

RESOLUTION NO. PC2026-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0086 (SPECIAL CONDITIONAL USE PERMIT) FOR THE OPERATION OF A HEAVY PROCESSING RECYCLING FACILITY FOR ELECTRONIC WASTE AT AN EXISTING RECYCLING FACILITY IN THE M2 (GENERAL INDUSTRIAL) ZONING DISTRICT LOCATED AT 13975 MONTE VISTA AVENUE (APN: 1021-011-22).

WHEREAS, Ana Salazar, for EDM Recycling (the “Applicant”), has filed an application with the City of Chino (the “City”) for approval of PL24-0086 (Special Conditional Use Permit) (the “Project”) for the operation of a heavy processing recycling facility at an existing recycling facility for electronic waste located within the M2 (General Industrial) zoning district, located at 13975 Monte Vista Avenue (APN: 1021-011-22); and

WHEREAS, the Planning Commission of the City of Chino has completed its study of the proposed Project; and

WHEREAS, on May 20, 2026, the Planning Commission held a duly noticed public hearing for the Project in compliance with law, including compliance with the relevant provisions of the California Government Code and Chino Municipal Code, entertained the written and oral report of staff, and took public testimony on the Project, and

NOW, THEREFORE, the Planning Commission of the City of Chino, California, does hereby FIND, DETERMINE, and RESOLVE as follows:

A. The foregoing recitals are true and correct and incorporated herein.

B. Based on substantial evidence, both written and oral, from the public hearing, the Planning Commission makes the following findings and takes the following actions on PL24-0086 (Special Conditional Use Permit):

1. *PL24-0086 (Special Conditional Use Permit)*

- a. The proposed use is consistent with the goals and policies of the City’s adopted General Plan and/or applicable specific plan(s), as the proposed heavy processing recycling center offers a local employment base and is in accordance with the Land Use and Community Character Element of the General Plan, Policy LCC-6.2. This policy aims to support the continued operation and expansion of industrial activities within established employment districts, subject to performance standards;
- b. The subject site is physically suitable, including but not limited to, parcel size, shape, access and availability of utilities, for the type and intensity of

use proposed, as the use will be associated with an already existing recycling use at an existing industrial facility. The proposed heavy processing facility meets all the standards set forth in the M2 zoning district and CMC Section 20.21.360.C;

- c. The subject site relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the proposed use as the site is an existing industrial property. Access to the site is from a secondary arterial street, Monte Vista Avenue, which has been designed to carry the type of traffic visiting the site;
 - d. The proposed use is compatible with those on abutting properties and in the surrounding area, as industrial uses surround the site on all sides. The properties to the north and south are utilized for warehousing. The properties to the east and west contain manufacturing uses. In addition, all activities will be conducted within the existing building;
 - e. The proposed location, size, and operating characteristics of the proposed use will not be detrimental to the public interest, health, safety or general welfare, as the proposed use is conditionally permitted in the M2 zoning district and has been designed and located to meet all minimum City requirements. In addition, certain safeguards have been required of the proposed Project, which the Planning Commission deems necessary to protect the public health, safety, and general welfare. These safeguards (conditions of approval) are attached to this resolution, and are described herein;
 - f. The proposed use will not have a significant adverse impact on the environment, as the use is exempt from the provisions of the California Environmental Quality Act (CEQA), per Section 15301 - Existing Facilities; and
 - g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed use and have been imposed as conditions of project approval by the Chino Planning Commission.
2. *CEQA Findings.* The Planning Commission finds that, in compliance with the California Environmental Quality Act (CEQA), pursuant to Guideline §15301, Existing Facilities, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project.

3. *Approval of PL24-0086 (Special Conditional Use Permit).* The Planning Commission hereby approves PL24-0086 (Special Conditional Use Permit) subject to the Conditions of Approval attached hereto as Exhibit "A". Applicant, including its successors and assigns, shall be responsible for implementing and complying with all conditions set forth in Exhibit "A".

4. *Actions by the Planning Commission Secretary.* The Planning Commission Secretary is hereby directed to attest to the adoption of this Resolution as of the date set forth below and forthwith transmit a copy of this Resolution, by regular mail, to the Applicant at the address of record set forth in the Application.

PASSED, APPROVED, and ADOPTED THIS 20TH DAY OF MAY 2026.

PLANNING COMMISSION CHAIRPERSON

ATTEST:

SECRETARY, PLANNING COMMISSION

State of California)
County of San Bernardino) §
City of Chino)

I hereby certify the foregoing Resolution was duly adopted by the Chino Planning Commission at a meeting held on the 20th day of May 2026 and entered in the minutes of said Commission.

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

SECRETARY, PLANNING COMMISSION

Attachment:
Exhibit "A" – Conditions of Approval