CHINO PLANNING COMMISSION

REGULAR MEETING - CITY HALL COUNCIL CHAMBERS
13220 CENTRAL AVENUE
CHINO, CA 91710

WEDNESDAY, JULY 15, 2026

MINUTES

CALL TO ORDER

The July 15, 2026, Regular Meeting of the Chino Planning Commission was called to order at 6:00 p.m. by Chairperson Lissa Fraga in the Council Chambers.

FLAG SALUTE

The Pledge of Allegiance was led by Commissioner Lemento.

ROLL CALL

PRESENT Commissioner Brandon Blanchard, Commissioner Jimmy Alexandris, Commissioner Vincent Lopez, Commissioner Lissa Fraga, Commissioner Kevin Cisneroz, Commissioner Lawrence Vieira, and Commissioner Annmarie Lemento

ABSENT NONE.

ANNOUNCEMENTS

There were no announcements.

PUBLIC COMMUNICATIONS

Fred Galante, City Attorney, clarified that there is no item on the agenda for consideration regarding "data centers".

Art Valencia, spoke to regarding data centers and battery storage.

CONSENT CALENDAR

1. Minutes. Approve Regular Meeting Minutes of (a) May 20, 2026 (All Members Present) and (b) June 17, 2026 (Fraga Absent-Excused).

Motion by Commissioner Cisneroz, seconded by Commissioner Alexandris, to approve the Consent Calendar. The motion carried by the following vote:

AYES: **COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, COMMISSIONER CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO**

NOES: **NONE.**

ABSENT: **NONE.**

RECUSED: COMMISSIONER FRAGA

CONTINUED PUBLIC HEARING

2. PL26-0019 (East Chino Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845. A request to amend the East Chino Specific Plan (ECSP) and a request for approval of a Site Approval (SA) and Tentative Tract Map (TTM)) to subdivide 12.42 adjusted gross acres for the development of 55 single-family homes.
Staff Report By: Chris Cortez, Assistant Planner

Chairperson Fraga confirmed the continued public hearing is open.

Chris Cortez, Assistant Planner, provided a staff report to the Planning Commission.

Dennis Ralls, City Traffic Engineer, provided details regarding the proposed street widening of Amsterdam and Aguerre to address the concerns of the residents in the area.

Commissioners asked clarifying questions to Staff.

The applicant, Mark Thomas, PLC Communities, addressed the Commission and accepted all Conditional of Approval for this agenda item, including the added condition to widen Amsterdam Avenue and Aguerre.

Chairperson Fraga announced speakers will be limited to 3 minutes due to the number of speakers present in Council Chambers.

The following provided public comments in opposition of the proposed project: Derek Webster (submitted a handout) and Christine Clark.

Chairperson Fraga closed the public hearing.

Mr. Ralls confirmed and clarified the modified conditions of approval to add the condition to widen Amsterdam Avenue and Aguerre to 42 feet curb to curb width and to administratively process a minor variance if appropriate.

Motion by Commissioner Lemento, seconded by Commissioner Blanchard, to approve Item 2. 26-403 PL26-0019 (East Chino Specific Plan Amendment), PL25-0120 (Site Approval), and PL25-0121 (Tentative Tract Map No. 20845. The motion carried by the following vote:

AYES: COMMISSIONER BLANCHARD, COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, COMMISSIONER FRAGA, COMMISSIONER CISNEROZ, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO

NOES: NONE.

ABSENT: NONE.

PUBLIC HEARINGS

3. PL18-0057.TE06 (Special Conditional Use Permit) and PL18-0058.TE06 (Site Approval). A request for approval of a sixth one-year time extension for a previously approved project consisting of a 109,581-square foot, three-story assisted living facility with 72 units (132 residents/beds) on 3.07 acres of land in the RD20 zoning district.

Staff Report By: Brian Sitton, Associate Planner

Chairperson Fraga opened the Public Hearing.

Brian Sitton, Associate Planner, provided a staff report to the Planning Commission. Mr. Sitton noted an added Resolution was presented to adopt Engineering Conditions of Approval No. 1.22, requiring the applicant to annex into the City Services Community Facilities District.

The applicant, Jimmy Tang, addressed the Commission.

Planning Commissioners asked questions of the applicant regarding the multiple time extensions.

There being no additional requests to address the Commission on this item, Chairperson Fraga closed the Public Hearing.

Motion by Commissioner Blanchard, seconded by Commissioner Alexandris, to approval Item 3. 26-395 PL18-0057.TE06 (Special Conditional Use Permit) and PL18-0058.TE06 (Site Approval). The motion carried by the following vote:

AYES: **COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, COMMISSIONER FRAGA, AND COMMISSIONER VIEIRA**

NOES: **COMMISSIONER BLANCHARD, COMMISSIONER CISNEROZ, AND COMMISSIONER LEMENTO**

ABSENT: **NONE.**

4. PL25-0085 (Special Conditional Use Permit), PL25-0086 (Site Approval) and Development Agreement A request to construct and operate a 400-megawatt battery energy storage system on a 13.89-acre property in the General Industrial (M2) zoning district.

Staff Report By: Kim Le, Senior Planner

RECOMMENDATION: (1) Adopt Planning Commission Resolution No. PC2026-016, recommending the City Council adopt an ordinance to approve a Development Agreement with Dirac Project LLC; and (2) Adopt Planning Commission Resolution No. PC2026-019, approving PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval), based upon the findings and subject to the departmental conditions of approval.

Chairperson Fraga opened the public hearing.

Kim Le, Senior Planner, provided a staff report to the Planning Commission. Ms. Le noted that prior to the meeting, Staff received 8 comments in opposition, 6 comments in support, and one neutral comment regarding the item. All comments were provided to the Planning Commissioners and saved to the meeting record.

The applicant, Matthew McCaffrey, Aypa Power, provided a presentation to the Planning Commission. James Caulfield, Senior Fire Protection Consultant with Fire Risk Alliance, also addressed the Commission on behalf of the applicant.

Commissioners asked the applicant questions regarding the project.

The applicant, Matthew McCaffrey, Aypa Power, agreed to conditions of approval for project.

The following speakers spoke in support of the item: Benjamin Pratt, IBEW, Albert Duarte, Building Trades.

Zeb Welborn, President, Chino Valley Chamber of Commerce, provided a neutral comment regarding the item.

The following speakers spoke in opposition of the item: David Todd, Amanda Shade, Lisa Martin, Margaret Nieto, Art Valencia, Myra Hurtado, Jose Sandigo, Kristy Castaneda, Ronald Walker, Tyler Winters, Mary Jane Sotelo, Kristine Bugarin, Rosezetta Cummings, Daniel Ceballos, Paul Griffin, Gene Berger, Betty Rose, Alejandro Sotelo, Landon Pras, Sophia Malik, Michael Lopez, Benjamin Sotelo, and Daniel Vatrano.

The applicant, Matthew McCaffrey, addressed Commissioner questions.

The applicant, Matthew McCaffrey, provided a response to address public comments.

Chairperson Fraga closed the public hearing.

At the request of Commissioner Cisneroz, Chino Valley Fire District Chief Dave Williams addressed the emergency response plan for the proposed project. Chief William shared that if the project is approved, the Fire District will ensure that they review all guidelines to be prepared and trained to respond in the event of an emergency.

Danielle O'Toole, Chino Valley Fire District Fire Marshall, clarified that it would be a requirement when the project goes through the permitting process for the Fire District to work with the applicant on an emergency response plan.

Chairperson Fraga expressed concerns regarding no City ordinance in place to address battery energy storage systems (BESS) and requested the City consider adopting an ordinance to establish minimum setbacks, permitted battery chemistry, enclosure standards, maximum size within City limits or property guidelines, fire mitigation plans, emergency response protocols, decommissioning, and financial assurance requirements.

City Attorney Fred Galante addressed Chairperson Fraga's comments regarding establishment of an ordinance, noting concerns that were expressed are included in the proposed development agreement, in addition to conditions of approval for the project.

Commissioner Cisneroz noted it would be beneficial to have a third party consultant to provide information on this type of project. Andrea Gilbert, City Planner, noted that the project was reviewed by the Development Review Committee.

Commissioner Blanchard shared comments regarding the region's public safety plans and preparation to keep all citizen's safe.

Motion by Commissioner Blanchard, seconded by Commissioner Vieira, to (1) Adopt Planning Commission Resolution No. PC2026-016, recommending the City Council adopt an ordinance to approve a Development Agreement with Dirac Project LLC; and

(2) Adopt Planning Commission Resolution No. PC2026-019, approving PL25-0085 (Special Conditional Use Permit) and PL25-0086 (Site Approval), based upon the findings and subject to the departmental conditions of approval.. The motion failed by the following vote:

AYES: **COMMISSIONER BLANCHARD, COMMISSIONER VIEIRA, AND COMMISSIONER LEMENTO**

NOES: **COMMISSIONER ALEXANDRIS, COMMISSIONER LOPEZ, COMMISSIONER FRAGA, AND COMMISSIONER CISNEROZ**

ABSENT: **NONE.**

NEW BUSINESS

None.

DIRECTOR'S REPORT

None.

COMMISSION COMMENTS

Commissioners provided comments.

ADJOURNMENT

Chairperson Fraga adjourned the meeting at 8:56 p.m. to a regular meeting of the Planning Commission on August 19, 2026 at 6 p.m. in these Council Chambers.

APPROVED AND ADOPTED THIS 19TH DAY OF AUGUST 2026.

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CHAIRPERSON, PLANNING COMMISSION

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SECRETARY, PLANNING COMMISSION

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(These minutes are not official until signed.)