

**HUMBOLDT COUNTY PLANNING COMMISSION NOTICE OF  
PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

On **Thursday, July 21, 2022**, at **6:00 p.m.**, or as soon thereafter as the matter can be heard, the Humboldt County Planning Commission will hold a public hearing in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California, and virtually via Zoom to consider the matter listed below.

**gHOW TO LISTEN OR WATCH THE PLANNING COMMISSION MEETING:**

**Listen or Watch the live stream of the Planning Commission Meeting in three ways:**

1. <https://zoom.us/j/87544807065> Password: 200525
2. Call in via telephone at 346 248-7799, enter meeting id 875 4480 7065 Password: 200525
3. A live stream of the meeting can be found by using the following link: <https://humboldt.legistar.com> or by watching Access Humboldt on cable channel 11

**PUBLIC COMMENT INSTRUCTIONS DURING THE MEETING:**

**Participate in the public comment period of the meeting in the following three ways:**

1. **In Person:** Any person may appear and present testimony in regard to this matter at the hearing located in the Board of Supervisors' Chamber, Humboldt County Courthouse, 825 Fifth Street, Eureka, California. The Planning Commission needs 15 COPIES of any materials submitted at the meeting.
2. **Via Computer as an attendee:** To raise your hand click the Raise Hand icon on the bottom of the Zoom window. When you click the Raise Hand icon, a hand icon will appear next to your name that will notify the host your hand is raised. You will also see the hand icon turn green. When you want to lower your hand, you can click the hand icon again and your hand will be lowered. When you are called upon to speak the Zoom platform will ask you for permission to unmute your mic. **If you encounter any issues, please use the call-in option below.**
3. **Via phone call using cellphone or landline:** When the Planning Commission meeting begins, call in to the conference line. When the Planning Commissioner starts to discuss the item you wish to comment on, **Press \*9 to raise your hand**. When you are called upon to speak, you will be prompted to unmute your mic, press **\*6 to unmute**.

**PUBLIC COMMENT PRIOR TO THE MEETING:**

Public comments may be submitted via email to [Planningclerk@co.humboldt.ca.us](mailto:Planningclerk@co.humboldt.ca.us). Please provide the project title, record or case number and date of the hearing. The deadline for submitting written comments is **12:00 p.m. Wednesday, July 20, 2022**. After the deadline, written comments may be submitted to the commission in person during the meeting. Verbal comments may be made in person, or on zoom. Comments received after the agenda is posted on **Friday, July 15, 2022**, can be found at the "Attachments" section of the "Meeting Details" link next to the posted Agenda at: <https://humboldt.legistar.com>, and will be included with the administrative record. If you do not have access to email, contact the planning clerk at 707-268-3702. Please note that each Zoom meeting has a

unique meeting ID and password. Any item on this agenda that is continued to a future date will use the meeting ID and password applicable to the date the agenda item is to be heard again.

**Royal Gold, LLC**, Glendale area, Case Number PLN-2021-17077 (filed March 16, 2021); Assessor Parcel Numbers (APNs) 516-101-005, -008, -017, -040, -041, -060, -063, -064, -068, -079, -081, -083, -084 and 516-111-003, -062, -063, and -064. A Conditional Use Permit is being sought to authorize an existing soil manufacturing and wholesale distribution facility. Operating year-round, daily activities primarily involve the blending and mixing of potting soils, raw material processing, and shipping and receiving activities. Coco pith is used as the basis for their soil products, though other components include: sawdust, compost, chicken manure, and fish bone. All of the materials used are imported to and processed at the project site. Manufacture of the final soil product requires grinding, screening, sorting, stockpiling, mixing, and packaging of these materials. The business began operating from the site in 2009, without the benefit of County review. In August 2016, a Use Permit for the operation was approved by the Planning Commission. Following this, the project was appealed to the Board of Supervisors and subject to litigation by Humboldt Baykeeper. After entering into a legal settlement with Baykeeper and completing extensive measures and improvements to the site designed to address water quality concerns, the appeal was withdrawn. The project has been resubmitted for consideration and revised to reflect these changes, as well as increases in operations and use of the site and changes to the footprint of existing and planned new facilities. Operations now span various contiguous parcels on the north side of Glendale Drive, totaling approximately 45.98 acres. Since August 2016, a number of unpermitted improvements have been constructed, including: two new buildings totaling approximately 12,180 ft.<sup>2</sup> as well as an approximately 1,500 ft.<sup>2</sup> addition to the amendment storage building. Other improvements and changes to the project include: installation of two portable office buildings, a fueling station, generators, paving, conversion of wetlands to stormwater detention basins and parking/driveways, construction of berms, security fencing, and a host of various stormwater improvements. Additional new improvements are proposed and include the construction of four new buildings totaling approximately 99,000 ft.<sup>2</sup>, a fueling station, new equipment, additional security fencing, additional security lighting, additional paving, extension of electric utility infrastructure, additional stormwater improvements, conversion of wetlands to stormwater detention features, and incorporation of fertilizer production activities. Stormwater from the central and eastern portions of the property flow to the south through a series of drainage ditches and culverts on adjacent private property before entering into Hall Creek and ultimately the Mad River. In considering the Use Permit, the Planning Commission is being asked to establish appropriate setbacks, lot coverage, and parking requirements for the current use. A Special Permit is also being requested to allow reduction of setbacks to on-site wetlands and riparian areas, filling of on-site wetlands, and conversion of wetlands to stormwater detention features. To offset these impacts, the project includes the following mitigation measures: construction of a 3.2-acre wetland in the northwest portion of the site, planting of the 50-foot upland buffer for the mitigation wetland with native species, and enhancement of the existing on-site wetlands remaining on the property.

As Lead Agency, the Humboldt County Planning and Building Department has prepared and circulated for public review a draft Mitigated Negative Declaration for the project. **This notification is to advise you that the Humboldt County Planning and Building Department will receive public comments on the proposed Supplemental Mitigated Negative Declaration from May 20, 2022, to June 20, 2022.** Comments may be

submitted to the Humboldt County Planning and Building Department, 3015 H Street, Eureka, CA 95501 by **June 20, 2022**. The draft Supplemental Mitigated Negative Declaration and Initial Study are available for review at the same location as well as through the State Clearinghouse online via <https://ceganet.opr.ca.gov/> Project Location: The project site is located in Humboldt County, in the Glendale area, within the 1200-1600 block of Glendale Drive, near the intersection of the Highway 299 ramp, on the property located at 1689 Glendale Drive. The project was previously host to a lumber mill that was last operated by Blue Lake Forest Products. Specific questions regarding this project can be directed to the assigned planner Steven Lazar at (707)268-3741 or via email at [slazar@co.humboldt.ca.us](mailto:slazar@co.humboldt.ca.us)

**Consistent with the above instructions for public comment, any person may appear and present testimony regarding this matter during the hearing. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing. The Planning Commission's decision will become effective if an appeal is not filed within the appropriate filing period. An appeal may be filed by any aggrieved person who has testified in person or in writing on the project and must be submitted in writing with the required fees to the Planning Division of the Humboldt County Planning and Building Department at 3015 H Street, Eureka, California 95501, before the end of the appeal period. If appealed, the decision will not become effective until the appeal is resolved.**

The staff report for this project will be posted on <https://humboldt.legistar.com> on the Friday before the Planning Commission meeting. General questions regarding the Planning Commission, the permit process, submission of materials and other information not specific to this project may be obtained from the Planning Division of the Humboldt County Planning and Building Department, 3015 H Street, Eureka, California 95501, or email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us). Telephone (707) 268-3702.

The County of Humboldt is committed to providing equal access to all county programs, services, and activities through the provision of accommodations for individuals with disabilities as required under the Americans with Disabilities Act (ADA). With 72 hours prior notice, a request for reasonable accommodation or modification can be made. Please contact the Planning Commission clerk at 707-445-7541 or by email [planningclerk@co.humboldt.ca.us](mailto:planningclerk@co.humboldt.ca.us) or the ADA Coordinator at 844-365-0352 or by email at [ada@co.humboldt.ca.us](mailto:ada@co.humboldt.ca.us).

Humboldt County Planning Commission  
May 20, 2022