

**MINUTES OF THE REGULAR MEETING OF THE  
PLANNING COMMISSION  
ORANGE COUNTY, CALIFORNIA  
Wednesday, March 26, 2025, 1:30 P.M.**

COUNTY CONFERENCE CENTER  
400 W. Civic Center Dr, Multipurpose Room 101  
Santa Ana, California 92701

**DAVID E. BARTLETT**  
CHAIRMAN  
Fifth District

**TRUNG “JOE” HA**  
COMMISSIONER  
First District

**KEVIN RICE**  
COMMISSIONER  
Third District



**MARIA CEJA**  
COMMISSIONER  
Second District

**JOHN KOOS**  
COMMISSIONER  
Fourth District

ATTENDANCE: Commissioners: Bartlett, Ceja, Ha, Koos & Rice

PRESENT: EXECUTIVE OFFICER Justin Kirk  
COUNTY COUNSEL Nicole Walsh  
SECRETARY Marissa Leahy

PLEDGE OF ALLEGIANCE: Commissioner Rice, Third District Commissioner, led the assembly in the Pledge of Allegiance.

**I. CONSENT ITEMS**

**ITEM #1. MINUTES OF FEBRUARY 26, 2025**

The meeting minutes of February 26, 2025 were motioned for approval by Commissioner Bartlett and seconded by Commissioner Ceja. Commissioner Koos abstained, and the motion was approved 4:0.

**II. DISCUSSION ITEMS**

**ITEM #1. ZONING CODE AMENDMENT CA 25-01, FP “FLOODPLAIN” OVERLAY DISTRICT – APPLICANT – OC DEVELOPMENT SERVICES – LOCATION – UNINCORPORATED AREAS OF ORANGE COUNTY – ALL SUPERVISORIAL DISTRICTS.**

Initiate and consider recommendation of the proposed Zoning Code Amendment CA 25-01 to revise section 7-9-42, FP “Floodplain” Overlay District of the County’s Comprehensive Zoning Code with updated information to ensure continued consistency with the floodplain management

requirements of the National Flood Insurance Program (NFIP) and Community Rating System (CRS) program to Board of Supervisors.

**RECOMMENDED ACTION:**

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report.
2. Conduct public hearing.
3. Authorize OC Development Services/Planning staff to initiate Zoning Code Amendment CA 25-01 that will revise section 7-9-42, FP “Floodplain” Overlay District of the Orange County Comprehensive Zoning Code.
4. Adopt Planning Commission Resolution No. 2025-01 (Attachment 1) that recommends the Board of Supervisors:
  - a. Find that the proposed project is exempt from the provisions of CEQA pursuant to Guidelines Section 15061 (b) (3) since this project has no potential for causing any significant effect on the environment.
  - b. Adopt Zoning Code Amendment CA 25-01 that will revise section 7-9-42, FP “Floodplain” Overlay District to ensure compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS).

**Special Notes:**

This item was presented by Ruby Maldonado, Contract Planner, County of Orange Development Services and Joyce Drysdale, OC Public Works Flood Programs. This is a time sensitive issue because as part of the CRS regulations these amendments need to be adopted and enforced prior to the cycle verification visit in the fall. This item also will need to go before the Board of Supervisors for approval.

**Public Hearing:**

No comments.

**The following is the action taken by the Orange County Planning Commission:**

The motion to take the recommended actions as set forth in the staff report for item #1 was made by Commissioner Bartlett. The motion was seconded by Commissioner Rice. The motion was approved by a vote of 5:0.

APPROVE ☒  
DENIED ☐

OTHER ☐

UNANIMOUS ☒ (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: Y  
(5) Bartlett: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

**ITEM #2. STUDY SESSION OF GENERAL PLAN AMENDMENT GPA 24-03 AND ZONING CODE AMENDMENT CA 24-03 – Battery Energy Storage System Ordinance, ALL SUPERVISORIAL DISTRICTS**

Staff will present information on policy considerations relating to Battery Energy Storage System (BESS) facilities as well as provide an update on the efforts to develop guidelines and standards. The proposed ordinance will only apply to BESS facilities located within unincorporated areas of the County of Orange.

**RECOMMENDED ACTION:**

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony; and
2. Provide feedback to staff as appropriate.

**Special Notes:**

This item was presented by Scarlet Duggan, Land Use Manager, County of Orange Development Services. The plan is to have a BESS facilities ordinance in place prior to in place prior to the January 26, 2026 expiration of the interim ordinance. Received a letter from Therese Ford regarding her concerns about BESS facility requirements. This is not an action item and no motion is necessary. The Commission received this item and provided feedback.

**Public Hearing:**

None.

**III. EXECUTIVE OFFICER UPDATE**

- Housing Element Adoption. Now shifting into development of programs required by the implementation of the housing element and creating a milestone calendar for when these need to occur.

**IV. COUNTY COUNSEL UPDATE**

- Ranch Hills Update. The April 2, 2025 hearing has been continued and the new scheduled hearing is set for April 30, 2025. It will be longer until there is an answer from the Superior Court.

**V. PLANNING COMMISSIONER COMMENTS**

- Commissioner Ceja – Wishing everyone a beautiful day.

**VI. PUBLIC COMMENTS**

- None.

**VII. ADJOURNMENT**

- Planning Commission meeting adjourned at 2:22pm.