape Character Narrative* for details. Appendix B contains the overall community Plant Palette and Appendices C-F contain detailed plant lists for each Theme.



Theme 1 - Desert Native

Shrubs	Scientific Name / Common Name	Container Size	WUCOLS Zone	Spacing
	Bougainvillea sp. / Bougainvillea	5 Gal.	Moderate	60" o.c.
	Caesalpinia pulcherrima / Mexican Bird of Paradise	5 Gal.	Low	96" o.c.
	Calliandra californica / Baja Fairy Duster	5 Gal.	Low	60" o.c.
	Cordia parvifolra / Little Leaf Cordia	5 Gal.	Low	96" o.c.
	Eremophila maculata / Valentine Bush	5 Gal.	Low	48" o.c.
	Fallugia paradoxa / Apache Plume	5 Gal.	Low	48" o.c.
	Larrea tridentata / Creosote	5 Gal.	Low	96" o.c.
	Salvia leucantha / Mexican Bush Sage	5 Gal.	Low	48" o.c.
	Simmondsia chinensis / Jojoba	5 Gal.	Low	60 o.c.
	Tecoma stans / Yellow Bells	5 Gal.	Moderate	24" o.c.

Cacti & Accents	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Agave sp. / Agave	5 Gal.	Very Low	72" o.c.
	Aloe sp. / Aloe	5 Gal.	Low	36" o.c.
	Carnegiea gigantea / Saguaro	24" Box	Low	Specimen
	Dasylirion sp. / Desert Spoon	15 Gal.	Low	84" o.c.
	Euphorbia rigida / Gopher Spurge	5 Gal.	Low	24" o.c.
	Euphorbia trucalli / Firestick	15 Gal.	Low	48" o.c.
	Fouquieria splendens / Ocotillo	Bare Root	Very Low	Specimen
	Hesperaloe funifera / Giant Hesperaloe	5 Gal.	Low	72" o.c.
	Hesperaloe parviflora / Red Yucca	5 Gal.	Low	48" o.c.
	Stenocereus thurberi / Organ Pipe Cactus	15 Gal.	Very Low	Specimen
	Yucca faxoniana / Spanish Dagger	24" Box	Low	Specimen
	Yucca pallida / Pale Yucca	15 Gal.	Low	36" o.c.
	Yucca rostrata / Beaked Yucca	24" Box	Low	Specimen
	Yucca rupicola / Twisted Yucca	15 Gal.	Low	36" o.c.

Vines	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Antigonn leptopus / Queen's Wreath	1 Gal.	Low	72" o.c.
	Bougainvillea sp. / Bougainvillea	5 Gal.	Moderate	72" o.c.
	Campsis radicans / Trumpet Creepor	5 Gal.	Moderate	72" o.c.
	Gelsemium sempevirens / Carolina Jasmine	5 Gal.	Moderate	72" o.c.
	Trachlespermum jasminoides / Star Jamsine	5 Gal.	Moderate	72" o.c.

Grasses	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Muhlenbegia rigens / Deer Grass	5 Gal.	Moderate	48" o.c.

Groundcovers	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Dalea greggii / Trailing Indigo Bush	1 Gal.	Low	48" o.c.

Theme 2 - Enhanced Desert (Golf)

Shrubs	Scientific Name / Common Name	Container Size	WUCOLS Zone	Spacing
	Calliandra californica / Baja Fairy Duster	5 Gal.	Low	60" o.c.
	Cordia parvifolra / Little Leaf Cordia	5 Gal.	Low	96" o.c.
	Eremophila maculata / Valentine Bush	5 Gal.	Low	48" o.c.
	Lavendula angustifolia / English Lavendar	5 Gal.	Moderate	36" o.c.
	Larrea tridentata / Creosote	5 Gal.	Low	96" o.c.
	Leucophyllum sp. / Sage Bush	5 Gal.	Low	72" o.c.
	Salvia leucantha / Mexican Bush Sage	5 Gal.	Low	48" o.c.
	Simmondsia chinensis / Jojoba	5 Gal.	Low	60 o.c.
	Sphaeralcea ambigua / Globe Mallow	5 Gal.	Low	36" o.c.
	Tecoma stans / Yellow Bells	5 Gal.	Moderate	24" o.c.

Cacti & Accents	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Agave sp. / Agave	5 Gal.	Very Low	72" o.c.
	Aloe / Aloe sp.	5 Gal.	Low	36" o.c.
	Carnegiea gigantea / Saguaro	24" Box	Low	Specimen
	Dasylirion sp / Desert Spoon	15 Gal.	Low	84" o.c.
	Euphorbia rigida / Gopher Spurge	5 Gal.	Low	24" o.c.
	Euphorbia trucalli / Firestick	15 Gal.	Low	48" o.c.
	Hesperaloe funifera / Giant Hesperaloe	5 Gal.	Low	72" o.c.
	Stenocereus thurberi / Organ Pipe Cactus	15 Gal.	Very Low	Specimen
	Yucca faxoniana / Spanish Dagger	24" Box	Low	Specimen
	Yucca pallida / Pale Yucca	15 Gal.	Low	36" o.c.
	Yucca rostrata / Beaked Yucca	24" Box	Low	Specimen
	Yucca rupicola / Twisted Yucca	15 Gal.	Low	36" o.c.

Vines	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Antigonn leptopus / Queen's Wreath	1 Gal.	Low	72" o.c.
	Bougainvillea sp. / Bougainvillea	5 Gal.	Moderate	72" o.c.
	Campsis radicans / Trumpet Creeper	5 Gal.	Moderate	72" o.c.
	Gelsemium sempevirens / Carolina Jasmine	5 Gal.	Moderate	72" o.c.
	Trachlespermum jasminoides / Star Jamsine	5 Gal.	Moderate	72" o.c.

Grasses	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Muhlenbegia rigens / Deer Grass	5 Gal.	Moderate	48" o.c.

Groundcovers	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Dalea greggii / Trailing Indigo Bush	1 Gal.	Low	48" o.c.

Theme 3 - Desert Oasis

Shrubs	Scientific Name / Common Name	Container Size	WUCOLS Zone	Spacing
	Bougainvillea sp. / Bougainvillea	5 Gal.	Moderate	60" o.c.
	Caesalpinia pulcherrima / Mexican Bird of Paradise	5 Gal.	Low	96" o.c.
	Calliandra californica / Baja Fairy Duster	5 Gal.	Low	60" o.c.
	Eremophila maculata / Valentine Bush	5 Gal.	Low	48" o.c.
	Rosmarinus officianlis / Rosemary	5 Gal.	Low	36" o.c.
	Salvia leucantha / Mexican Bush Sage	5 Gal.	Low	48" o.c.
	Tecoma stans / Yellow Bells	5 Gal.	Moderate	24" o.c.

Cacti & Accents	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Agave sp. / Agave	5 Gal.	Very Low	72" o.c.
	Aloe sp. / Aloe	5 Gal.	Low	36" o.c.
	Carnegiea gigantea / Saguaro	24" Box	Low	Specimen
	Dasylirion sp. / Desert Spoon	15 Gal.	Low	84" o.c.
	Euphorbia rigida / Gopher Spurge	5 Gal.	Low	24" o.c.
	Euphorbia trucalli / Firestick	15 Gal.	Low	48" o.c.
	Fouquieria splendens / Ocotillo	Bare Root	Very Low	Specimen
	Hesperaloe funifera / Giant Hesperaloe	5 Gal.	Low	72" o.c.
	Hesperaloe parviflora / Red Yucca	5 Gal.	Low	48" o.c.

Vines	Scientific Name Common Name	Container Size	WUCOLS Zone	Spacing
	Antigonn leptopus / Queen's Wreath	1 Gal.	Low	72" o.c.
	Bougainvillea sp. / Bougainvillea	5 Gal.	Moderate	72" o.c.
	Campsis radicans / Trumpet Creeper	5 Gal.	Moderate	72" o.c.
	Gelsemium sempevirens / Carolina Jasmine	5 Gal.	Moderate	72" o.c.
	Trachlespermum jasminoides / Star Jamsine	5 Gal.	Moderate	72" o.c.

Theme 4 - Amenity Landscape

Shrubs	Scientific Name / Common Name	Container Size	WUCOLS Zone	Spacing
	Angiozanthos / Kangaroo Paw	5 Gal.	Low	36" o.c.
	Bougainvillea sp. / Bougainvillea	5 Gal.	Moderate	60" o.c.
	Dianella revoluta / Flax Lilly	5 Gal.	Moderate	36" o.c.
	Eremophila hygrophana / Blue Bells	5 Gal.	Low	36" o.c.
	Eremophila maculata / Valentine Bush	5 Gal.	Low	48" o.c.
	Lavendula angustifolia / English Lavendar	5 Gal.	Moderate	36" o.c.
	Leucophyllum sp. / Sage Bush	5 Gal.	Low	72" o.c.
	Ilex vomitoria / Dwarf Yaupon Holly	5 Gal.	Moderate	60" o.c.
	Olea europaea 'Montra' / Dwarf Olive	5 Gal.	Low	36" o.c.
	Myrtus communis 'boetica' / Twisted Myrtle	15 Gal.	Moderate	60" o.c.
	Rosa 'Iceberg' / Iceberg Rose	5 Gal.	Moderate	36" o.c.
	Rosmarinus officianlis / Rosemary	5 Gal.	Low	36" o.c.
	Ruellia brittoniana / Mexican Petunia	5 Gal.	Low	36" o.c.
	Salvia leucantha / Mexican Bush Sage	5 Gal.	Low	48" o.c.
	Tecoma stans / Yellow Bells	5 Gal.	Moderate	24" o.c.

Cacti & Accents	Scientific Name / Common Name	Container Size	WUCOLS Zone	Spacing
	Agave sp. / Agave	5 Gal.	Very Low	72" o.c.
	Aloe sp. / Aloe	5 Gal.	Low	36" o.c.
	Echinocactus grusonii / Golden Barrel	5 Gal.	Low	36" o.c.
	Euphorbia rigida / Gopher Spurge	5 Gal.	Low	24" o.c.
	Euphorbia trucalli / Firestick	15 Gal.	Low	48" o.c.
	Yucca pallida / Pale Yucca	15 Gal.	Low	36" o.c.
	Yucca rupicola / Twisted Yucca	15 Gal.	Low	36" o.c.

Vines	Scientific Name / Common Name	Container Size	WUCOLS Zone	Spacing
	Antigonn leptopus / Queen's Wreath	1 Gal.	Low	72" o.c.
	Bougainvillea sp. / Bougainvillea	5 Gal.	Moderate	72" o.c.
	Campsis radicans / Trumpet Creeper	5 Gal.	Moderate	72" o.c.
	Gelsemium sempevirens / Carolina Jasmine	5 Gal.	Moderate	72" o.c.
	Jasminum sambac / Arabian Jasmine	5 Gal.	Moderate	72" o.c.
	Trachlespermum jasminoides / Star Jamsine	5 Gal.	Moderate	72" o.c.

Grasses	Scientific Name / Common Name	Container Size	WUCOLS Zone	Spacing
	Stipa tenuissima / Mexican Feather Grass	1 Gal.	Moderate	18" o.c.
	Muhlenbegia capillaris / Pink Muhly Grass	5 Gal.	Moderate	36" o.c.

Groundcovers	Scientific Name / Common Name	Container Size	WUCOLS Zone	Spacing
	Eremophila glabra 'Mingenew Gold' / Outback Sunrise Emu Bush	5 Gal.	Low	48" o.c.
	Tradescantia pallida / Purple Heart	5 Gal.	Moderate	24" o.c.

Source(s): VITA, Inc. (04-30-2026)

Figure 4-15

Not to Scale

Conceptual Landscape Plan

Theme 1 - Desert Planting



- **Lower density planting:** Emulate the open desert landscape by creating large drifts of drought tolerant species.This approach fosters a natural, unstructured aesthetic.
- **Large massing of Trees and informal arrangement:** Group of drought tolerant trees in expansive, informal clusters, mimicking the wide, open feel of desert environments.
- **Drought-tolerant, low-maintenance Shrubs:** drought tolerant shrubs and grasses that thrive in arid conditions, requiring minimal

Theme 2 - Enhanced Desert (Golf)



- **Higher density desert landscaping:** Increase the massing of desert plants to highlight the beauty and dynamism of nature's open spaces.
- **Extended canopy tree massing:** Extend large groupings of canopy trees across streets and trails, creating visual patterns along the drive.
- **Mounded grasses:**Incorporate mounding grasses to add texture and depth to the landscape.
- **Drought-tolerant, low-maintenance plants:** native shrubs and grasses that thrive in arid conditions, requiring minimal maintenance.

Theme 3 - Desert Oasis



- **Reserved for entry road and cul-de-sacs.**
- **Characterized by flowering shrub species, and ornamental grasses:** are arranged with reapeated patterning to signify an area of interest as seen from a distance.
- **Mounded grasses:**Incorporate mounding grasses to add texture and depth to the landscape.
- **Date palms, citrus trees and agricultural groves:** reminiscent of historical farming practices, add a unique and iconic element to the area.

Theme 4 - Amenity Landscape



- **Reserved for amenity spaces, highest density built product, and core area.**
- **Repetted patterned arrangements:** Implement more structured and visually cohesive patterns of tree groupings and date palms, providing a refined, organized feel.
- **Display of Sccuients, Accents, And the addition of colorful plant species**

Source(s): VITA, Inc. (08-26-2025)

Figure 4-16

Not to Scale

Conceptual Landscape Character Narrative

4.3 ARCHITECTURAL DESIGN GUIDELINES

4.3.1 RESIDENTIAL ARCHITECTURAL VISION

The RANCH AT MADISON architectural vision relies on the following design principles:

Site Context and Integration: Thoughtfully place buildings to preserve views of the surroundings from the common areas and maximize views for the residents within their homes. Also, site building to accommodate sustainable design where feasible.

Scale: Building forms shall be designed and well-proportioned resulting in a balanced composition of elements along the street scene. Vertical massing and proportion of one-story to two-story elements shall be considered.

Proportion: Each design element of the home should have an inherent proportional relationship to each other and to the overall community design, creating a balanced composition. Exaggerated or overly stylized elements should be avoided.

Color: Architecture shall defer to the desert landscape with natural textures, tones, and materials consistent with color palettes complementary to the desert environment. Color shall also be authentic to the architectural style that it is being applied to.

Material Authenticity: Building materials should be used as honest expressions of their function, structural capabilities or regional context. This means utilizing natural materials over "manufactured" and/or local materials over imported.

Rhythm and Balance: A harmonious recurrence of building forms, elements, materials or color to create a sense of serenity and balance in the architectural composition is encouraged.

Texture: A rich and varied palette of textures is encouraged to minimize the reflectivity of walls and roofs as long as they are harmonious from house to house.

Shade and Shadow: Large scale texturing of a building may also be achieved by shade and shadow. A series of transitional spaces, such as trellises, loggias, overhangs, deeply recessed doors and windows, courtyards or outdoor rooms, can help create visually rich compositions, provide weather and sun protection and establish strong indoor/outdoor relationships throughout the home.

Appropriateness: The degree of individual design expression will be measured relative to the home's landscape context and the overall aesthetic goals for the RANCH AT MADISON. A design deemed inappropriate may not be a reflection of the quality of the design but may be considered too individualistic or object oriented and therefore inappropriate. In essence, homes should not strive to make a statement that competes with the rest of the community.

4.3.2 RESIDENTIAL MASSING AND SCALE

Homes should be broken down into smaller components to reduce the massing volume. This can be achieved through a variety of architectural techniques and treatments such as:

- Varied roof forms and heights;
- Variation in materials and color;
- Architectural articulation;
- Courtyards, loggias, trellises, or brise-soleil; and/or
- Clearly defined entry features.

4.3.3 Roof Form

Rows of homes seen from a distance or along large roads are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roof line. Articulate the building base and roof lines to express a variety of conditions and minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights. Individual roof plans may be simple but should vary between plans.

4.3.4 Windows and Doors

Window details differentiate architectural styles and can provide a high level of architectural enrichment. The selection and proportion of the windows to the façade shall be responsive to the architectural style of the building. Size and shape shall be considered to assure a balanced relationship with the surrounding roof and walls. In general, windows should enhance rather than dominate the overall architectural character.

- To withstand the desert heat, high-performance residential windows with responsive passive solar shading strategies are encouraged. Window sash colors shall complement the building.
- Large panes or walls of operable glass that allow spaces to flow seamlessly indoor-outdoor may be used at select locations. If trim is used, it shall complement the building.
- The style of windows shall be compatible with the architectural style of the residence. The eclectic use of different window styles or shapes on one building plane may be considered appropriate provided the resulting composition remains coherent.
- Clerestory windows encouraging a natural stack effect for ventilation and visually allowing the roof to float above the wall plane shall be used as long as they are consistent with the style of the residence.

4.3.5 Entries

Entries should create an initial impression, locate and frame the doorway, act as an interface between public and private spaces.

- Wherever possible, plans should orient the front door and principal access toward the street.

- Incorporate appropriate roof elements, columns, feature windows and/or architectural forms in the entry statement to emphasize the building character and the location of the doorway.
- Entries can be signified by porches, trellises, columns, recesses, projections, sidelights, other architectural features and\or vibrant color accents.
- If front entry location is not immediately obvious due to building configuration, direct and draw the observer to it with added elements such as pathways, lighting and landscape.

4.3.6 Garage Doors

Garage doors are an important architectural feature. Thus, the aesthetic of the garage doors is of high design importance and shall be compatible and enhance the home's architectural style. The following are recommendations to enhance the street scene incorporating garage doors as a design feature:

- Garage doors shall be compatible with the architectural style of the residence.
- Provide different garage door patterns from one home to the next.
- Three-car garages should incorporate a double door and single door or three single doors.
- Where three car garages are proposed in custom home construction, at least one garage entrance should be offset or detached from the remaining two entrances.

4.3.7 Residential Porches, Loggias, Balconies, and Railings

- Porches, loggias, and balconies facilitate seamless indoor-outdoor experiences and provide visual interest, shadow, texture, and shade.
- Second story balconies shall be designed as an integral component of the residence and may be expressed as recessed or additive.
- Railing details will be in harmony with the architectural character of the residence.

4.3.8 Residential Exterior Stairs

Exterior Stairs shall be simple elements which complement the massing and form of the residence.

Exterior stairs shall be visually unobtrusive and not a focal point for the front elevation.

Preferred locations for exterior stairs are at the rear elevation or within a courtyard.

4.3.9 Residential Building Details

- Exterior residential mechanical equipment shall be screened from view by walls, fences, or landscaping.

- Guest houses, casitas, detached garages, and carports will be architecturally consistent with the design of individual residences.
- Flashing and sheet-metal shall be prefinished.
- Vents, roof appurtenances, gutters, and downspouts shall be integrated into the residential design or screened from view.

4.3.10 Residential Outdoor Spaces

Residential courtyards and outdoor spaces will be designed to seamlessly integrate indoor and outdoor experiences. Trees, shade canopies, trellises, or other landscape elements provide shade and comfort and create outdoor gathering spaces that connect with interior uses.

4.3.11 Color, Materials, and Finishes

The primary goal of color and materials palettes is to further enhance and define the architectural styles within the Ranch at Madison. Equally important is the composition of color and materials to achieve a harmonious and visually interesting community.

Selected colors and materials should be appropriate to the styles they represent and used to further differentiate from the other styles. Architectural screens and accessory structures should be compatible in material, color and texture to the main buildings.

The composition of materials and textures contributes to the architectural expression of the residences. Specific materials shall be identified for each architectural style. The chosen materials shall represent the specific architectural style enhancing the community aesthetic.

- Use complementary building materials that promote a harmonious appearance and provide interest and variety consistent with the architectural styles.
- Where using concrete roof tile, use style-appropriate concrete roof tile blends; prohibit overly dramatic blends with extreme contrast.
- Material finishes should express permanence and quality.
- Create a more solid and permanent appearance with stone or other masonry materials, particularly as accents.
- Avoid frequent changes in materials.
- Detail finishes properly with the architectural style.
- Use high-quality, durable, low-maintenance materials.

Stucco

Stucco finishes should project high quality and be appropriate to the architectural style. Heavy Lace and Spanish Texture stucco finishes are prohibited.

- All stucco trim details (such as window surrounds, window sills, roof eaves, column details, lintels, etc.) must be constructed with a level of precision and accuracy to express the authentic execution of the style.
- Use clean, crisp and smooth stucco details.
- Use a different trim stucco finish or color from the wall stucco finish.
- No rough trowel or uneven stucco finish.
- Carefully locate stucco control joints if applicable on elevation designs.

Material Wrapping

Architectural elements must not end at the corner of a building and shall wrap around the corner and extend to a logical terminus point that is incorporated into the overall architectural design.

- Wrap columns, tower elements and pilasters entirely.
- Transition paint at interior corners.

Wood

Wood is a material used in many architectural styles. However, maintenance concerns, a desire for long-term architectural quality and new high-quality manufactured alternative wood materials, make the use of real wood material subject to thoughtful consideration and scrutiny. Where “wood” is referred to in this document, it can also be interpreted as simulated wood trim with style-appropriate wood texture.

4.3.12 RESIDENTIAL LIGHTING

Lighting Appropriate lighting is essential in creating an inviting evening atmosphere for the community. All lighting shall be non-obtrusive.

- Limit all exterior lighting to the minimum necessary for safety, wayfinding, careful illumination of functional exterior spaces, and measured landscape illumination for aesthetic purposes.
- Shield all exterior lighting to minimize glare and light spill onto adjacent properties.
- Use exterior entry lights that complement the architectural style.
- Use low voltage lighting for landscaping.
- Lighting shall be "dark skies" compliant fixtures.

4.4 ARCHITECTURAL STYLES

Architecture is a key component of the appearance of the RANCH AT MADISON. The following design guidelines provide general design criteria and guidance with the goal of promoting visual compatibility while allowing for individuality and architectural diversity in the neighborhoods. The range of RANCH AT MADISON architectural styles and home types will contribute to visual interest and street scenes. The various lot sizes will accommodate lifestyle diversity and market desires, creating a rich community fabric. Building form, color and materials will be designed to reflect the legacy of the land and the desired warmth of the community.

- Spanish
- Adobe Ranch
- Desert Contemporary
- Mid-Century Modern

Additional styles may be considered; however, they must follow the same principles and attention to detail as the specific styles provided. Newly introduced styles are permitted, but must be compatible with the overall RANCH AT MADISON community aesthetic.



4.4.1 SPANISH

The following is a menu of common features that are identifiable for this style.

Table 4-1 Characteristics for Spanish Elevations

Element	Menu of Common Features
Roof Form	• Hip or gable roofs • Roof pitches 3½:12 to 5:12 • Rafter tails, shaped tails preferred • Parapets with barrel tile caps • 0" to 24" overhangs
Roof Material	• Concrete "S" tile
Wall Materials	• Medium sand float stucco finish (16/20 minimum) • Decorative ceramic tile or brick accents
Trim and Details	• Trim at windows and doors • Closed or exposed eaves • Gable end details • Decorative metal ornamentation • Style appropriate entry light and garage door fixtures • Porches, balconies, or courtyards
Windows	• Casement windows • Vertically proportioned windows with or without simple divided lites
Doors and Gates	• Front and garage door patterns to complement style • Recessed front entry doors • Rectangular or arched surrounds (following door design)





4.4.2 ADOBE RANCH

The following is a menu of common features that are identifiable for this style.

Table 4-2 Characteristics for Adobe Ranch Elevations

Element	Menu of Common Features
Roof Form	• Flat roofs • Roof pitches 3½:12 to 5:12 • Rafter tails • Parapets with barrel tile caps • 0" to 24" overhangs
Roof Material	• Concrete "S" tile • High-albedo, Energy Star-rated TPO
Wall Materials	• Medium sand float stucco finish (16/20 minimum) • Slump block, painted brick or rustic brick • Accent Siding
Trim and Details	• Stucco-wrapped, high density foam trim on stucco walls • Recessed windows • Brick accents, clay tile wall caps and sills • Wood trim with siding • Prominent wood headers at large opening • Iron hardware
Windows	• Vertically proportioned windows with divided lites • Recessed windows at slump block and brick exterior walls • Recessed feature window (4" or greater)
Doors and Gates	• Plank-style entry doors, also appropriate at courtyard entry • Deeply recessed, plank entry doors, complementary hardware trim • Wood or style-inspired, metal entry gate doors to accent main entry door • Wrought iron gates • Raised panel or plank-style, wood-grain-patterned garage door • Carriage style garage door





4.4.3 DESERT CONTEMPORARY

The following is a menu of common features that are identifiable for this style.

Table 4-3 Characteristics for Desert Contemporary Elevation

Element	Menu of Common Features
Roof Form	• Parapet, hip OR shed roof, Expressed flat roofs • Simple unadorned parapet walls • Roof pitch range: flat or 3 1/2:12 and 4:12
Roof Material	• Flat concrete tile, smooth finish • Standing seam, corrugated OR ribbed metal roofs • No shake roof tile • High-albedo, Energy Star-rated TPO
Wall Materials	• Light to medium stucco finish (16/20 minimum) • Stone veneer accents • Fiber cement siding used as accent • Metal paneling
Trim and Details	• Minimal ornamentation • Simulated wood accents • Metal pipe balcony railings
Windows	• Vertically proportioned windows OR ganged windows • Square OR rectangle window accents • Canopies/eyebrows • Horizontal mullions
Doors and Gates	• Glass entry doors • Simple horizontal simulated wood garage doors (no panels)





4.4.4 Mid-Century Modern

The following is a menu of common features that are identifiable for this style.

Table 4-4 Characteristics for Mid-Century Modern Elevations

Element	Menu of Common Features
Roof Form	• Primary roof: flat OR sloped roof • "Thin" fascias
Roof Material	• Flat concrete tiles • Metal • High-albedo, Energy Star-rated TPO
Wall Materials	• Stucco (20/30 sand finish typical) • Simulated wood siding (horizontal or vertical) • Exposed decorative concrete block acceptable at impact locations.
Trim and Details	• Post and beam look • Breeze block/concrete block for privacy walls • Siding (vertical or horizontal), decorative concrete block, veneer
Windows	• Large spans of glass (2" recess typical) • Sliders or single hung acceptable • Window and door frames must match
Doors and Gates	• Glass door entry doors • Glass garage doors • Colored solid doors • Doors with sidelights or clerestory window





Implementation Plan



Chapter Five presents the policies and procedures for the County of Riverside's review and approval of implementing projects and describes the methods and procedures for interpreting and amending the Specific Plan as necessary.

5.1 Implementation of Specific Plan

5.2 Modifications to the Specific Plan

5.3 Financing Plan

5 | IMPLEMENTATION PLAN

5.1 IMPLEMENTATION OF SPECIFIC PLAN

Approval of the RANCH AT MADISON SPECIFIC PLAN indicates acceptance by the Riverside County Board of Supervisors of a general framework of development for the 174-acre property. Part of that framework establishes specific development standards that constitute the zoning regulations for the RANCH AT MADISON SPECIFIC PLAN.

5.2 MODIFICATIONS TO THE SPECIFIC PLAN

It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the implementation phase of the RANCH AT MADISON due to changes to market forces, architecture styles, building materials, alternative energy strategies, etc. All modifications to the Specific Plan shall occur in accordance with one of the applications and its associated procedures described in this Section.

Modifications to the Specific Plan may occur through two distinct processes: "Substantial Conformances" and "Specific Plan Amendments." To qualify for consideration as a Substantial Conformance, the proposed modifications must be found, by the County Planning Department, a non-substantial modification of a condition of approval, diagram, or text of the Specific Plan that does not change the basic design or improvements required and is consistent with the original resolution adopting the Specific Plan, the conditions of approval, and the Specific Plan text. Specific Plan Amendments are not required to be in considerable conformance with the RANCH AT MADISON SPECIFIC PLAN. Modifications to the Specific Plan may be requested at any time pursuant to California Government Code §65453(a).



5.2.1 Substantial Conformances

A Substantial Conformance shall be processed in the event that the Riverside County Planning Department determines that the proposed modifications to the Specific Plan text, graphics, Zoning Ordinance, and/or project design do not change the character or intent of the project because they do not involve one of the following changes, and therefore do not require a Specific Plan Amendment or amendment to the Development Agreement. Substantial Conformances to the Specific Plan shall be processed in accordance with Section 2.11 (Determination of Project Conformance with Adopted Specific Plan), of the Riverside County Zoning Ordinance (Ordinance No. 348).

1. Alter the Permitted Uses within the Specific Plan Zoning Ordinance as a whole.
2. Increase the total number of dwelling units within the Specific Plan.
3. Increase the permitted square footage of floor area by more than twenty (20%) percent.
4. Increase the maximum height of proposed buildings or structures by more than twenty (20%) percent.
5. Delete a requirement for the reservation or dedication of land for public purposes with the Specific Plan as expressly allowed by Exhibit "F" (Development Agreement).
6. Delete or cancel a public benefit except as permitted by Exhibit "F" (Development Agreement).

5.2.2 Specific Plan Amendments

All Specific Plan modifications which do not meet the criteria of a Substantial Conformance as defined in Section 5.2.1 of this Specific Plan or as may be determined by the Director of the Riverside County Planning Department, shall be deemed to require a Specific Plan Amendment. This Specific Plan was prepared pursuant to California Government Code §65450, et. seq. Subsequent Amendments to the Specific Plan shall be processed in accordance with the applicable requirements of the law, which include California Government Code §65450, et. seq. and Chapter XVIIa, Section 17.25 (SP Zone - Specific Plan), of the Riverside County Zoning Ordinance (Ordinance No. 348). Depending on the nature of the proposed Specific Plan Amendment, a supplemental analysis may be required, pursuant to the California Environmental Quality Act (CEQA) §15162.

5.3 Financing Plan

The developer shall be responsible for financing construction of the infrastructure improvements required to support the project, such as perimeter and internal streets, water lines, sewers, and storm drains. All necessary infrastructure improvements shall be developed in conjunction with the applicable phasing plan. The financing of construction, operation, and maintenance of public improvements and facilities will include funding through a combination of private financing mechanisms. However, the developer shall be ultimately responsible for all fair share costs

associated with implementing the project, including but not limited to the costs of providing infrastructure and complying with mitigation measures, conditions of approval, and other requirements of the project.

APPENDIX A: ZONING ORDINANCE

ORDINANCE NO. 348.xxxx

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:

SECTION 17.XX SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 00408.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 00408 shall be the same as those uses permitted in Article IXf, Section 9.86 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.86 shall also include sports fields, playgrounds, pump tracks, farm to table areas, racquet courts, event barns, croquet and bocce ball courts, event lawns, recreational lagoons, wellness and fitness facilities, food and beverage facilities, water features, and irrigation ponds.

(2) The development standards for Planning Area 1 of Specific Plan No. 00408 shall be the same as those standards identified in Article IXf, Section 9.86 of Ordinance No. 348, except that the development standards set forth in Article IXf, Section 9.87.i. (1) shall be deleted and replaced by the following:

A. One family dwellings or associated structure(s) shall have a minimum side setback of no less than five (5) feet..

In addition, the following standard shall also apply:

AA. The minimum distance between one family dwellings or associated structure(s) shall be twelve (12') feet from side to side, fifteen (15') feet from rear to rear or side, and sixteen (16') feet from front to front.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXf of Ordinance No. 348.

b. Planning Areas 2, 3, & 4.

(1) The uses permitted in Planning Areas 2, 3, & 4 of Specific Plan No. 00408 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 2, 3, & 4 of Specific Plan No. 00408 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., e. (1), (2), (3), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed three stories, with a maximum height of 35 feet.

B. Lot area shall be not less than twenty-eight thousand five hundred (28,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be one hundred fifty feet (150') with a minimum average depth of one hundred ninety feet (190'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard for living areas and porches shall be not less than fifteen feet (15') from the right-of-way. The face of the garage shall not be less than twenty feet (20') from the right-of-way. In a side-entry garage condition, the front yard shall not be less than fifteen feet (15').

E. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the right-of-way, upon which the main building sides.

F. The rear yard shall not be less than fifteen feet.

G. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. In no case shall more than seventy percent (70%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than sixty-five percent (65%) of any lot be covered by buildings for lots with two-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

c. Planning Areas 5, 6, & 7.

(1) The uses permitted in Planning Areas 5, 6, & 7 of Specific Plan No. 00408 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 5, 6, & 7 of Specific Plan No. 00408 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., e. (1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed three stories, with a maximum height of 35 feet.

B. Lot area shall be not less than eight thousand eight hundred (8,800) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be eighty feet (80') with a minimum average depth of one hundred

ten feet (110'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The front yard for living areas and porches shall be not less than ten feet (10') from the right-of-way. The face of the garage shall not be less than twenty feet (20') from the right-of-way. In a side-entry garage condition, the front yard shall not be less than fifteen feet (15').

E. Side yards on interior and through lots shall be not less than five feet (five') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the right-of-way, upon which the main building sides.

F. Chimneys, air conditioning units, and fireplaces shall be allowed to encroach into side yards (on the non-gated side) and rear yards, a maximum of two feet (2'). No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following standard shall also apply:

AA. In no case shall more than seventy percent (70%) of any lot be covered by buildings for lots with one-story buildings and in no case shall more than sixty-five percent (65%) of any lot be covered by buildings for lots with two-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

d. <u>Planning Areas 8, 9, 10, 11, 12, and 13.</u>

(1) The uses permitted in Planning Areas 8, 9, 10, 11, 12, and 13 of Specific Plan No. 00408 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348. In addition, the permitted uses identified under Section 8.100 shall also include roadway improvements, grading, manufactured slopes, landscaping, irrigation ponds, stormwater facilities, trails, and golf cart paths,

(2) The development standards for Planning Area 8, 9, 10, 11, 12, and 13 of Specific Plan No. 00408 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

Section 2. Article IXf of Ordinance No. 348 is amended in its entirety to read as follows:

SECTION 17.XX SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 00408.

Section 3. This Ordinance shall take effect 30 days after its date of adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

BY: _____
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
Clerk to the Board

By:_____
Deputy

(SEAL)

APPROVED AS TO FORM AND CONTENT:

By:_____

SCIENTIFIC NAME	COMMON NAME
PALMS	
Brahea armata	Mexian Blue
Cycas revoluta	Sago Palm
Chamaerops humilis	Mediterranean Fan Palm
Phoenix dactylifera	Date Palm
Phoenix canariensis	Canary Island Palm
Washingtonia filifera	California Fan Palm
TREES	
Caesalpinia cacalaco	Cascalote
Cercidium praecox	Palo Brea
Cercidium floridum	Blue Palo Verde
Chilopsis linearis	Desert Willow
Chitalpa X	Tashkentensis
Cordia boissieri	Mexican Olive
Citrus Species	Citrus
Olea europa	Olive
Olneya tesota	Ironwood
Prosopis glandulosa	Honey Mesquite
Prosopis velutina	Velvet Mesquite
Sophora secundiflora	Silver Sierra
CACTI / ACCENTS	
Agave vilmoriniana	Octopus Agave
Agave weberi	Weber's Agave
Agave 'Blue Flame'	Blue Flame Agave
Agave 'Blue Glow'	Blue Glow Agave
Aloe barbadensis	Medicinal Aloe
Aloe ferox	Cape Aloe
Aloe Striata	Coral Aloe
Aloe x 'Blue Elf'	Blue ELF Aloe
Carnegiea gigantea	Saguaro
Dasylirion texanum	Green Desert Spoon
Dasylirion wheeleri	Desert Spoon
Echinocactus grusonii	Golden Barrel Cactus
Euphorbia rigida	Gopher Plant
Euphorbia tirucalli	Firesticks / Pencil Cactus
Fouquieria splendens	Ocotillo
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe parvifolia 'Perpa'	Brakelights Yucca
Stenocereus thurberi	Organ pipe cactus
Mediopicta Aurea	Agave Americana
Yucca pallida	Pale Yucca
Yucca rostrata	Beaked Yucca
Yucca rupicola	Twistleaf Yucca
Yucca faxoniana	Spanish Dagger

SCIENTIFIC NAME	COMMON NAME
SHRUBS / GRASSES	
Acacia redolens	Prostrate Acacia
Anigozanthos	kangaroo Paw
Bouteloua gracilis	Blond Ambition Grass
Bougainvillea 'Monka'	Oo-La-La@ Bougainvillea
Bougainvillea	Torch Glow
Bougainvillea	Rosenka
Bougainvillea	Barbara Karst
Campsis radicans	Trumpet Vine
Caesalpinia pulherrima	Mexican Bird of Paradise
Calliandra californica	Baja Fairy Duster
Chrisactinia mexicana	Damianita
Cordia parvifolia	Little Leaf Cordia
Dalea greggii	Trailing Indigo Bush
Dianella revoluta	Little Rev™ Flax Lily
Dodonaea viscosa	Hop Bush
Eremophila maculata	Emu Bush
Eremophila maculata Valenitine	Valentine Bush
Fallugia paradoxa	Apache Plume
Lavendula angustifolia	Lavender
Larrea tridentata	Creosote Bush
Leucophyllum frutexcens	Texas Ranger
Leucophyllum Frutescens	White Cloud Texas Sage
Ilex vomitoria Nana	Dwarf Youpon Holly
Olea europaea 'Mantra'	Dwarf Olive
Muhlenbergia rigens	Deer Grass
Myrtus communis boetica	Twisted Myrtle
Penstemon baccharifolius	Diablo Rock Penstemon
Rosa Iceberg	Iceberg Rose
Ruellia brittoniana	Mexican Petunia
Rosmarinus officialis 'Arp'	Rosemary
Salvia leucantha	Mexican Bush Sage
Simmondsia chinensis	Jojoba
Sphaeralcea ambigua	Globe Mallow
Tradescantia pallida	Purple heart
Trachelospermum jasminoides	Star Jasmin
Tecoma	Orange Jubilee
Tecoma stans	Yellow Bells Bush

Source(s): VITA, Inc. (08-26-2025)

Theme 1 - Desert Planting



SCIENTIFIC NAME	COMMON NAME
TREES	
Cercidium praecox	Palo Brea
Cercidium floridum	Blue Palo Verde
Chilopsis linearis	Desert Willow
Olneya tesota	Ironwood
Prosopis glandulosa	Honey Mesquite
Prosopis velutina	Velvet Mesquite
CACTI / ACCENTS	
Aloe barbadensis	Medicinal Aloe
Carnegiea gigantea	Saguaro
Dasylirion texanum	Green Desert Spoon
Dasylirion wheeleri	Desert Spoon
Euphorbia rigida	Gopher Plant
Fouquieria splendens	Ocotillo
Hesperaloe funifera	Giant Hesperaloe
Stenocereus thurberi	Organ pipe cactus
Yucca rostrata	Beaked Yucca
Yucca faxoniana	Spanish Dagger

SCIENTIFIC NAME	COMMON NAME
SHRUBS / GRASSES	
Acacia redolens	Prostrate Acacia
Bouteloua gracilis	Blond Ambition Grass
Caesalpinia pulherrima	Mexican Bird of Paradise
Calliandra californica	Baja Fairy Duster
Chrisactinia mexicana	Damianita
Cordia parvifolia	Little Leaf Cordia
Dalea greggii	Trailing Indigo Bush
Eremophila maculata	Emu Bush
Fallugia paradoxa	Apache Plume
Larrea tridentata	Creosote Bush
Muh/enbergia rigens	Deer Grass
Penstemon baccharifolius	Diablo Rock Penstemon
Simmondsia chinensis	Jojoba
Sphaeralcea ambigua	Globe Mallow
Tecoma stans	Yellow Bells Bush

Source(s): VITA, Inc. (08-26-2025)



SCIENTIFIC NAME	COMMON NAME
TREES	
Cercidium praecox	Palo Brea
Cercidium floridum	Blue Palo Verde
Chilopsis linearis	Desert Willow
Chitalpa X	Tashkentensis
Olneya tesota	Ironwood
Prosopis glandulosa	Honey Mesquite
Prosopis velutina	Velvet Mesquite
CACTI / ACCENTS	
Aloe barbadensis	Medicinal Aloe
Agave weberi	Weber's Agave
Carnegiea gigantea	Saguaro
Dasylirion texanum	Green Desert Spoon
Dasylirion wheeleri	Desert Spoon
Euphorbia rigida	Gopher Plant
Euphorbia tirucalli	Firesticks / Pencil Cactus
Fouquieria splendens	Ocotillo
Hesperaloe funifera	Giant Hesperaloe
Stenocereus thurberi	Organ pipe cactus
Yucca rostrata	Beaked Yucca

SCIENTIFIC NAME	COMMON NAME
PALMS	
Phoenix dactylifera	Date Palm Mediterranean
Chamaerops humilis	Fan Palm California
Washingtonia filifera	Fan Palm
SHRUBS / GRASSES	
Acacia redolens	Prostrate Acacia
Bouteloua gracilis	Blond Ambition Grass
Calliandra californica	Baja Fairy Duster
Chrisactinia mexicana	Damianita
Cordia parvifolia	Little Leaf Cordia
Dalea greggii	Trailing Indigo Bush
Dodonaea viscosa	Hop Bush
Eremophila maculata	Emu Bush
Larrea tridentata	Creosote Bush
Leucophyllum Frutescens	White Cloud Texas Sage
Leucophyllum frutexcens	Texas Ranger
Muhlenbergia rigens	Deer Grass
Salvia leucantha	Mexican Bush Sage
Simmondsia chinensis	Jojoba
Sphaeralcea ambigua	Globe Mallow
Tecoma stans	Yellow Bells Bush

Source(s): VITA, Inc. (08-26-2025)

Theme 3 - Desert Oasis



SCIENTIFIC NAME	COMMON NAME
TREES	
Cercidium praecox	Palo Brea
Cercidium floridum	Blue Palo Verde
Chilopsis linearis	Desert Willow
Chitalpa X	Tashkentensis
Olea europa	Olive
Olneya tesota	Ironwood
Prosopis glandulosa	Honey Mesquite
Prosopis velutina	Velvet Mesquite
CACTI / ACCENTS	
Aloe barbadensis	Medicinal Aloe
Agave weberi	Weber's Agave
Agave vilmoriniana	Octopus Agave
Carnegiea gigantea	Saguaro
Dasylirion texanum	Green Desert Spoon
Dasylirion wheeleri	Desert Spoon
Euphorbia rigida	Gopher Plant
Euphorbia tirucalli	Firesticks / Pencil Cactus
Hesperaloe funifera	Giant Hesperaloe
Hesperaloe parvifolia 'Perpa'	Brakelights Yucca
Mediopicta Aurea	Agave Americana

SCIENTIFIC NAME	COMMON NAME
PALMS	
Phoenix dactylifera	Date Palm
Chamaerops humilis	Mediterranean Fan Palm
Washingtonia filifera	California Fan Palm
SHRUBS / GRASSES	
Acacia redolens	Prostrate Acacia
Bougainvillea 'Monka'	Oo-La-La@ Bougainvillea
Campsis radicans	Trumpet Vine
Caesalpinia pulherrima	Mexican Bird of Paradise
Calliandra californica	Baja Fairy Duster
Chrisactinia mexicana	Damianita
Dianella revoluta	Little Rev™ Flax Lily
Leucophyllum frutexcens	Texas Ranger
Olea europaea 'Montra'	Dwarf Olive
Penstemon baccharifolius	Diablo Rock Penstemon
Salvia leucantha	Mexican Bush Sage
Tecoma stans	Yellow Bells Bush

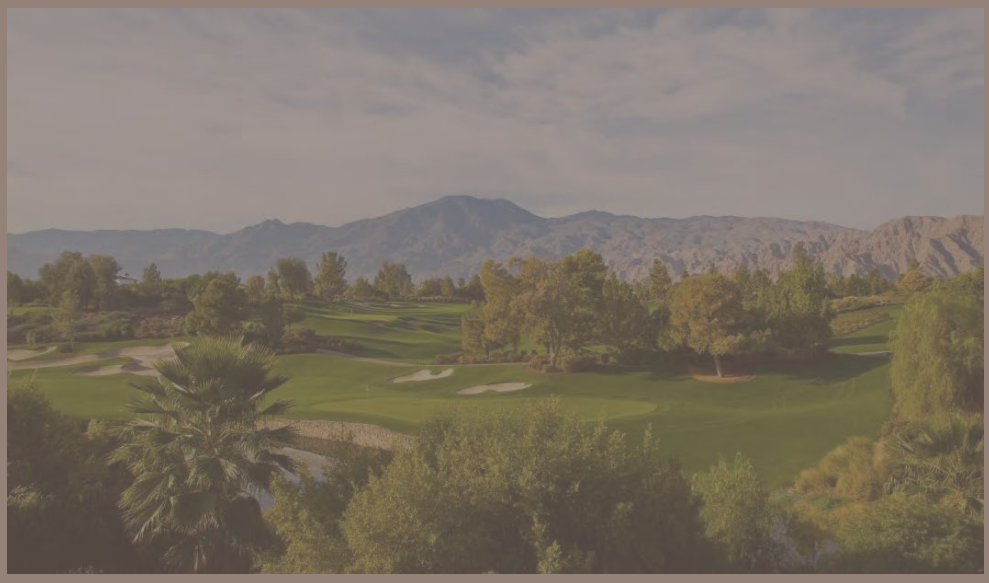
Source(s): VITA, Inc. (08-26-2025)



SCIENTIFIC NAME	COMMON NAME
PALMS	
Brahea armata	Mexian Blue
Cycas revoluta	Sago Palm
Chamaerops humilis	Mediterranean Fan Palm
Phoenix dactylifera	Date Palm
Phoenix canariensis	Canary Island Palm
Washingtonia filifera	California Fan Palm
TREES	
Caesalpinia cacalaco	Cascalote
Cercidium floridum	Blue Palo Verde
Chilapsis linearis	Desert Willow
Chitalpa x	Tashkentensis
Cordia boissieri	Mexican Olive
Citrus Species	Citrus
Olea europa	Olive
Olneya tesota	Ironwood
Prosopis glandulosa	Honey Mesquite
Prosopis velutina	Velvet Mesquite
Sophora secundiflora	Silver Sierra

SCIENTIFIC NAME	COMMON NAME
CACTI / ACCENTS	
Agave weberi	Weber's Agave
Agave 'Blue Flame'	Blue Flame Agave
Agave 'Blue Glow'	Blue Glow Agave
Aloe barbadensis	Aloe Vera
Aloe ferox	Cape Aloe
Aloe Striata	Coral Aloe
Aloe x 'Blue Elf'	Blue ELF Aloe
Echinocactus grusonii	Golden Barrel Cactus
Euphorbia rigida	Gopher Plant
Euphorbia tirucalli	Firesticks / Pencil Cactus
Yucca pallida	Pale Yucca
Yucca rupicola	Twistleat Yucca

Source(s): VITA, Inc. (08-26-2025)



ACKNOWLEDGEMENTS

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