



Supervisor Venable  
District 3  
DATE DRAWN 06/18/04

# AD 159

## DEVELOPMENT OPPORTUNITY

Planner: Mike Harrod  
Date: 06/18/04  
Exhibits Overview



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area **Rancho California**  
Plan:  
Township/Range: T7SR2W & T8SR2W

ASSESSORS  
BK. PG. 960 & 962

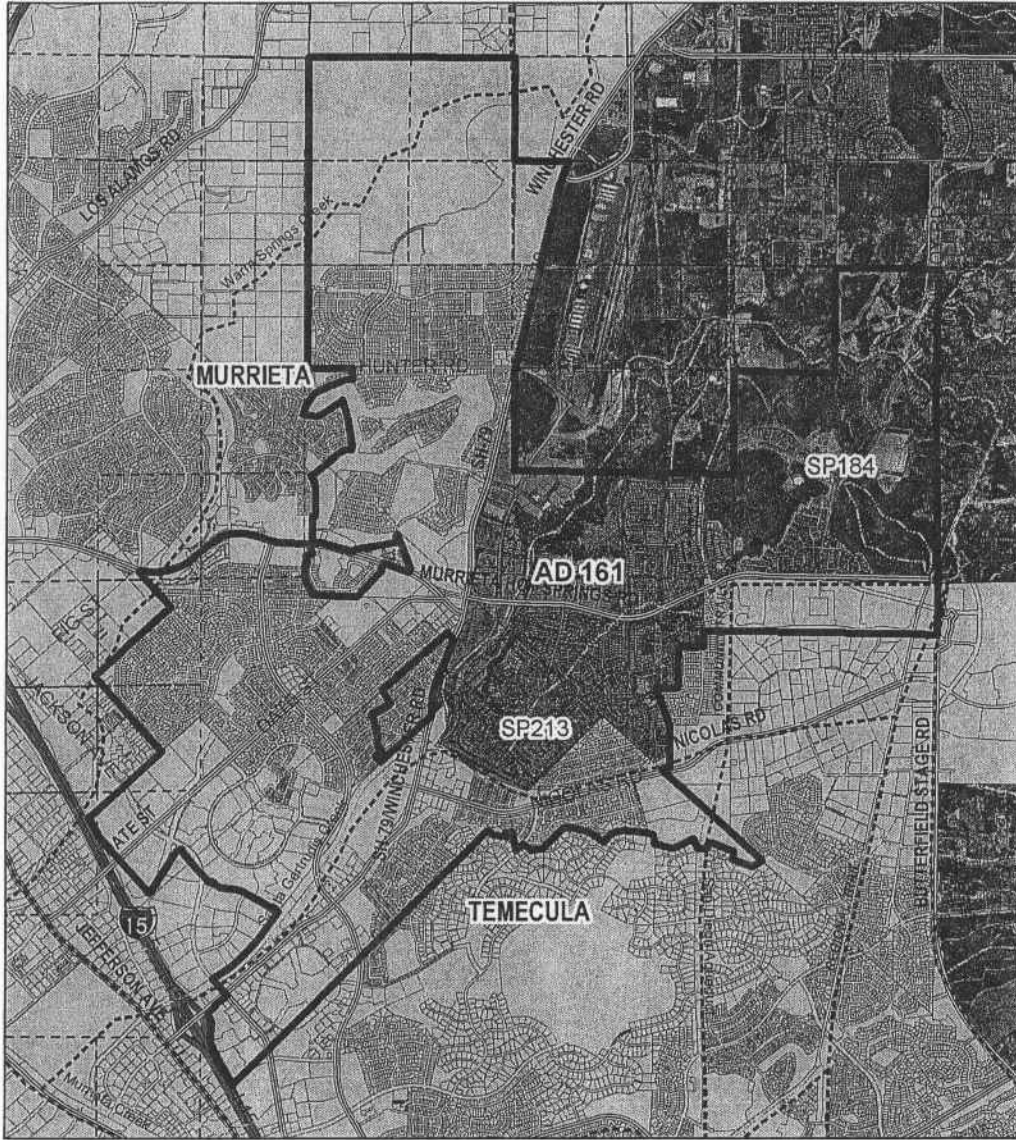


Supervisor Venable  
District 3  
DATE DRAWN 07/13/04

# AD 161

## DEVELOPMENT OPPORTUNITY

Planner: Mike Harrod  
Date: 07/14/04  
Exhibits Overview



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: Southwest Area  
Township/Range: T7SR2W T7SR3W  
SECTION: 1,12,13,24,25,26 & 17,18,19,20,30



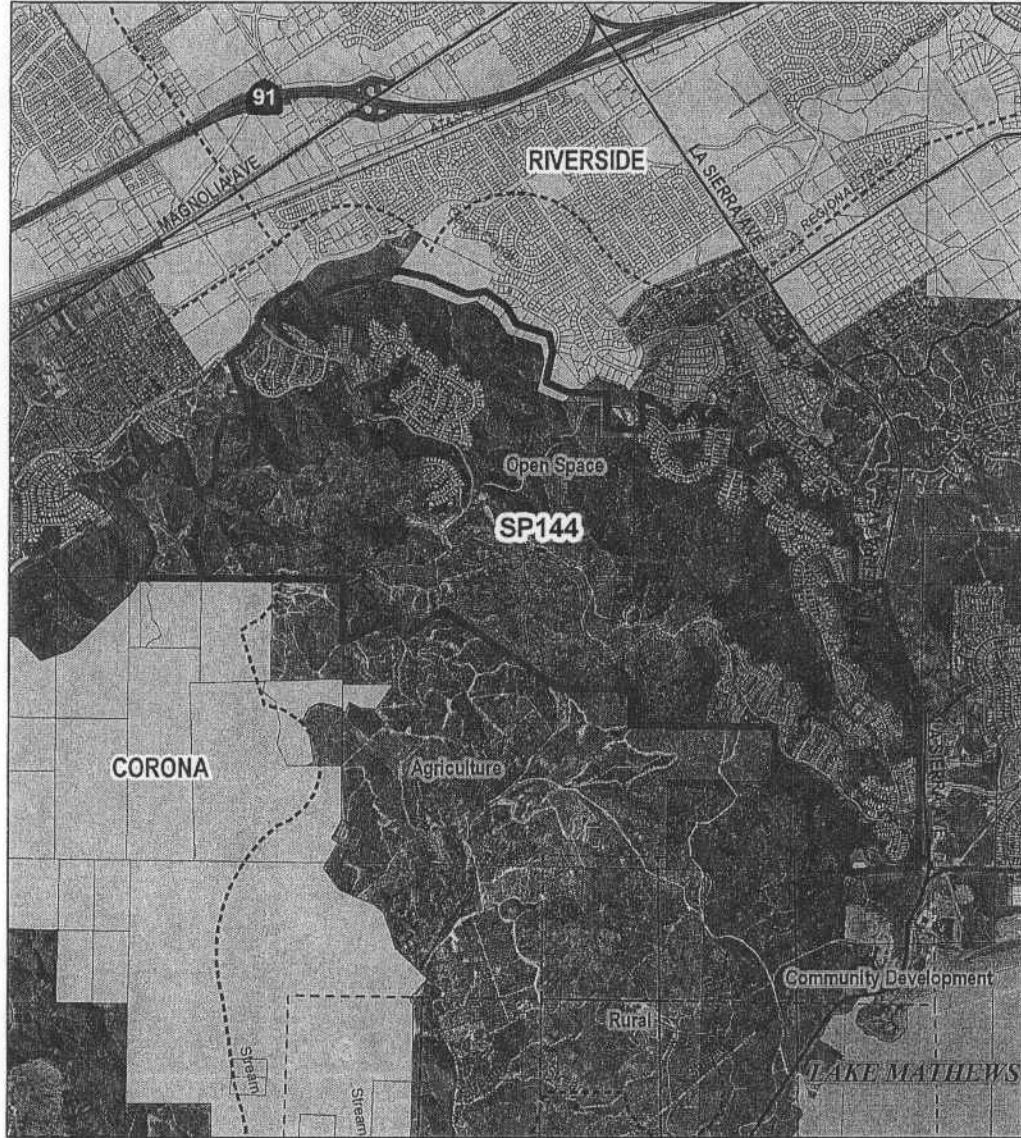
ASSESSORS 956-958  
BK. PG. 910,913,916,919,920  
THOMAS 899 B7  
BROS.PG



Supervisor Buster  
District 1  
DATE DRAWN 06/18/04

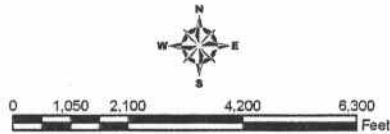
**CFD 84-2**  
**DEVELOPMENT OPPORTUNITY**

Planner: Mike Harrod  
Date: 06/18/04  
Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area **Lake Mathews**  
Plan:  
Township/Range: T3SR6W  
SECTION: 25, 26, 27, 35, 36



ASSESSORS 140, 135 &  
BK. PG. 136  
THOMAS  
BROS.PG

Supervisor Venable  
District 3  
DATE DRAWN 06/18/04

**CFD 86-1**  
DEVELOPMENT OPPORTUNITY

Planner: Mike Harrod  
Date: 06/18/04  
Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area **Winchester, Sun City, Antelope Valley**  
Plan:

Township/Range: T5SR3W, T6SR3W  
SECTION: 25, 26, 35, 36, 2

ASSESSORS 333, 334 &  
BK. PG. 364

THOMAS  
BROS.PG

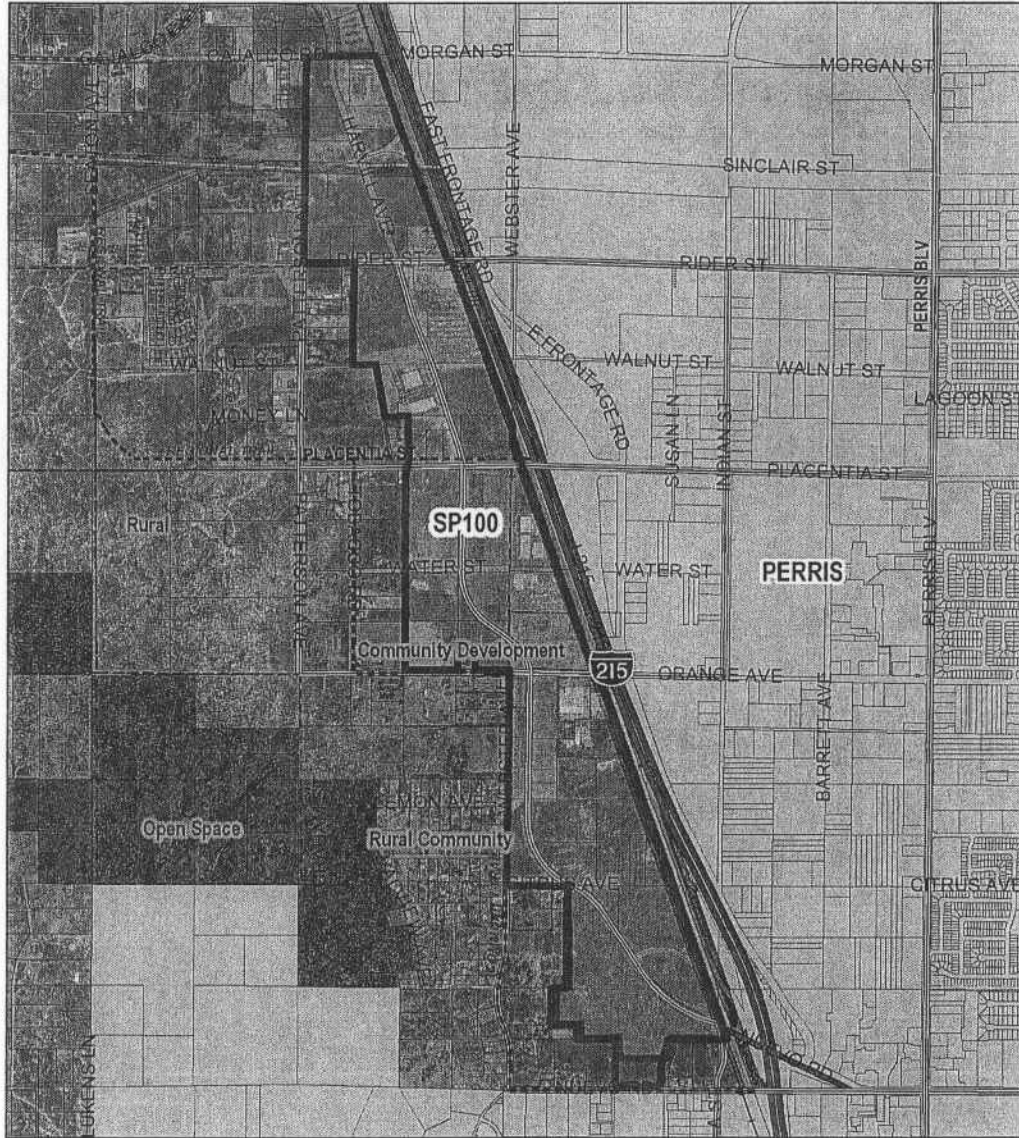


Supervisor Buster  
District 1  
DATE DRAWN 06/18/04

# CFD87-1

## DEVELOPMENT OPPORTUNITY

Planner: Mike Harrod  
Date: 06/18/04  
Exhibits Overview



### RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: North Perris  
Township/Range: T4SR4W & T4SR3W  
SECTION: 12, 13, 19

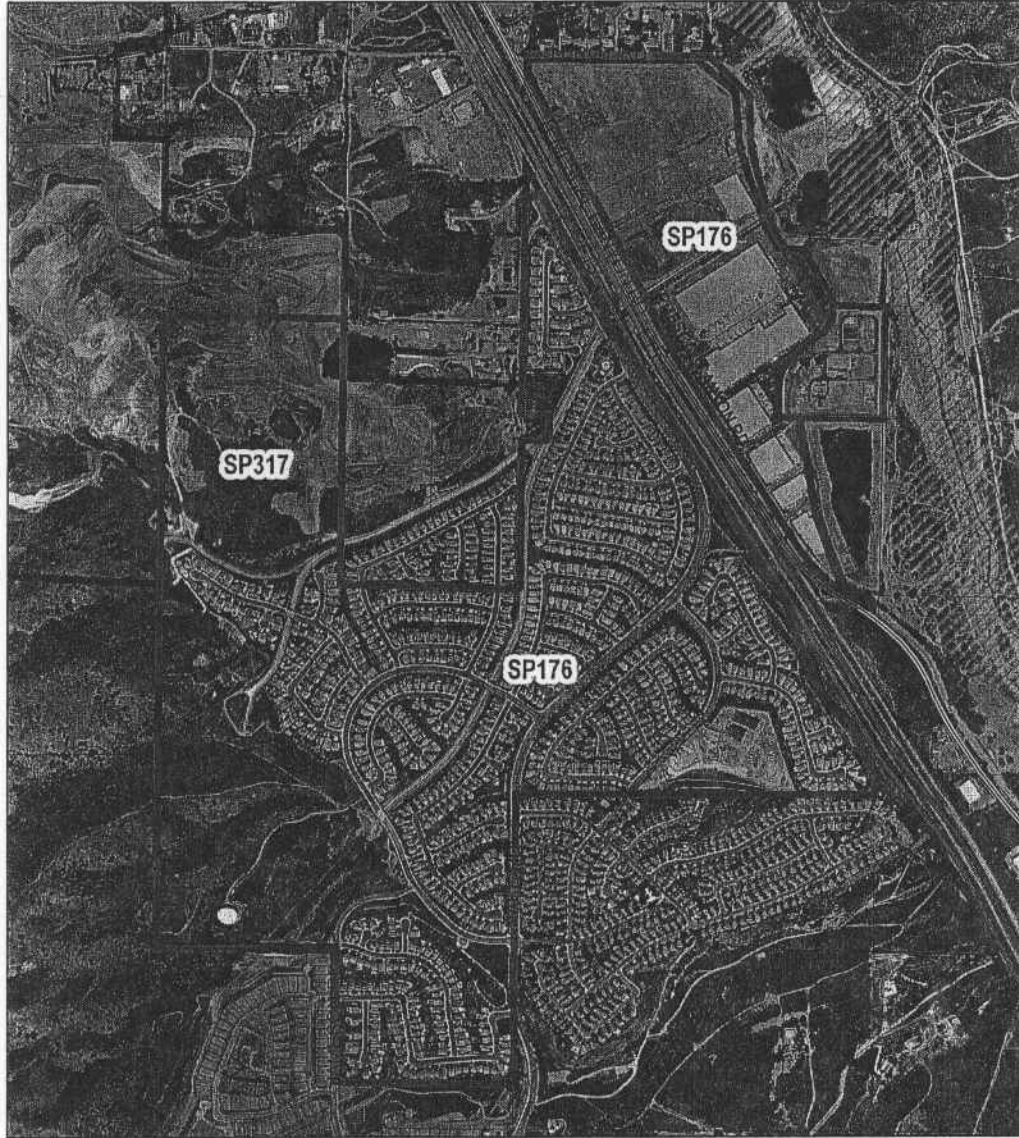


ASSESSORS 317, 305  
BK. PG.  
THOMAS  
BROS.PG

Supervisor Buster  
District 1  
DATE DRAWN 06/18/04

**CFD 87-5**  
**DEVELOPMENT OPPORTUNITY**

Planner: Mike Harrod  
Date: 06/18/04  
Exhibits Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: **Glen Ivy**  
Township/Range: T4SR6W  
SECTION: 27, 28, 33

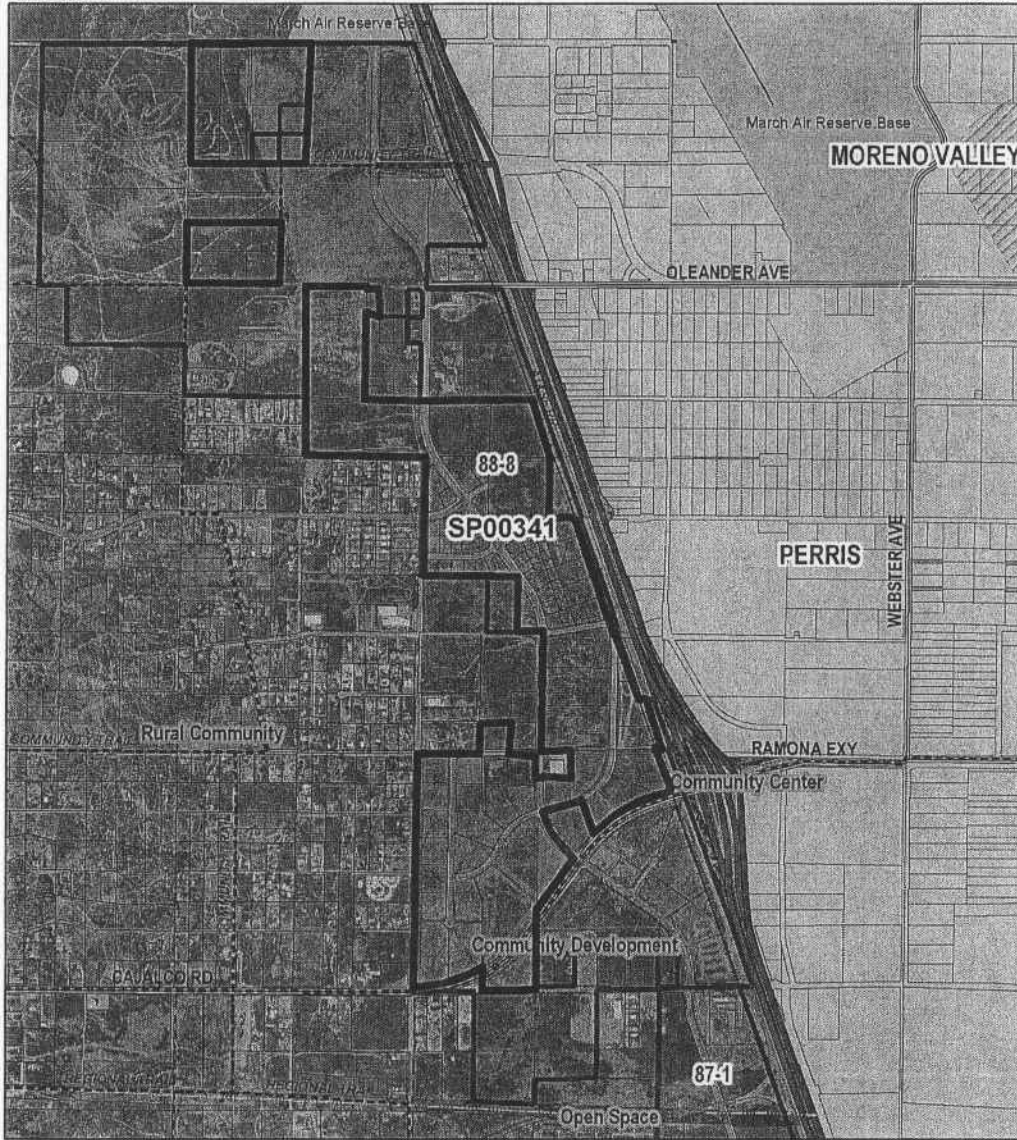


ASSESSORS 282, 283  
BK. PG.  
THOMAS  
BROS.PG

Supervisor Buster  
District 1  
DATE DRAWN 06/15/04

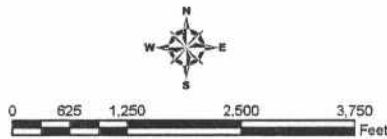
# CFD 88-8 DEVELOPMENT OPPORTUNITY

Planner: Mike Harrod  
Date: 06/21/04  
Exhibits Overview



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Area  
Plan: **March/North Perris**  
Township/Range: T4SR4W  
SECTION: 1, 2, & 12



ASSESSORS 314 - 26  
BK. PG.  
THOMAS 747 C7  
BROS.PG

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

418 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 19, 2004

**SUBJECT:** Ordinance Amendment No. 348.4198 - affecting the procedure for the adoption or amendment of a specific plan within the boundaries of the following districts: Assessment District No. 159; Assessment District No. 161; Community Facilities District 84-2; Community Facilities District 86-1; Community Facilities District 87-1; Community Facilities District 87-5; and Community Facilities District 88-8.

**RECOMMENDED MOTION:** That the Board of Supervisors introduce and adopt the above-referenced ordinance on successive weeks.

**BACKGROUND:** Ordinance Amendment No. 348.4198 would amend Section 2.6 of the County's land use ordinance, entitled, "Hearings on Amendments to Specific Plans with[in] Boundaries of Assessment Districts and Community Facilities Districts." Currently, the Board of Supervisors reserves exclusively to itself the duty to consider specific plan amendments within the boundaries of the following districts: Assessment District No. 159; Assessment District No. 161; Community Facilities District 84-2; Community Facilities District 86-1; Community Facilities District 87-1; Community Facilities District 87-5; and Community Facilities District 88-8. (These districts are located in the First and Third Supervisorial District) In the case of a new specific plan within these districts, however, the Planning Commission would first consider the case before forwarding it to the Board of Supervisors for consideration. Under the proposed ordinance amendment, the Board of Supervisors would reserve exclusively to itself the duty to consider a new specific plan within the boundaries of these districts.

With the exception of Community Facilities District 88-8, these districts already have adopted specific plans affecting all or most of the area within the districts. In practice, new specific plans are not likely to be adopted in these districts, and so these districts would not be affected by the proposed ordinance amendment.

Robert C. Johnson  
Planning Director

MH:mh

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 7/19/04

Departmental Concurrence

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Venable, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above ordinance is approved as introduced with waiver of the reading.

Ayes: Buster, Tavaglione, Venable, Wilson and Ashley  
Noes: None  
Absent: None  
Date: July 27, 2004  
xc: Planning, COB(1)

Nancy Romero  
Clerk of the Board  
By: *[Signature]*  
Deputy

Dep't Recomm.:  Policy  Policy  
Per Exec. Ofc.:  Consent  Consent

Prev. Agn. Ref.

District: First and Third

Agenda Number:

3.50

Unlike the other districts, Community Facilities District 88-8 (CFD 88-8), which is located within the Mead Valley Redevelopment Project Area, has been distressed for many years due in part to significant delinquencies with Community Facilities District special taxes as well as ad valorem taxes. The Economic Development Agency together with the Executive Office have been working diligently over the last several years to stimulate industrial development within CFD 88-8 in order to create jobs, restore the financial health of CFD 88-8 and provide a tax base to the County. To this end, the Redevelopment Agency is now processing a new specific plan, Specific Plan No. 341, on 325 acres of industrial and commercial land within CFD 88-8. The proposed ordinance amendment would substantially shorten the development review process for this specific plan and facilitate needed development within CFD 88-8.