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MEMORANDUM

CLERK OF THE BOARD
COUNTY OF ORANGE
BOARD OF SUPERVISORS

To: Robin Stieler, Clerk of the Board

From: Supervisor Donald P. Wagner, Third District

In Opell for DW

Date: March 17, 2026

RE: Add Item to March 24, 2026 Board of Supervisors Meeting Agenda

S3/D

Please place the following item on the March 24, 2026 Board of Supervisors agenda as a supplemental item: Appoint Stephanie Marie Fabbri Carter to the Development Processing Review Committee for a term concurrent with the Third District Supervisor's term of office. She will fill the vacant position last held by Rick Fitch.



APPLICATION FOR COUNTY OF ORANGE BOARD, COMMISSION OR COMMITTEE

(FOR COUNTY USE ONLY)

Return to: Clerk of the Board of Supervisors 400 W. Civic Center Dr., 6th Floor Santa Ana, California 92701 Email: response@cob.oc.gov Website: https://cob.oc.gov/

Instructions: Please complete each section below. Be sure to enter the title of the Board, Commission or Committee for which you desire consideration and attach a resume. For information or assistance, please contact the Clerk of the Board of Supervisor's Office at (714) 834-2206. Please print in ink or type.

NAME OF BOARD, COMMISSION, OR COMMITTEE TO WHICH YOU ARE APPLYING FOR MEMBERSHIP. SEE LIST AT https://cob.oc.gov/boards-commissions-committees/bcc-name-list-and-contact-information

Development Processing Review Committee - DPRC

SUPERVISORIAL DISTRICT IN WHICH YOU RESIDE: [] First [] Second [x] Third [] Fourth [] Fifth

APPLICANT NAME AND RESIDENCE ADDRESS:

Stephanie Marie Fabbri Carter
First Name Middle Name Last Name
Tustin CA
Street Address City State Zip Code
Home Phone Number Cell Phone Number
Email Address

CURRENT EMPLOYER:

OCCUPATION/JOB TITLE:

BUSINESS ADDRESS:

BUSINESS PHONE NUMBER:

[x] EMPLOYMENT HISTORY: Please attach a resume to this application and provide any information that would be helpful in evaluating your application. A RESUME MUST BE ATTACHED TO YOUR APPLICATION.

ARE YOU A CITIZEN OF THE UNITED STATES: [x] YES [] NO

IF NO, NAME OF COUNTRY OF CITIZENSHIP:

ARE YOU A REGISTERED VOTER? [x] YES [] NO

IF YES, NAME COUNTY YOU ARE REGISTERED IN: Orange County

LIST ALL CURRENT PROFESSIONAL OR COMMUNITY ORGANIZATIONS AND SOCIETIES OF WHICH YOU ARE A MEMBER.

<u>ORGANIZATION/SOCIETY</u>	<u>FROM (MO./YR.)</u>	<u>TO (MO./YR.)</u>
<u>Building Industry Assoc.Exec. Board Member</u>	<u>November 2022</u>	<u>current</u>
_____	_____	_____
_____	_____	_____

WITHIN THE LAST FIVE YEARS, HAVE YOU BEEN AFFILIATED WITH ANY BUSINESS OR NONPROFIT AGENCY(IES)? YES NO

DO YOU OWN REAL OR PERSONAL PROPERTY OR HAVE FINANCIAL HOLDING WHICH MIGHT PRESENT A POTENTIAL CONFLICT OF INTEREST? YES NO

HAVE YOU BEEN CONVICTED OF A FELONY OR MISDEMEANOR CRIME SINCE YOUR 18TH BIRTHDAY? YOU ARE NOT REQUIRED TO DISCLOSE ANY OF THE FOLLOWING: ARRESTS OR DETENTIONS THAT DID NOT RESULT IN A CONVICTION; CONVICTIONS THAT HAVE BEEN JUDICIALLY DISMISSED, EXPUNGED OR ORDERED SEALED; INFORMATION CONCERNING REFERRAL TO AND PARTICIPATION IN ANY PRETRIAL OR POSTRIAL DIVERSION PROGRAM; AND CERTAIN DRUG RELATED CONVICTIONS THAT ARE OLDER THAN TWO YEARS, AS LISTED IN CALIFORNIA LABOR CODE § 432.8 (INCLUDING VIOLATIONS OF CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 11357(B) AND (C), 11360(C) 11364, 11365 AND 11550 – AS THEY RELATE TO MARIJUANA)?

YES NO

IF YES, PLEASE EXPLAIN AND ATTACH ADDITIONAL SHEETS, IF NECESSARY.

PLEASE BRIEFLY EXPLAIN WHY YOU WISH TO SERVE ON THIS BOARD, COMMITTEE, OR COMMISSION. ATTACH ADDITIONAL SHEETS, IF NECESSARY.

See attached.

DATE: 3/16/26 APPLICANTS SIGNATURE: Stephanie M. Debbi-Centi

CLERK OF THE BOARD OF SUPERVISORS USE ONLY – DO NOT WRITE BELOW THIS LINE

Date Received: _____	Received by: _____ Deputy Clerk of the Board of Supervisors
Date referred: _____	
To: <input type="checkbox"/> BOS District 1	<input type="checkbox"/> BOS District 2
<input type="checkbox"/> All BOS	<input type="checkbox"/> BOS District 3
	<input type="checkbox"/> BOS District 4
	<input type="checkbox"/> BOS District 5
	<input type="checkbox"/> BCC Contact Person Name _____

Stephanie M. Fabbri Carter

Statement of Interest – Development Processing Review Committee

I am seeking a position on the Development Processing Review Committee because I believe my experience as a home builder can contribute meaningfully to the County's ongoing efforts to improve development processing, permitting efficiency, and customer service. Having worked extensively within Orange County's regulatory framework, I understand both the strengths of the current system and the challenges that applicants, builders, and property owners frequently encounter.

My goal in serving on the DPRC is to provide practical, field-based insight that supports clearer processes, predictable timelines, and collaborative problem-solving between the County and the development community. I have firsthand experience navigating plan checks, inspections, entitlement requirements, and code interpretations, and I recognize how procedural delays or inconsistencies can impact project schedules, budgets, and housing delivery.

I am committed to working constructively with County staff, fellow committee members, and industry representatives to help streamline processes, identify areas for improvement, and ensure that development standards are applied fairly and efficiently. I value transparency, accountability, and open communication, and I believe these principles are essential to a well-functioning development review system.

Serving on the DPRC would allow me to contribute my professional knowledge in a way that benefits both the County and the broader community, supporting responsible growth and improved service for all stakeholders.

STEPHANIE M. FABBRI CARTER

Real Estate Development & Construction Management Executive 25+ years of leadership in land development, homebuilding, entitlement strategy, and multidisciplinary project delivery

HIGHLIGHTS OF QUALIFICATIONS

- Results-oriented real estate development and construction management professional with 25+ years of experience across all facets of land development and homebuilding.
- Proven ability to lead large multidisciplinary teams, manage complex entitlement processes, and deliver multi-million-dollar projects on time and within budget.
- Skilled at managing multiple concurrent projects with strong organizational, analytical, and problem-solving capabilities.
- Extensive experience collaborating with executive leadership, design teams, construction, purchasing, finance, sales, and governmental agencies.
- Strong understanding of regulatory processes, permitting, and agency coordination, with a track record of successful project approvals and execution.

PROFESSIONAL EXPERIENCE

Tri Pointe Homes – Irvine, CA

Sr. Project Manager / Director of Project Management *June 2016 – Present*

- Lead new community planning and due diligence, including conceptual land planning, engineering, environmental review, utilities, and product design.
- Manage consultants contracting for land development infrastructure, permitting, community amenities, sales offices, model complexes, and production.
- Oversee consultant teams for exterior and interior home design, phasing, and lot planning.
- Develop and manage pro forma budgets through design, permitting, and construction.
- Collaborate with Senior Executives, Marketing, Construction, Purchasing, DRE, Finance, and Sales.
- Coordinate field installation of community infrastructure and homebuilding elements in alignment with budgets and schedules.
- Lead entitlement efforts, including preparation and presentation to governmental agencies.
- Review, approve, and negotiate purchase orders, change orders, and contracts.
- Manage architects, landscape architects, civil, structural, mechanical, and electrical engineers, along with four direct reports.
- Serve as liaison between construction teams and governing agencies including city, county, fire authority, and utility providers.

CalAtlantic Homes (Standard Pacific Homes) – Corona, CA

Project Manager *October 2012 – June 2016*

- Managed construction for homebuilding and land development projects including grading, utilities, street improvements, erosion control, parks, and landscaping.
- Collaborated with Corporate Office, Contract Administration, Purchasing, Finance, Customer Care, and Marketing.
- Coordinated with architects, engineers, and consultants to resolve field and design conflicts.
- Oversaw project close-out, including construction and consultant contracts.
- Facilitated turnover of completed improvements to cities, utility companies, and HOAs.

Meritage Homes – Corona, CA

Project Management Consultant *January 2011 – February 2012*

- Supported project management team with new community planning and due diligence through vertical construction.
- Secured entitlements from local agencies and maintained project schedules.
- Coordinated and attended community meetings during design review.
- Managed project documentation and plan sets.

EDUCATION & CERTIFICATIONS

Bachelor of Arts, Psychology University of California, Irvine

Light Construction & Development Management Certificate Program Marketing for the Residential Builder Certificate Program University of California, Irvine

AFFILIATIONS

- **Building Industry Association of San Bernardino – Executive Board of Directors**
November 2022 – Current