



Land Use Services Department
Planning Division

BOARD OF SUPERVISORS MEETING

Land Use Services Department

Project: Sosa Pallets Specific Plan Amendment
and Conditional Use Permit

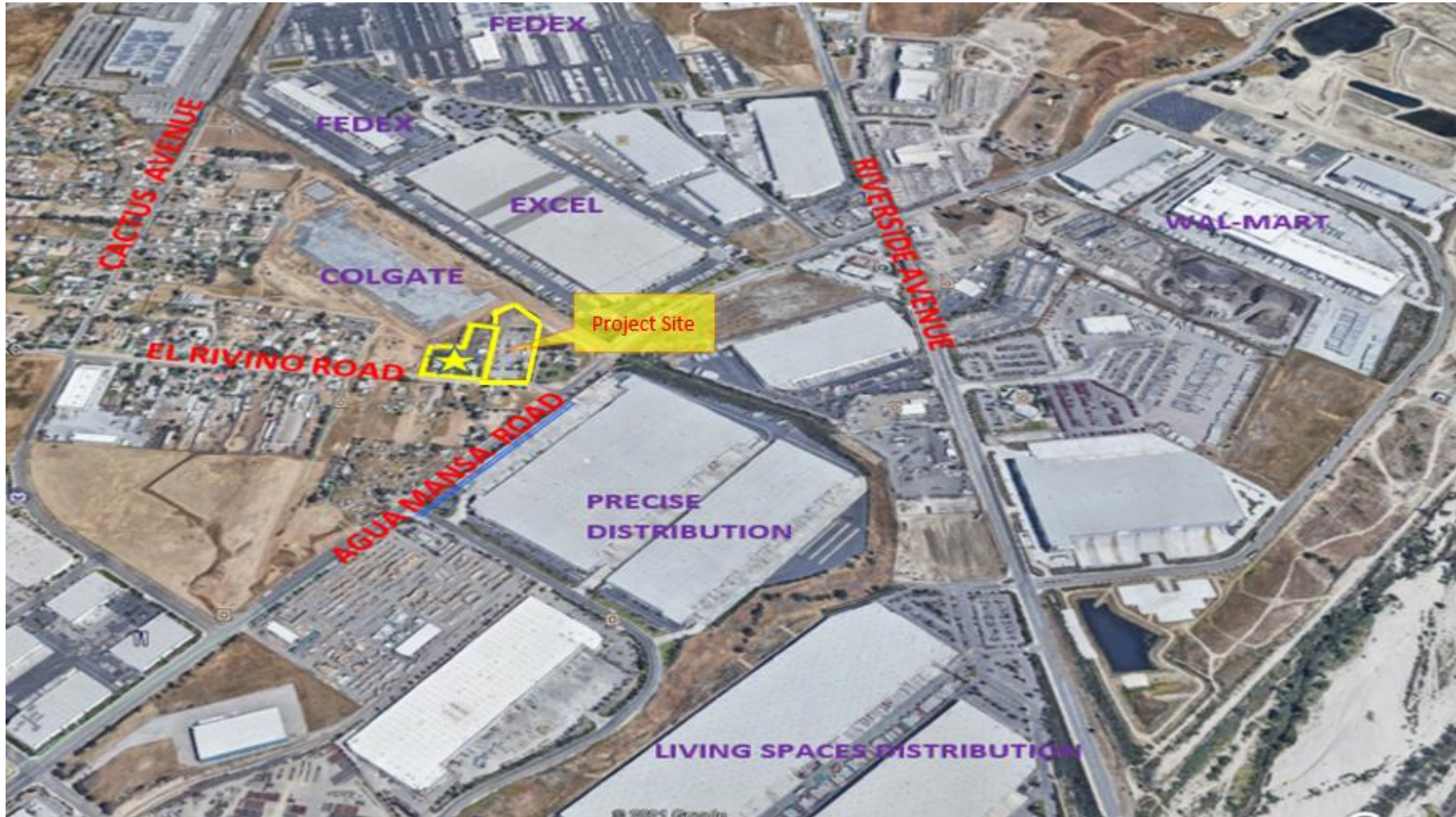
Heidi Duron
Planning Director
October 26, 2021



Project: Sosa Pallets

- 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) for two parcels on approximately 2.37 acres, located at 19734 and 19744 El Rivino Road;
- Conditional Use Permit to establish a pallet yard for repair and storage with a 1,547-square foot caretaker quarters on a 1.5-acre parcel.

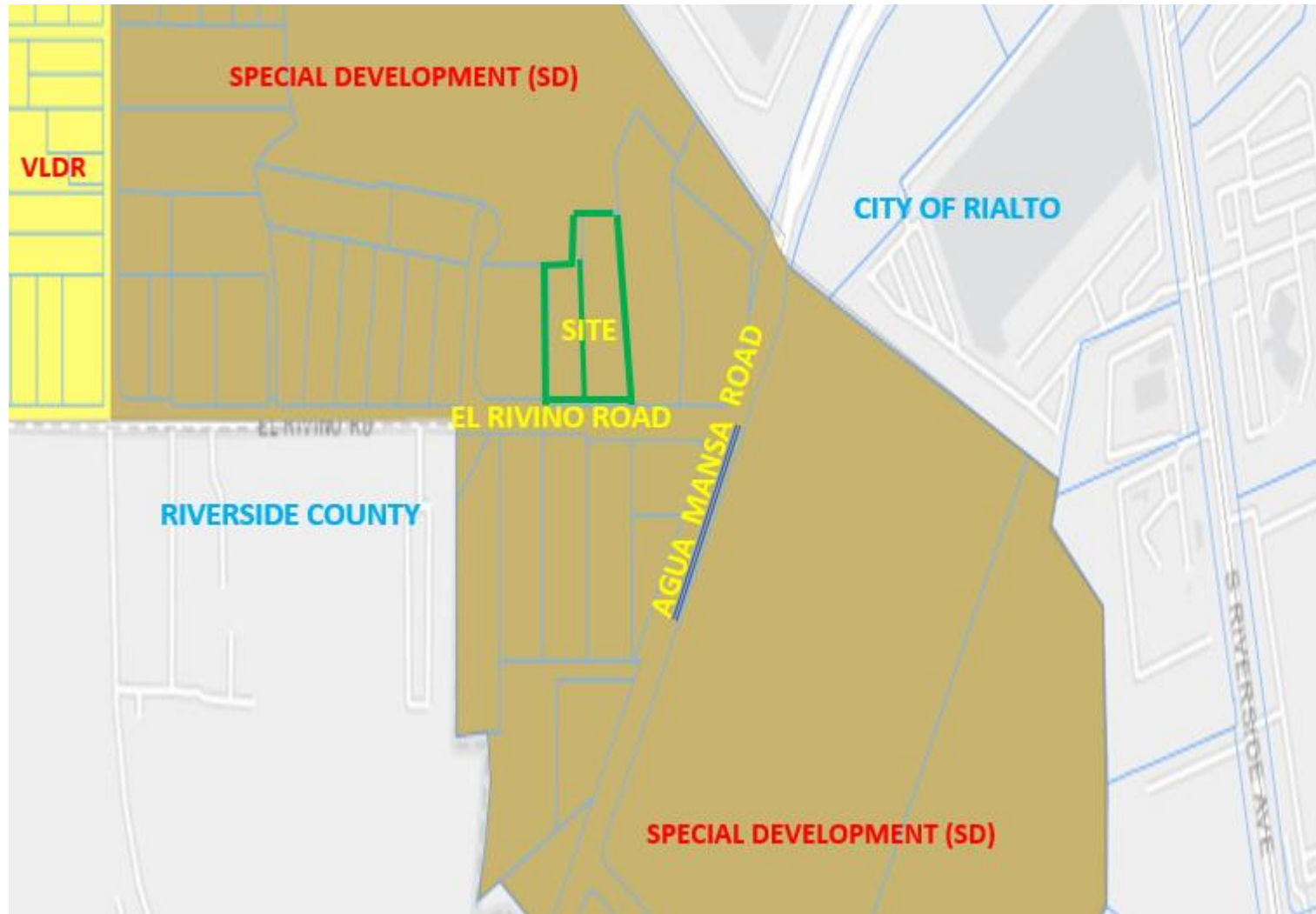
Vicinity Map



Project Site Map



Existing Policy Plan Land Use Category



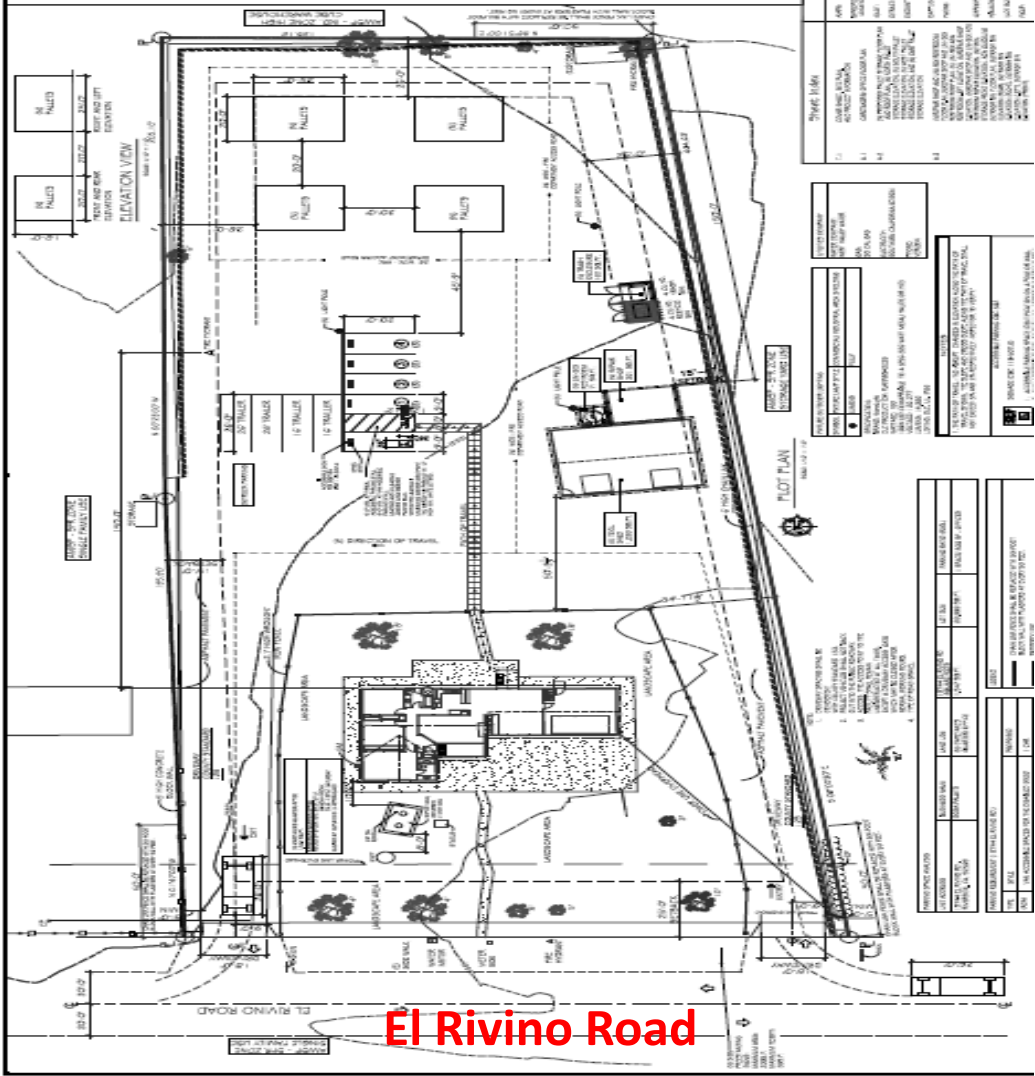
Existing Specific Plan Zoning Designation



Proposed Specific Plan Zoning Designation



Site Plan – Sosa Pallets for Repair and Storage



Site Photos - Sosa Pallets for Repair and Storage

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West view from El Rivino Road



North View of 19734 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 Sosa Pallets 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 for two parcels located at 19734 and 19744 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 of the Project.
7. Approve the Conditional Use Permit for a pallet yard with an existing caretaker residence on 1.5-acres, subject to the recommended Conditions of Approval.
8. Direct the Clerk of the Board to file the Notice of Determination.