

# PLANNING COMMISSION AGENDA

## COUNTY OF IMPERIAL

**COMMISSIONERS:**

**Chairman:** Rudy Schaffner  
**Vice Chairman:** Carson Kalin

Russell Roben  
 Dennis Bergh  
 Sergio Cabanas  
 Kathryn Dunn

Ernesto Medina  
 Scott Wright  
 Lewis Pacheco  
 Jose Hinojosa

**JIM MINNICK, DIRECTOR OF PLANNING & DEVELOPMENT SERVICES**

**HEARING DATE: February 14, 2024, at 9:00 A.M.**

**HEARING LOCATION 940 MAIN STREET, BOARD CHAMBER, EL CENTRO, CALIFORNIA**

**NOTICE:**

All supporting documentation is available for public review in the office of the Imperial County Planning & Development Services located at 801 Main Street, El Centro, CA 92243, during regular business hours, 8:00 AM. – 5:00 PM, Monday through Friday, excluding holidays. Please remember to shut off all cell phones, pagers or electronic devices upon entering the Board Chamber.

The public will have an opportunity to speak to any agenda item when the Chairman opens the matter to the public to discussion and before action is taken. The Chairman will determine the order of speaking and unless the Chairman grants more or less time, the speaker’s limit is 3 minutes on each agenda item. Please read and complete a speaker form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.

ITEM	TIME	PROJECT DESCRIPTION	DECISION		
			Y	N	C
I.	9:00 a.m.	CALL TO ORDER & ROLL CALL			
II.		PLEDGE OF ALLEGIANCE			
III.		PUBLIC HEARINGS: (Please read and complete a speakers form at the podium prior to the start of the meeting. The Chairperson will call on you to speak when your item is called.)			
4.		<del>APPROVAL OF MINUTES for January 10, 2024 MEETING.</del>			
2.		<p><b>Consideration of Time Extension #23-0015</b> as submitted by W.M. Bolthouse Farms, Inc. The applicant is requesting a time extension for a new (15) fifteen-year term for previously approved Conditional Use Permit (CUP) #08-0024 for an existing operation of a seasonal truck staging area for a portion of the year, February to March, at Bolthouse Farms’ Westmorland, CA; a carrot washout and rehydration facility. The property is located at 5337 Lack Road, Westmorland, CA, with Assessor’s Parcel Number 035-070-018-000 and legally described as Portion of Northeast Quarter of East Half of Tract 187, T13S, R13E, S.B.B.M. in the unincorporated area of the County of Imperial. (Supervisory District #4), [Gerardo A. Quero, Planner II at 442-265-1736 extension 1748 or via email at <a href="mailto:gerardoquero@co.imperial.ca.us">gerardoquero@co.imperial.ca.us</a> ].</p> <p><b>Actions:</b></p> <ol style="list-style-type: none"> <li>1. Find that the project is categorically except from CEQA under Government Code Section 15301 and that no further environmental documentation is necessary; and,</li> <li>2. Find that Time Extension #23-0015 for Conditional Use Permit #08-0024 is consistent with applicable zoning and building ordinances; and</li> <li>3. Approve Time Extension #23-0015 for Conditional Use Permit #08-0024 for a new 15-year term, subject to the existing conditions.</li> </ol>			
3.		<p><b>Consideration of Conditional Use Permit #23-0030</b> as submitted by Burrtec Waste Industries, is proposing to supersede the existing water well CUP #09-0010 to increase the maximum water allowance from 5 acre feet per year to 92,000 gallons per day, 365 days a year (105 acre feet) in order to be consistent with the environmentally assessed water use within approved CUP #10-0002 for the Salton City Landfill expansion. The property is legally described as the North Half of Section 12 Township 11 south Range 9 east 320 Acres., S.B.B.M. in an Unincorporated Area of the County of Imperial, State of California, Assessor’s Parcel Numbers 017-120-015-000, (935 W Hwy 86, Salton City, CA 92227, and; Supervisorial District #4), [Derek Newland, Planner III at (442) 265-1736, extension 1756 or by email at <a href="mailto:dereknewland@co.imperial.ca.us">dereknewland@co.imperial.ca.us</a> ].</p> <p><b>Actions:</b></p>			

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		<p>1.Find the Conditional Use Permit #23-0030 is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines and that no further environmental documentation is necessary; and</p> <p>2.Approve the attached Resolution and supporting findings, for Conditional Use Permit (CUP) #23-0030 subject to all the conditions and authorize the Planning &amp; Development Services Director to sign the Conditional Use Permit upon receipt from the Permittee.</p>			
4.		<p><b>Consideration of Initial Study #23-0032</b> as submitted by the Imperial County Public Health Department, Division of Environmental Health (EHS). EHS is proposing revisions and updates to both Title 8 Onsite Wastewater Treatment System (OWTS) Ordinance Chapter 8.80 and Local Agency Management Program (LAMP). LAMP updates include minor revisions to figures using 2020 U.S. Census data, updates to the design flows for accessory dwelling units (ADUs), and minor edits. Title 8 OWTS Ordinance Chapter 8.80 revisions include updates to definitions to be consistent with the OWTS State Policy, language modifications to standards for land developments, clarifying sections related to areas of special concern, inclusion of design flows for accessory dwelling units (ADUs), update to drain field depths, addition of new language and permitting requirements for the temporary transfer and storage of septage waste, and other minor edits. These revisions apply Countywide and are meant to reflect consistency with recent State Laws and Policies. (All Supervisorial Districts), [Gerardo A. Quero, Planner II at 442-265-1736 extension 1748 or via email at <a href="mailto:gerardoquero@co.imperial.ca.us">gerardoquero@co.imperial.ca.us</a>].</p> <p><b>Actions:</b></p> <p>1. Recommend the Board of Supervisors adopt the Negative Declaration (IS #23-0032) for the Title 8, Onsite Wastewater Treatment System (OWTS) Ordinance, Chapter 8.80 and Local Agency Management Program (LAMP) revisions and updates, as recommended by the Environmental Evaluation Committee (EEC) hearing held on December 14, 2023; and,</p> <p>2. Make the finding that the Title 8, Onsite Wastewater Treatment System (OWTS) Ordinance, Chapter 8.80 and Local Agency Management Program (LAMP) revisions and updates are consistent with applicable General Plan and Codified Ordinances; and</p> <p>3. Recommend the Board of Supervisors approves the Title 8, Onsite Wastewater Treatment System (OWTS) Ordinance, Chapter 8.80 and Local Agency Management Program (LAMP) revisions and updates.</p>			
IV.		Public Comments			
V.		Planning Commissioner Comments			
VI.		Director Comments.			
VII.		Adjournment.			

For questions regarding these projects contact the above-mentioned Planner following the project.

**Si usted requiere esta información en español, favor de llamar al (442) 265-1736**

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