

RESOLUTION NO. PC2026-009

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHINO, CALIFORNIA, APPROVING PL26-0026 (SPECIAL CONDITIONAL USE PERMIT) FOR THE CONSTRUCTION AND OPERATION OF A REPLACEMENT RESERVOIR FOR THE EXISTING BENSON RESERVOIR WITHIN THE CITY'S BENSON WATER TREATMENT PLANT, LOCATED AT 11840 SOUTH BENSON AVENUE (APN: 1014-401-06).

WHEREAS, City of Chino Public Works Department (the "Applicant"), has filed an application with the City of Chino (the "City") for approval of PL26-0026 (the "Project") for the construction and operation of a replacement reservoir for the existing Benson Reservoir within the City's Benson Water Treatment Plant, located at 11840 South Benson Avenue; 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 PL26-0026 (Special Conditional Use Permit):

1. *PL26-0026 (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), in that the project site is located within the Public (P) zoning district where utility stations are conditionally permitted. The Project is also consistent with Goal and Policies INF-6 of the General Plan, which calls for the City of Chino to provide reliable and efficient water services to new and existing development. The proposed water reservoir will store a larger volume of water to be readily available for residents and will be constructed to meet current seismic 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 Project site is an existing publicly owned 4.6-acre parcel. The proposed water reservoir is located on a flat parcel of land at the rear of the existing lot and meets all minimum development standards set forth in the Public (P) zoning district;
- 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 Project, as the site is an existing public property. Access to the site is from a residential collector street, Benson 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 neighborhood, as large and mainly vacant properties surround the project site. The property to the north is a landscape supply company. The property to the south is currently vacant. The properties to the east and west are existing single-family residential;
- 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 major utility is conditionally permitted in the P zoning district and has been designed 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 a Mitigated Negative Declaration (MND) (SCH#2026030443) has been prepared for the Benson Reservoir Replacement and Improvements Project by Dudek (dated March 2026) that was circulated for a 30-day review period from April 20, 2026 to May 20, 2026. The MND identified potentially significant environmental impacts to air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources which could occur as a result of the proposed project. However, mitigation measures have been identified that reduce impacts to less than significant levels. In accordance with state environmental law, the *Mitigation Monitoring Reporting Program (MMRP)* identifies each environmental mitigation measure, the time in which it will be implemented and the responsible party for monitoring its implementation. The MND satisfies the requirements of California Environmental Quality Act (CEQA) and the CEQA Guidelines (California Public Resources Code, Section 21000 et seq.; 14 CCR 15000 et seq.); and

- g. The minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed Project and have been imposed as conditions of approval by the Chino Planning Commission. Further, the Project meets all required development standards and policies pertaining to Public development.
2. *CEQA Findings.* A Mitigated Negative Declaration (MND) (SCH#2026030443) has been prepared for the Benson Reservoir Replacement and Improvements Project by Dudek (dated March 2026) that was circulated for a 30-day review period from April 20, 2026 to May 20, 2026. The MND identified potentially significant environmental impacts to air quality, biological resources, cultural resources, geology and soils, noise, and tribal cultural resources which could occur as a result of the proposed project. However, mitigation measures have been identified that reduce impacts to less than significant levels. In accordance with state environmental law, the Mitigation Monitoring Reporting Program (MMRP) identifies each environmental mitigation measure, the time in which it will be implemented and the responsible party for monitoring its implementation. The MND satisfies the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines (California Public Resources Code § 21000 et seq.; 14 CCR 15000 et seq.).
3. *Approval of PL26-0026 (Special Conditional Use Permit).* The Planning Commission hereby approves PL26-0026 (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

Attachments:

Exhibit "A" – Conditions of Approval

Exhibit "B" – Mitigation Monitoring Reporting Program