

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

October 26, 2021

FROM

TERRI RAHHAL, Director, Land Use Services Department

SUBJECT

American Asphalt Specific Plan Amendment and Conditional Use Permit

RECOMMENDATION(S)

Conduct a public hearing to consider the American Asphalt proposal of a Specific Plan Amendment, and Conditional Use Permit on 2.72 acres near the Bloomington area and:

1. Adopt the Mitigated Negative Declaration.
2. Consider proposed ordinance relating to 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 alternations, if necessary, to proposed ordinance.
4. Approve introduction of the proposed ordinance.
 - An ordinance of San Bernardino County, State of California, amending the Agua Mansa Industrial Corridor Specific Plan Land Use Plan Map, Figure 20.
5. **ADOPT ORDINANCE No. 4417.**
6. Adopt the recommended Findings for approval of the Agua Mansa Industrial Corridor Specific Plan Amendment and Conditional Use Permit.
7. Approve the Conditional Use Permit for the operation of a contractor's storage yard with a 4,900 square foot metal storage building, subject to the recommended Conditions of Approval.
8. Direct the Clerk of the Board to file the Notice of Determination.
 - Applicant: Allan Henderson
 - Community: Bloomington
 - Location: 19792 El Rivino Road

(Presenter: Terri Rahhal, Director, 387-4431)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Create, Maintain and Grow Jobs and Economic Value in the County.

Ensure Development of a Well-Planned, Balanced, and Sustainable County.

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). Sufficient appropriation and revenue to complete this action have been included in the Land Use Services Planning Division 2021-22 budget. All costs of processing this application are paid by the applicant.

BACKGROUND INFORMATION

American Asphalt Specific Plan Amendment and Conditional Use Permit
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The applicant, Allan Henderson, has requested an amendment to the Agua Mansa Industrial Corridor Specific Plan and a Conditional Use Permit (CUP) to legalize an existing contractor's storage yard located at 19792 El Rivino Road. The subject property has a Bloomington address, but it is not part of the Bloomington planning area of the Countywide Plan and are not considered part of the affected county area of Bloomington in the US census data.

The proposal includes a specific plan amendment from Agua Mansa Specific Plan – Single-Family Residential (AM/SP-SFR) to Agua Mansa Specific Plan – Medium Industrial (AM/SP-MED IND) and a Conditional Use Permit (CUP) for the operation of a contractor's storage yard, including construction of a new 4,900 square foot metal storage building located at 19792 El Rivino Road. Approval of the recommendations would bring the existing contractor's storage yard into compliance with the County Code and specific plan development standards, subject to completion of the conditions specified in the CUP. The conditions of approval include street improvements, landscaping, measures to protect water quality, and visual screening of the outdoor storage. A detailed project description and planning analysis is included within the Planning Commission staff report provided with this report/recommendation.

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study (IS) was prepared to identify potential impacts the proposed project may have on the environment, as well as mitigation measures that may be necessary to reduce said impacts to less-than-significant levels. The IS concludes that the project will not have a significant adverse impact on the environment with the implementation of mitigation measures contained in the IS, which have been incorporated in the conditions of approval for the CUP. Therefore, the recommendation includes the adoption of a Mitigated Negative Declaration and filing a Notice of Determination.

The San Bernardino County Development Code requires a recommendation from the Planning Commission for final action by the Board of Supervisors to amend a specific plan. On July 8, 2021, the Planning Commission considered this proposal in a public hearing. There were two speakers who provided general comments during the public hearing. The Planning Commission recommended approval of the project by a unanimous vote of 4-0 (Fourth District Commissioner Absent).

PROCUREMENT

Not Applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Deputy County Counsel, 387-5455) on October 5, 2021; Finance (Kathleen Gonzalez, Administrative Analyst, 387-5412) on October 5, 2021; and County Finance and Administration (Robert Saldana, Deputy Executive Officer, 387-5423) on October 8, 2021.

American Asphalt Specific Plan Amendment and Conditional Use Permit
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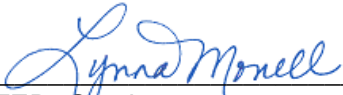
Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

Moved: Joe Baca, Jr. Seconded: Dawn Rowe
Ayes: Col. Paul Cook (Ret.), Janice Rutherford, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: October 26, 2021



cc: LUSD - Rahhal w/ NOD & Rec.
File - LUSD/General w/ attachments
JLL 11/2/2021