

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, May 28, 2025, 1:30 P.M.**

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

TRUNG “JOE” HA
CHAIRMAN
First District

KEVIN RICE
VICE-CHAIR
Third District

JOHN KOOS
COMMISSIONER
Fourth District



MARIA CEJA
COMMISSIONER
Second District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

ATTENDANCE: Commissioners: Bartlett, Ha, Koos & Rice

PRESENT: EXECUTIVE OFFICER Justin Kirk
COUNTY COUNSEL Stephanie Clark
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 APRIL 23, 2025

The meeting minutes of April 23, 2025 were motioned for approval by Commissioner Bartlett and seconded by Commissioner Koos and the motion was approved 4:0.

II. DISCUSSION ITEMS

ITEM #1. PUBLIC HEARING – GENERAL PLAN AMENDMENT S19-01 (SAFETY ELEMENT), APPLICANT – OC DEVELOPMENT SERVICES – UNINCORPORATED AREAS OF ORANGE COUNTY – ALL SUPERVISORIAL DISTRICTS.

Consider for Board of Supervisors recommendation, an amendment to the County's Safety Element to incorporate policies intended to comply with recent State mandated changes regarding fire safety and to make additional technical amendments.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report.
- b. Conduct public hearing.
- c. Adopt Planning Commission Resolution No. 2025-04, recommending that the Board of Supervisors:
 1. Find that Initial Study/Negative Declaration (IS/ND) No. IP 22-0133, previously adopted by the Board of Supervisors on September 27, 2022, and Addendum No. 1 adopted by the Board of Supervisors on June 25, 2024, for the Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code, adequately address the effects of the proposed project, reflect the independent judgement of the County of Orange, and are approved for the proposed project based on the additional findings that the circumstances of the project are substantially the same, and IS/ND No. IP 22-0133 and Addendum No. 1 adequately address the effects of the proposed project; no substantial changes have been made in the project; no substantial changes have occurred in the circumstances under which the project is being undertaken; and no new information of substantial importance to the project which was not known or could not have been known when the IS/ND No. IP 22-0133 and Addendum No. 1 were adopted has become known; therefore no further environmental review is required.
 - a. IS/ND No. IP 22-0133 and Addendum No. 1 are adequate to satisfy the requirements of CEQA for General Plan Amendment S19-01.
 2. Adopt General Plan Amendment S19-01 to the Orange County Safety Element for compliance with recent State mandated changes regarding fire safety and to make additional technical amendments.

Special Notes:

Virginia Gomez, Senior Planner, County of Orange Development Services presented this item and answered questions from the Commission. No public comments.

Public Hearing:

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 including the CEQA findings for item #1 was made by Commissioner Koos. The motion was seconded by Commissioner Rice. The motion was approved by a vote of 4:0.

APPROVE ☒
DENIED ☐

OTHER ☐

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

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

**ITEM #2 SECOND STUDY SESSION FOR GENERAL PLAN AMENDMENT GPA 24-03
AND ZONING CODE AMENDMENT CA 24-03 – BATTERY ENERGY
STORAGE SYSTEM ORDINANCE, APPLICANT – OC DEVELOPMENT
SERVICES, LOCATION – UNINCORPORATED AREAS OF ORANGE
COUNTY, ALL SUPERVISORIAL DISTRICTS**

Staff will provide information in response to Planning Commission feedback from the first study session and present the proposed draft zoning code amendment text relating to Battery Energy Storage System (BESS) facilities. The proposed ordinance will only apply to BESS facilities located within unincorporated areas of the County of Orange.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

- a. Receive staff report and public testimony; and
- b. Provide feedback to staff as appropriate.

Special Notes:

Scarlet Duggan, Land Use Manager, County of Orange Development Services presented this item and answered questions from the Commission. This is not an action item and no motion is necessary. The Commission received this item and provided feedback.

Public Comments:

- Eric Wygan from San Diego Gas & Electric is in favor of the BESS facilities but has concerns about the 500ft setback currently listed in the staff report. Requests a less restrictive ordinance that will allow for implementing rapidly changing technology. Appreciates that County staff has solicited SDG & E's feedback.
- Kelly Lee from So-Cal Edison has requested a little more time for their staff to review. Shares Eric Wygan's concerns. Also, appreciative that County staff has solicited SCE's feedback.

III. EXECUTIVE OFFICER UPDATE

- None.

IV. COUNTY COUNSEL UPDATE

- Appeal with the city of Costa Mesa federal challenge. Their sober living home ordinance was legal.

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Ha will be out of town the month of August.
- Commissioner Rice will be out of town the beginning of August.

VI. PUBLIC COMMENTS

- None.

VII. ADJOURNMENT

- Planning Commission meeting adjourned at 2:39pm.