

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

**WEDNESDAY,
SEPTEMBER 10, 2025
1:30 P.M.**

COUNTY ADMINISTRATION NORTH BUILDING
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

TRUNG "JOE" HA
CHAIRMAN
First District

KEVIN RICE
VICE-CHAIR
Third District

MARIA CEJA
COMMISSIONER
Second District

JOHN KOOS
COMMISSIONER
Fourth District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Marissa Leahy

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

Supporting documentation is available for review in the Orange County Public Works office at, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

I. CONSENT ITEMS:

1. Meeting minutes of May 28, 2025.

II. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – ZONING CODE AMENDMENT CA 24-03 – BATTERY ENERGY STORAGE SYSTEM FACILITIES ORDINANCE, APPLICANT – OC DEVELOPMENT SERVICES, LOCATION – UNINCORPORATED AREAS OF ORANGE COUNTY, ALL SUPERVISORIAL DISTRICTS

Consider recommendation for adoption by the Board of Supervisors the proposed Zoning Code Amendment CA 24-03 to include development standards for Battery Energy Storage System (BESS) facilities located within unincorporated areas of the County of Orange. The intent of BESS facility regulations is to advance and protect public health, safety, and welfare by establishing regulations for the installation and use of BESS Facilities within unincorporated Orange County.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report and public testimony.
2. Adopt Planning Commission Resolution No. 25-05 to:
 - a. Find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), Common Sense Exemption, pursuant to CEQA Guidelines Section 15061 (b) (3).
 - b. Recommend to the Board of Supervisors adoption of the proposed Zoning Code Amendment CA 24-03 (Attachment 2) to add Section 7-9-122 “County of Orange Battery Energy Storage System Facilities” and amend Section 7-9-134.6 to include Battery Energy Storage System Facilities definition.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

At this time, members of Planning Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

VI. PUBLIC COMMENTS

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.

VII. ADJOURNMENT

The next meeting of the Orange County Planning Commission is tentatively scheduled for Wednesday, September 24, 2025, at 1:30 pm.