



PLANNING COMMISSION - PC - REGULAR MEETING

WEDNESDAY, DECEMBER 6, 2023

REGULAR SESSION: 6:00 P.M.

COUNCIL CHAMBERS 23873 CLINTON KEITH ROAD SUITE 106 WILDOMAR, CA 92595

Kim Strong - Chair
Eric Filar - Vice Chair
Arrin Banks - Commissioner
Brianna Bernard - Commissioner
George Cambero - Commissioner

Matthew Bassi - Community Development Director
Stephanie Gutierrez - Assistant City Attorney

The City of Wildomar will be a Safe and Active Community with Responsible Growth and
Quality Infrastructure while keeping a Hometown Feel

NOTICE:

Planning Commission meetings may be live-streamed, photographed and/or videotaped. Participation at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

CALL TO ORDER - REGULAR SESSION - 6:00 P.M.**ROLL CALL****FLAG SALUTE****PUBLIC COMMENTS**

*This is the time when the Commission receives general public comments regarding any items or matters within the jurisdiction that **do not** appear on the agenda.*

APPROVAL OF THE AGENDA AS PRESENTED

The Planning Commission to approve the agenda as it is herein presented, or, if it is the desire of the Planning Commission, the agenda can be reordered, added to, or have items tabled at this time.

1. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of the Commission, the Public, or Staff request to have specific items removed from the Consent Calendar for separate discussion and/or action.

1.1 Planning Commission Meeting Minutes - August 2, 2023 Regular Meeting

Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:

Approve the August 2, 2023 regular meeting minutes as submitted.

2. PUBLIC HEARINGS

2.1 **Chiquito Battery Storage Facility (PA 22-0026)**

Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:

1. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-22

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION/MITIGATION MONITORING AND REPORTING PROGRAM (SCH# 2023100095) FOR CONDITIONAL USE PERMIT NO. 22-0026 TO ESTABLISH AN 80-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM FACILITY LOCATED ON THE NORTH SIDE OF CLINTON KEITH ROAD APPROXIMATELY 540 EAST OF GRAND AVENUE (APN: 380-150-019 AND 380-150-020)

2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 22-0026 TO ESTABLISH AN 80-MEGAWATT (MW) BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY ON A 2.83-ACRE SITE, SUBJECT TO CONDITIONS, LOCATED NORTHSIDE OF CLINTON KEITH ROAD APPROXIMATELY 540 FEET EAST OF GRAND AVENUE (APN: 380-150-019 and 380-150-020)

2.2 **Zoning Ordinance Amendment No. 2023-06 (Fencing)**

Presented By: Abdu Lachgar , Planning Department

RECOMMENDATION:

1. Determine that Zoning Ordinance Amendment No. 2023-04 meets the findings for a General Rule exemption in accordance with Section 15064(B)(3) of CEQA; and
2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION A GENERAL RULE EXEMPTION IN ACCORDANCE WITH SECTION 15061(B)(3) OF THE CEQA GUIDELINES, AND APPROVAL OF ZONING ORDINANCE AMENDMENT NO. 2023-06 TO AMEND SECTION 17.172.205 (FENCES) OF THE WILDOMAR MUNICIPAL CODE

3. **GENERAL BUSINESS**

3.1 Plot Plan No. 20-0028 Extension of Time (Marriott/Baxter Village Hotel)

Presented By: Matthew Bassi , Planning Department

RECOMMENDATION:

1. Find and determine that the Extension of Time #1 for Plot Plan No. 20-0028 does not require additional environmental review in accordance with Section 15162 of the California Environmental Quality Act (CEQA) guidelines; and
2. Adopt a Resolution entitled:

PC RESOLUTION NO. 2023-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILDOMAR, CALIFORNIA, APPROVING A THREE (3) YEAR EXTENSION OF TIME TO NOVEMBER 11, 2026 FOR PLOT PLAN NO. 20-0028 TO DEVELOP A 4-STORY, 102-ROOM HOTEL LOCATED AT THE NORTHWEST CORNER OF WILDOMAR TRAIL AND MARGRET LANE (BAXTER VILLAGE), AND A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED PER CEQA GUIDELINES CHAPTER 15162

PLANNING COMMISSION COMMUNICATIONS

PLANNING DIRECTOR REPORT

CITY ATTORNEY REPORT

FUTURE AGENDA ITEMS

ADJOURN THE MEETING

PARTICIPATION

MEETINGS

Regular Planning Commission Meetings are held on the 1st Wednesday of every month at 6:00 P.M. in the City Council Chambers, 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595.

VIEW THE MEETING

1. In Person | City Council Chambers 23873 Clinton Keith Road Ste. 106 Wildomar, CA 92595
2. Cable TV | Frontier Channel 36 or AT&T Channel 99
3. Watch Live | <https://www.cityofwildomar.org/129/Agendas-Videos-Watch-Live> | Click on the "Live Video Link"

PARTICIPATE IN THE MEETING

1. Fill out the speaker card located on the table near the entrance of the chambers.
2. Submit the speaker card to the Deputy Clerk in the basket located at the front of the chambers.
3. When the Deputy Clerk calls your name, please come up to the front podium.

During Public Comment not on the agenda and after each Agenda Item, the Chair will announce Public Comment. Public Comments are limited to (3) minutes or such other time as the Planning Commission may provide. Per the Brown Act, Commissioners are not allowed to respond to public comments not on the agenda. If you would like to be contacted, please leave your email or contact number on the public comment card.

ACCOMMODATIONS

In compliance with the Americans with Disabilities Act, if requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans With Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person that requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting, may request such modification, accommodation, aid or service by contacting the City Clerk either in person or by phone at 951-677-7751, no later than 10:00 a.m. on the day preceding the scheduled meeting.

REPORTS

All agenda items and reports are available for review at City Hall, 23873 Clinton Keith Road and on the City's website at the following address: <http://www.cityofwildomar.org>.

AFFIDAVIT OF POSTING

I, Heidi Jemane, do certify that at least 72 hours prior to the meeting, a true and correct copy of this agenda was posted at Wildomar City Hall, 23873 Clinton Keith Road; U.S. Post Office, 21392 Palomar Street; Wildomar Library, 34303 Mission Trail Blvd; and on the City's website at www.cityofwildomar.org.

Heidi Jemane
Deputy City Clerk
November 29, 2023