



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS MEETING

Land Use Services Department

Project: American Asphalt Specific Plan Amendment
and Conditional Use Permit

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Planning Director
October 26, 2021



Project: American Asphalt

- Specific Plan Amendment to the Agua Mansa Industrial Corridor Specific Plan to amend the land use designation from Single-Family Residential (AM/SP-SFR) to Medium Industrial (AM/SP-MED IND);
- Conditional Use Permits to establish a contractor's storage yard and construct a 4,900-square foot metal storage building on a 2.72-acre parcel at 19792 El Rivino Road.

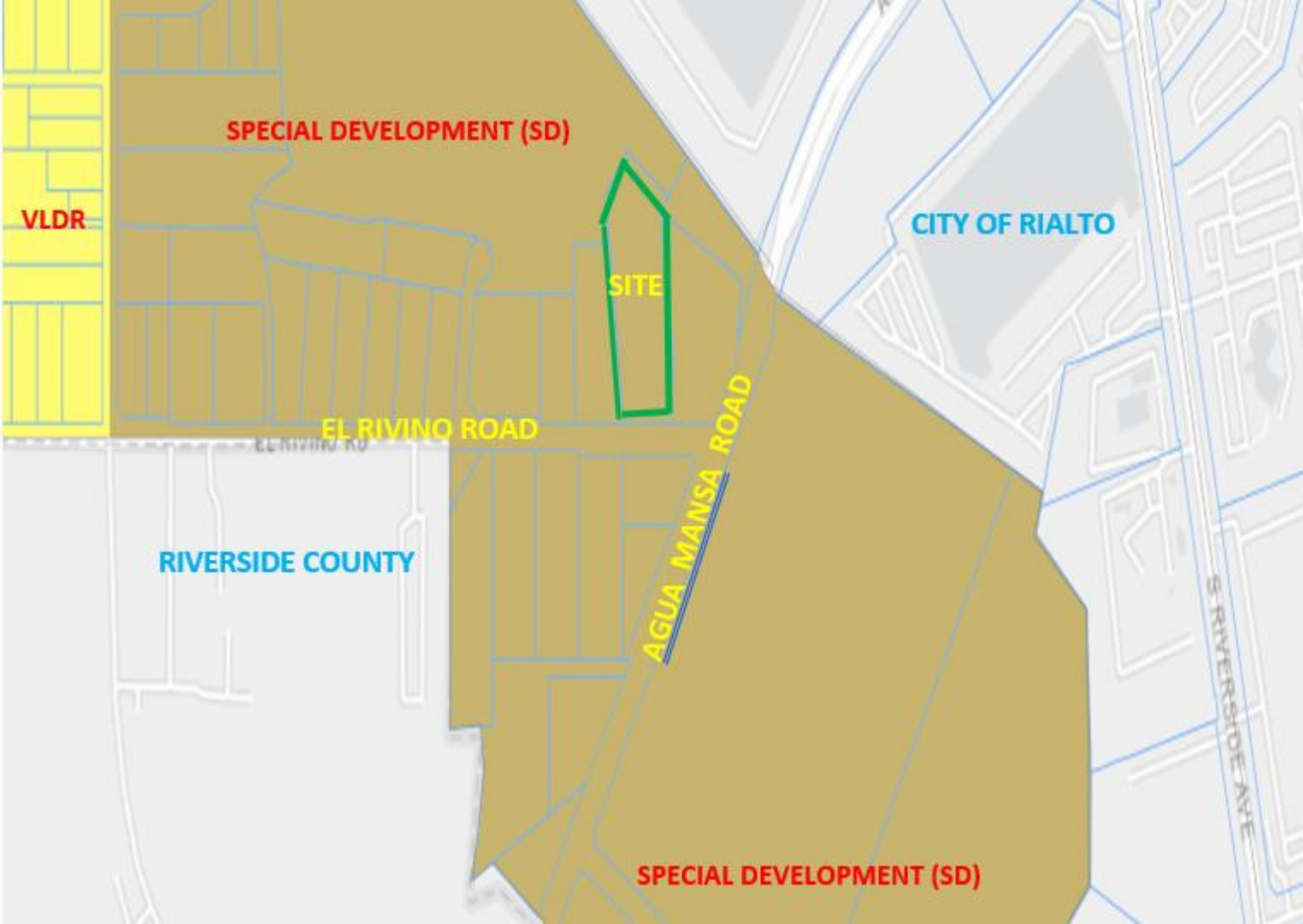
Vicinity Map



Project Site Map



Existing Policy Plan Land Use Category



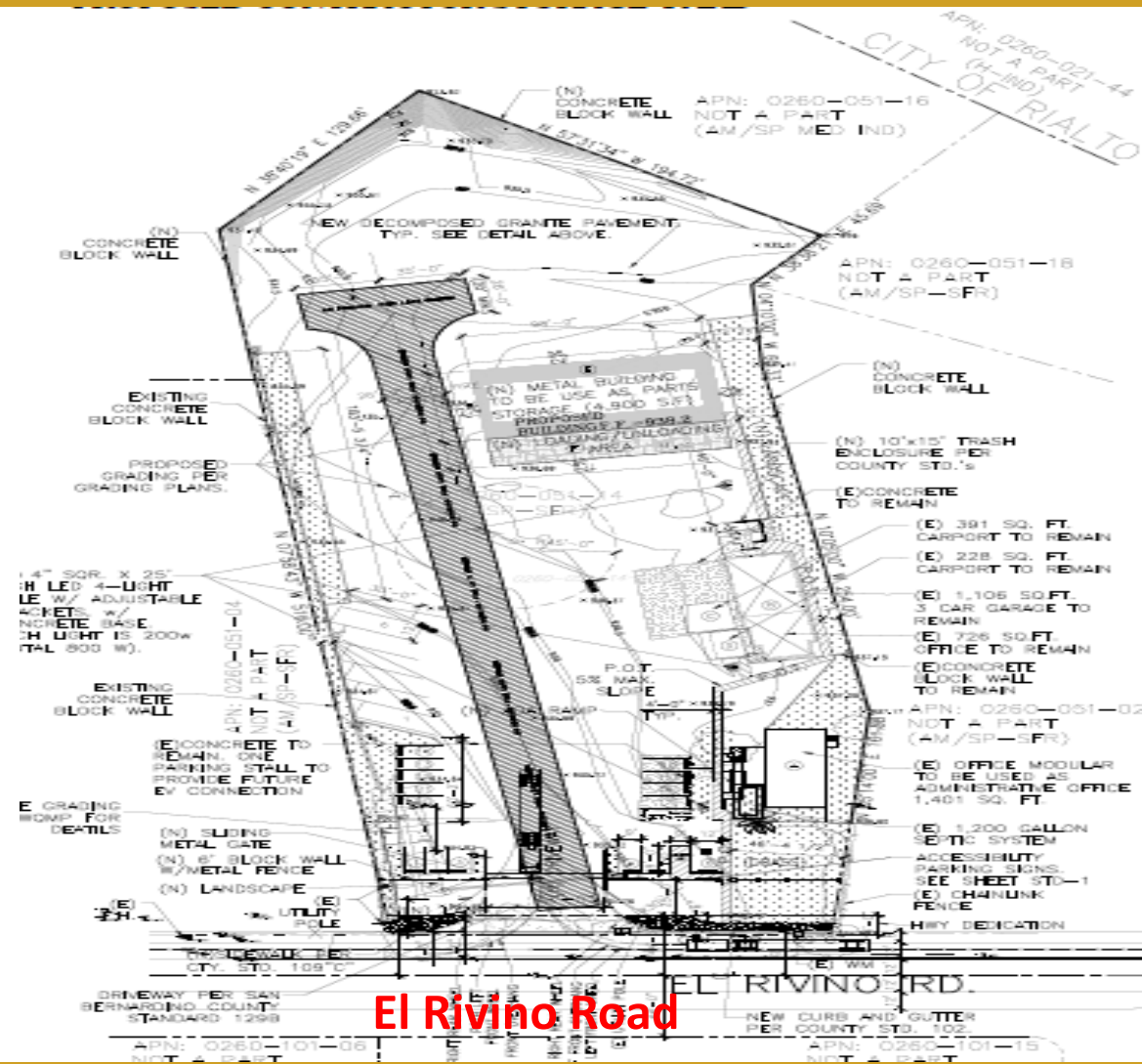
Existing Specific Plan Zoning Designation



Proposed Specific Plan Zoning Designation



Site Plan – American Asphalt Contractor's Storage Yard

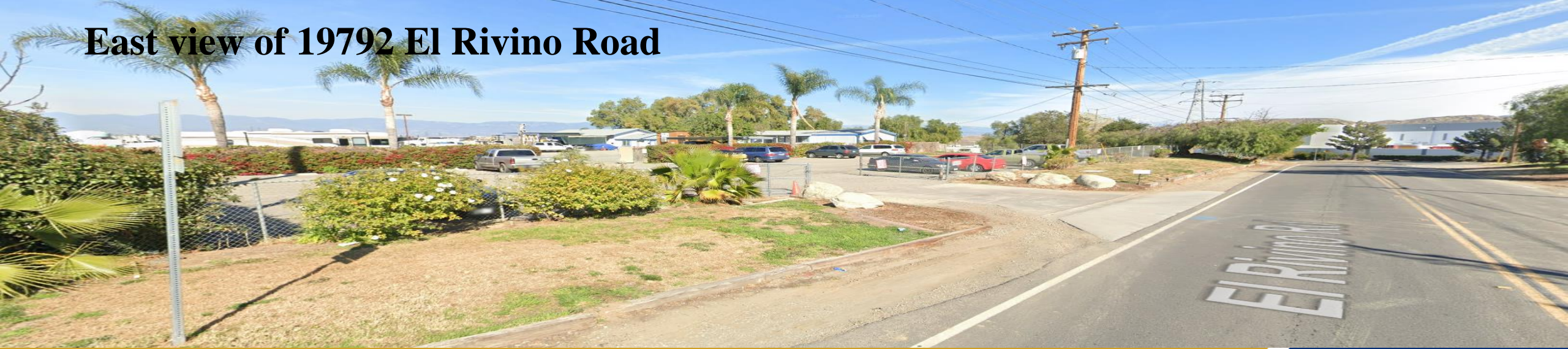


Site Photos – American Asphalt Contractor’s Storage Yard

North view of 19792 El Rivino Road



East view of 19792 El Rivino Road



- An Initial Study (IS) was completed in compliance with the California Environmental Quality Act (CEQA), which concluded that the Project did not have a significant effect on the environment, and a Mitigated Negative Declaration (MND) was prepared.
- A notice of availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process.
 - No responses to the Project notices or NOA/NOI were received.

- The Planning Commission conducted a public hearing on July 8, 2021.
 - Two people spoke making general comments about the Project.
- The Planning Commission recommended Board of Supervisors approval by unanimous vote.

Conduct a public hearing to consider the American Asphalt proposal of a Specific Plan Amendment and Conditional Use Permit:

1. Adopt the Mitigated Negative Declaration.
2. Consider proposed ordinance amending the Agua Mansa Industrial Corridor Specific Plan from Single-Family Residential to Medium Industrial on a 2.72-acre parcel located at 19792 El Rivino Road.
3. Make alterations, if necessary, to proposed ordinance.
4. Approve introduction of the proposed ordinance.
5. Adopt ordinance.
6. Adopt the recommended Findings for approval for the Project.
7. Approve the Conditional Use Permit for a contractor's storage yard with a 4,900 square feet metal storage building, subject to the recommended Conditions of Approval.
8. Direct the Clerk of the Board to file a Notice of Determination.