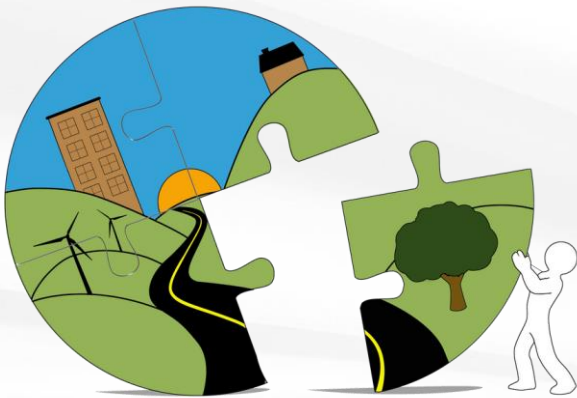


Foundation Component General Plan Amendment FC-GPA240005

July 29, 2025

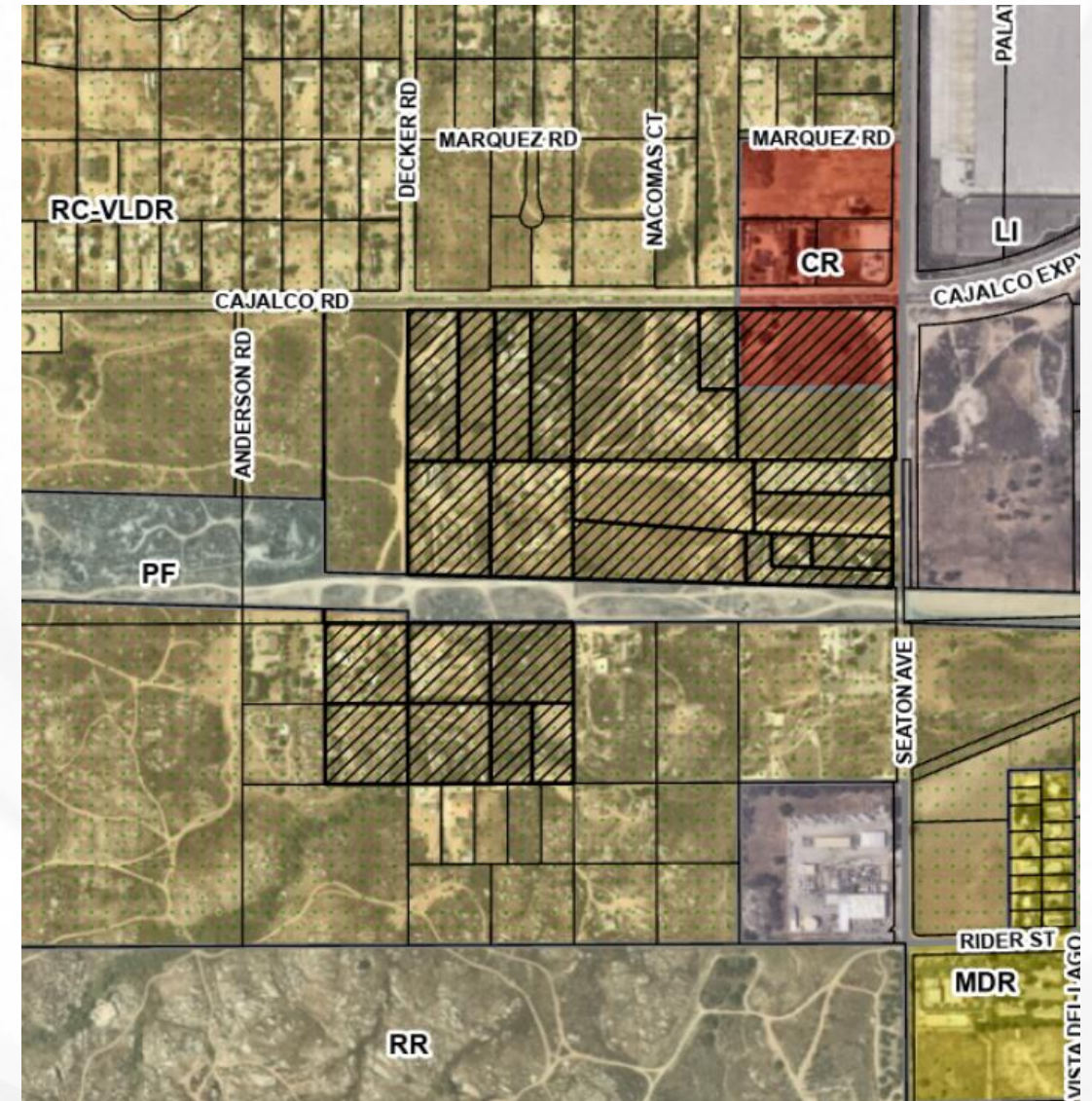


Request

Current: Rural Community: Very Low Density Residential (RC: VLDR) and Community Development: Commercial Retail (CD: CR)

Proposed: Community Development: Light Industrial (CD: LI) and Open Space: Recreation (OS: R)

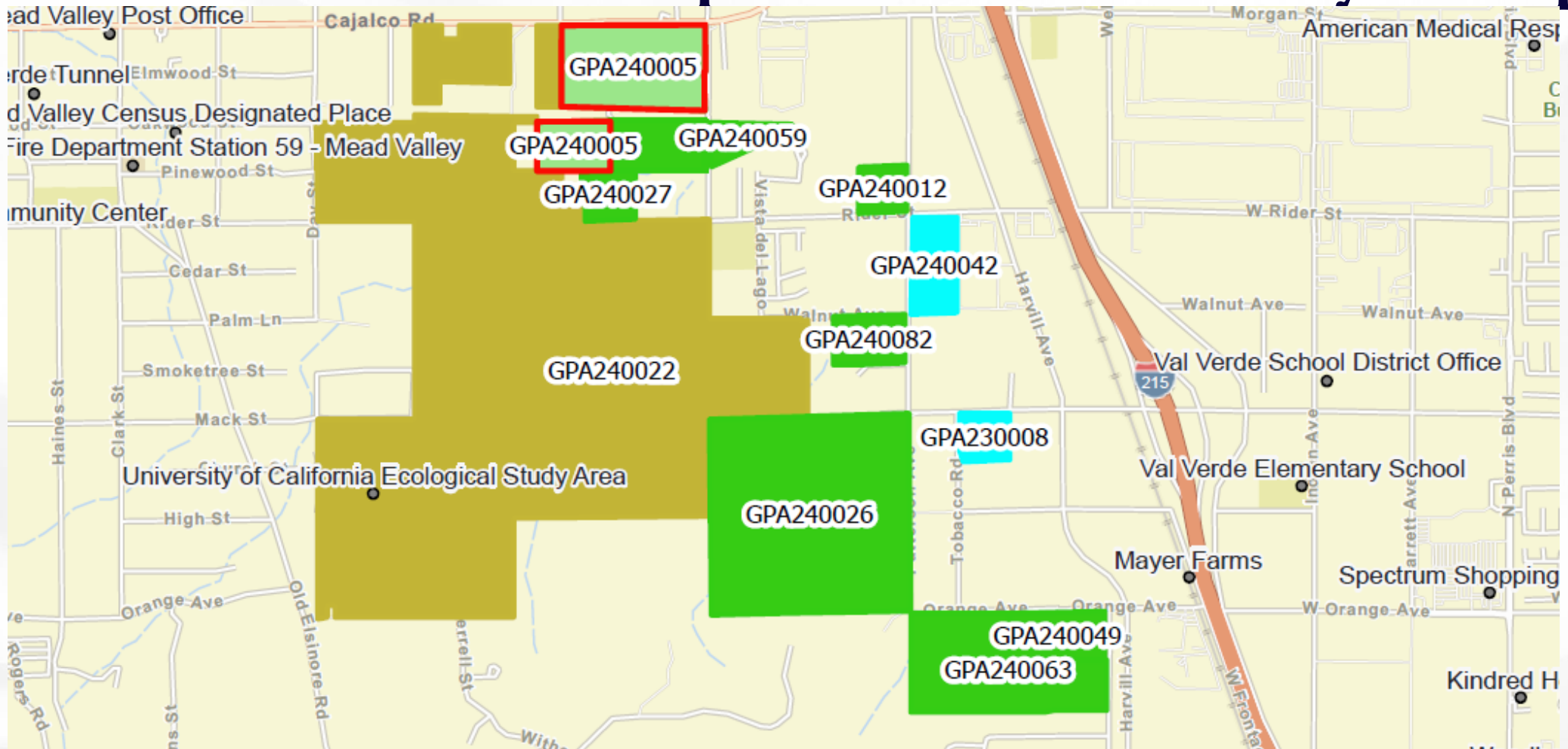
Purpose: allow for submittal of an application for an industrial development and park area.



Vicinity Map



Foundation Component Vicinity Map



Staff Recommendation

That The Board of Supervisors:

1. **CONSIDER** whether to recommend initiation of **Foundation Component General Plan Amendment No. 240005 (FC-GPA240005)**; and
2. If recommended, **ADOPT** an order initiating **Foundation Component General Plan Amendment No. 240005 (FC-GPA240005)** and requiring the applicant to submit to the County the implementing project within 6 months.



CAJALCO COMMERCE CENTER

MEAD VALLEY

General Plan Initiation Proceeding

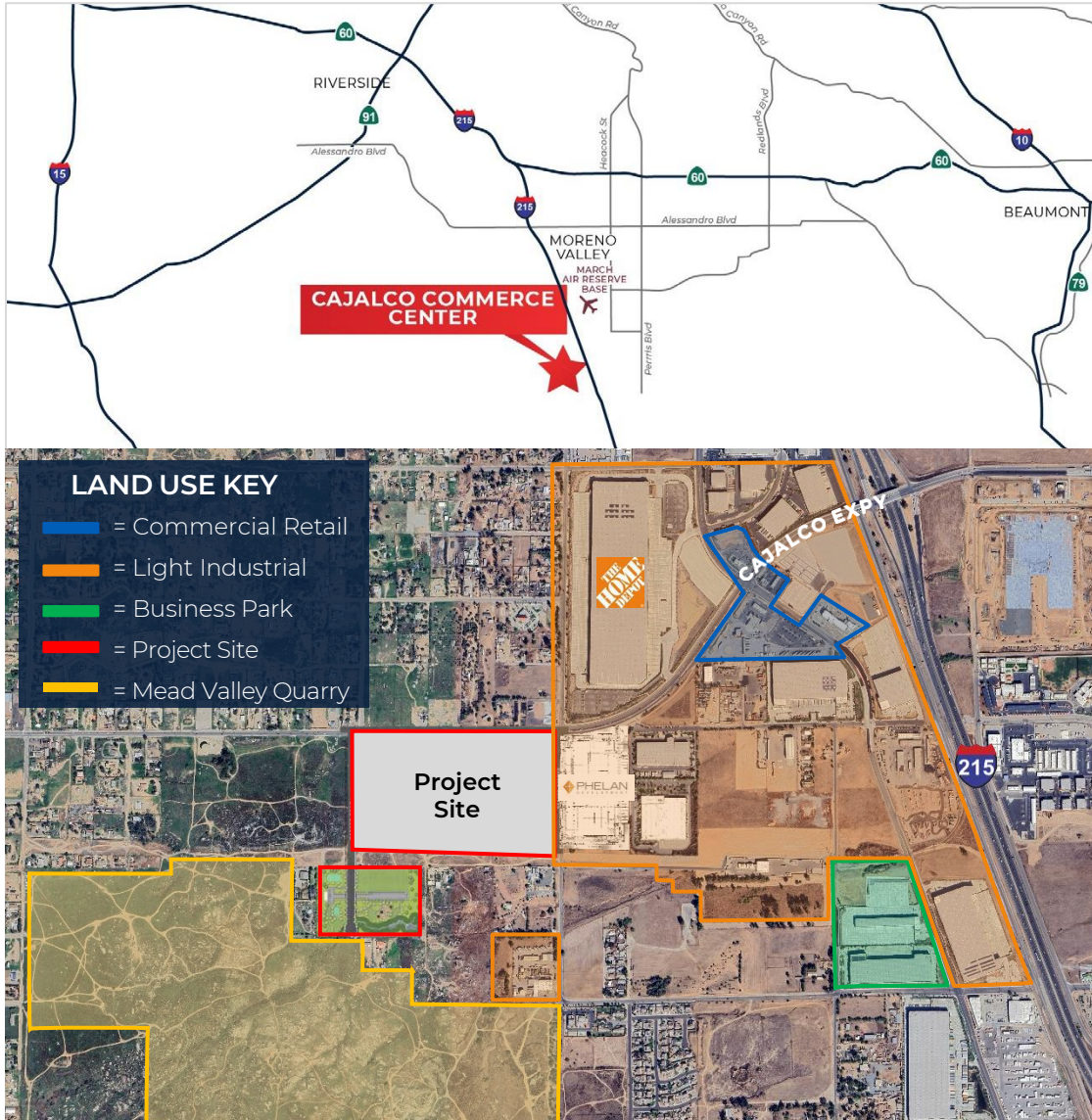
PREPARED FOR:

Riverside County Board of Supervisors

July 29, 2025



PROJECT SITE



- 64.97 Gross Acres located on the Southwest corner of Cajalco Road and Seaton Avenue in Mead Valley, Riverside County. (Project Site - 44.66 Net Acres; Sports Complex – 13.33 Net Acres)
- Current Land Use Foundation Components: Community Development-Commercial Retail (CD-CR) and Rural Community-Very Low Density Residential (RC-VLDR).
- Proposed Land Use Foundation Component: Community Development-Light Industrial (CD-LI) and Open Space-Recreation (OS-R).
- Immediately adjacent to existing industrial to the East and Northeast.

LAND USE COMPATABILITY



*NAP: EXISTING OR UNDER CONSTRUCTION, NOT A PART OF PROPOSED PROJECT.

NEW REGIONAL INFRASTRUCTURE IMPROVEMENTS



DECKER PARK SPORTS COMPLEX



HILLWOOD'S INVESTMENT IN THE MEAD VALLEY COMMUNITY TO DATE

10.26.22



11.18.22



04.01.23



06.16.23



08.15.23



10.25.23



11.17.23



11.18.23



02.09.24



03.23.24



08.21.24



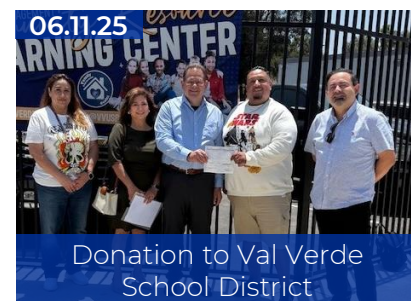
10.23.24



11.22.24



06.11.25



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