

**MINUTES OF THE
PLANNING COMMISSION MEETING
February 14, 2024**

The Imperial County Planning Commission convened a Meeting on Wednesday, February 14, 2024, at 9:00 a.m. in the Board of Supervisors Chambers, El Centro, California.

Staff present: Director, Jim Minnick; Assistant Director, Michael Abraham; Planning Division Manager, Diana Robinson; Planner III Derek Newland; Planner II Gerardo Quero; Clerks- Laryssa Alvarado & Aimee Trujillo.

Chairman Rudy Schaffner called meeting to order at 9:00 a.m.

I. Roll Call: Commissioners present: Schaffner, Kalin, Roben, Cabanas, Medina, Wright, Pacheco, Hinojosa

II. Pledge of Allegiance:

III. Public Hearings

2. Consideration of Time Extension #23-0015 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 gerardoquero@co.imperial.ca.us].

Jim Minnick, Director; Gave a brief description of the project, and introduced **Gerardo Quero**, Planner II, to read the project into the record.

Gerardo Quero, Planner II; Read the PowerPoint Presentation of the project into the record.

Chairman Schaffner; Asked if there was a representative for the project to approach the podium.

Patricia Cusicanqui, Applicant; Introduced herself.

Chairman Schaffner; Asked if she had any questions or comments regarding the project, and if she read and agreed with everything.

Patricia Cusicanqui, Applicant; Stated that she read and did agree with everything on the project.

Chairman Schaffner; Opened the public portion of the meeting. There were no public comments; he then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Kalin; Made a motion to approve Agenda Item #2 seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Jim Minnick, Director; Stated **Agenda Item #2** stands approved by this Commission. In which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

3. **Consideration of Conditional Use Permit #23-0030** 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 dereknewland@co.imperial.ca.us].

Jim Minnick, Director; Gave a brief description of the project, and introduced **Derek Newland**, Planner III, to read the project into the record.

Derek Newland, Planner III; Read the PowerPoint Presentation of the project into the record.

Chairman Schaffner; Asked if there was a representative for the project to approach the podium.

Dave Brischke, Representative; Introduced himself.

Chairman Schaffner; Asked if he had any questions or comments regarding the project, and if he read and agreed with everything.

Dave Brischke, Representative; Stated that he read and did agree with everything on the project.

Chairman Schaffner; Opened the public portion of the meeting. There were no public comments; he then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Kalin: That's a big difference from 5 acre feet to 105 acre feet.

Dave Brischke: Alright so if you recall back in 2008 we were awarded the contract to expand the landfill from 7.8 acres to the whole half section and going into the design and environmental side of it, we had to show that we had water to support that project. We started operations out there in February in 2009 and almost immediately got our permit to drill the well so it was an exploration well. We're just trying to drill to see what we have there to be able to support the EIR. The CUP was for a commercial water well. We drilled it and again we were just trying to show that we had adequate water for the project. We drilled it and we ended up with I think we drilled up to 610 feet and bottom caved in we finished it to 580 or something like that. We had 75 gallons a minute of artesian flow and so that was enough to support our project. That equated to what we were looking for which was 92,000 gallons a day which is an estimate of what our daily dust control needs to be at full built out of the landfill. To make a long story short, we then went into the design and then permitting process for the landfill and for whatever reason that original CUP, how Derek was saying, didn't flow into the landfill CUP. We've got this 92,000 gallon a day requirement which was our original requirement but the original well was just drilled on a normal commercial water well permit. That's why the difference. There's really no difference in what we originally wanted, now we've been out there operating it, we know what we have out there and the well that we have right there is just not producing what we need. Were thinking if we drill it a little bit deeper we'll get a little bit better flow. That's what we are trying to support right now.

Commissioner Pacheco: Who goes to your landfill?

Dave Brischke: Well interestingly enough about 50% of our trash comes from the Coachella Valley area. We have a solid waste transfer station off of Dylan Road, that's Coachella. All that local waste goes into that transfer station and then they bring us that trash in transfer trucks. That's the majority of our solid waste. We have a kind of special waste we take in. We take in biosolids from wastewater treatment plants around the

area. We dry them and use them for alternative daily cover. Recently we've been sending them out to Arizona for agricultural, for alfalfa, basically fertilizer. We also take in filter cake from the Hudson Ranch geothermal plant out in Calipat. Just some weird industrial nonhazardous waste. We take ash from the burn plant up in Mecca, fly ash and bottom ash. It's a combination of materials. That's what supports us and I think we pay a pretty decent fee, at least I hope you're happy with it, to the County. It helps support John Gay's solid waste system in the district.

Commissioner Kalin: Made a motion to approve Agenda Item #3 seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Jim Minnick, Director; Stated **Agenda Item #3** stands approved by this Commission. In which the applicant or any member from the public want to appeal must be done by filing the appropriate appeal in the next ten (10) days.

4. **Consideration of Initial Study #23-0032** 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 gerardoquero@co.imperial.ca.us].

Jim Minnick, Director; Gave a brief description of the project, and introduced **Gerardo Quero**, Planner II, to read the project into the record.

Gerardo Quero, Planner II; Read the PowerPoint Presentation of the project into the record.

Chairman Schaffner; Asked if there was a representative for the project to approach the podium.

Jorge Perez, Environmental Health Manger; Introduced himself.

Chairman Schaffner; Asked if he had any questions or comments regarding the project, and if he read and agreed with everything.

Jorge Perez, Environmental Health Manager; Stated that he read and did agree with everything on the project.

Chairman Schaffner; Opened the public portion of the meeting. There were no public comments; he then closed the public portion of the meeting and turned it over to the Commission for any questions and/or comments.

Commissioner Kalin: Made a motion to approve Agenda Item #5 seconded by **Commissioner Cabanas** and the affirmative vote by the Commissioners present as follow Schaffner (yes), Kalin (yes), Roben (yes), Cabanas (yes), Medina (yes), Wright (yes), Pacheco (yes), Hinojosa (yes).

Jim Minnick, Director; Stated **Agenda Item #4** stands approved by this Commission.

IV. Public Comments, NONE

V. Planning Commissioner Comments,

VI. Director Comments,

Chairman Schaffner; adjourned meeting.

IX. Adjournment: Meeting adjourned at 9:21 a.m.

Submitted by Rudy Schaffner
Chairman of the Planning Commission

Attest:

Jim Minnick, Director of
Imperial County Planning Commission

Laryssa Alvarado & Aimee Trujillo-PC Recording Clerks

LAIS:\Clerical\MINUTES & RESOLUTIONS\2024\PC\02 14 2024 PC MINUTES .docx