

**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**

Sosa Pallets Specific Plan Amendment and Conditional Use Permit

**RECOMMENDATION(S)**

Conduct a public hearing to consider the Sosa Pallets proposal of a Specific Plan Amendment on 2.37 acres, and Conditional Use Permit on a 1.5-acre parcel 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 for two parcels on approximately 2.37 acres, located at 19734 and 19744 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. 4418.**
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 a pallet yard for pallet repair and storage, with a 1,547-square foot caretaker quarters on 1.5-acres, subject to the recommended Conditions of Approval.
8. Direct the Clerk of the Board to file the Notice of Determination.
  - Applicants: Maria Sosa and Maria Ruiz
  - Community: Bloomington
  - Location: 19734 and 19744 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 applicants.

**BACKGROUND INFORMATION**

## **Sosa Pallets Specific Plan Amendment and Conditional Use Permit October 26, 2021**

The applicant, Maria Sosa, has requested an amendment to the Agua Mansa Industrial Corridor Specific Plan and a Conditional Use Permit (CUP) to legalize an existing pallet yard located at 19744 El Rivino Road. The adjacent property owner, Maria Ruiz, has joined in the request for the specific plan amendment to include her property located at 19734 El Rivino Road. The subject properties have Bloomington addresses, but they are 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 proposed 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) would allow for a wide range of industrial activities, including manufacturing, material processing, assembly, and warehousing. The subject properties are adjacent to existing AM/SP-MED property, recently developed with a logistics warehouse. Approval of the recommendations would bring the existing pallet yard into compliance with the County Code and specific plan development standards, subject to completion of the conditions specified in the CUP, including street improvements and landscaping. There is no industrial use on the Ruiz property, but the owner would like to have a consistent land use designation for potential future development of her property. 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. Two speakers 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.

**Sosa Pallets Specific Plan Amendment and Conditional Use Permit  
October 26, 2021**

Record of Action of the Board of Supervisors  
San Bernardino County

Hearing Opened  
Public Comment: None  
Hearing Closed

**APPROVED**

Moved: Joe Baca, Jr. Seconded: Janice Rutherford  
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