

RESOLUTION NO. PC2026-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL24-0100 (SPECIAL CONDITIONAL USE PERMIT) FOR THE CONSTRUCTION AND OPERATION OF AN OUTDOOR TRUCK AND TRAILER STORAGE FACILITY ON FIVE ACRES OF LAND WITHIN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT, LOCATED AT 5158 EUCALYPTUS AVENUE (APN: 1021-361-20).

WHEREAS, Angel Cesar for Steeler Storage (the “Applicant”), has filed an application with the City of Chino (the “City”) for the construction and operation of an outdoor truck and trailer storage facility on five acres of land within the light industrial (M1) zoning district (the “Project”), located at 5158 Eucalyptus Avenue (APN: 1021-361-20); and

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

WHEREAS, on February 18, 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 PL24-0100 (Special Conditional Use Permit):

1. *PL24-0100 (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). Goal LCC-6.8 of the General Plan states the City shall promote the development and maintenance of well-designed light industrial properties that meet adopted standards for visual quality and design. Additionally, the General Plan has designated the property as Light Industrial (LI), which allows for a variety of uses that typically generate less pollution, noise, or odors. The proposed truck and trailer storage yard will complement the surrounding industrial land uses. Additionally, the use is located on a property with limited street

frontage which will ensure all trucks and trailers are sufficiently screened from the public right-of-way;

- 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 all minimum development standards related to setbacks, building height, lot coverage, parking, and landscaping have been met. The use will have adequate access to all utilities and services required through main water, electric, sewer, and other utility lines that will be hooked up to the site;
  - 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 in that Eucalyptus Avenue is an established street and designated as a large truck route by the General Plan. Required street dedications on Eucalyptus Avenue will occur with the development of the site for truck and trailer storage;
  - d. The proposed use is compatible with those on abutting properties and in the surrounding neighborhood, as the use is located in a predominantly industrial area with a wide variety of uses including warehouse uses to the east, west, and south, and a commercial nursery to the north;
  - 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 use meets all development standards of the M1 zoning district as well as the policies of the General Plan. Since this facility will only serve as a truck and trailer storage yard, the use is expected to generate a low number of truck trips. In addition, certain safeguards have been required of the proposed use, 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 Project is exempt for the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332, Infill Development Projects; 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 § 15332, Infill

Development, the Project qualifies as being categorically exempt from CEQA and will have no significant impact on the environment. This exemption applies to infill projects that are consistent with the General Plan and Zoning Requirements; are located on a project site of no more than 5 acres substantially surrounded by urban uses; are located on a site that has no value for habitat for endangered, rare, or threatened species; will not result in significant effects relating to traffic, noise, air quality, or water quality; and are located on a site that can be adequately served by utilities and public services. Furthermore, none of the exceptions to the categorical exemptions set forth in the CEQA Guidelines 15300.2, apply to this project.

3. *Approval of PL24-0100 (Special Conditional Use Permit).* The Planning Commission hereby approves PL24-0100 (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 18<sup>TH</sup> DAY OF FEBRUARY 2026.

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PLANNING COMMISSION CHAIRPERSON

ATTEST:

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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 18<sup>th</sup> day of February 2026 and entered in the minutes of said Commission.

AYES:       COMMISSIONERS:

NOES:       COMMISSIONERS:

ABSENT:    COMMISSIONERS:

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SECRETARY, PLANNING COMMISSION

Attachments:

Exhibit A – Conditions of Approval