



COUNTY OF HUMBOLDT

Legislation Text

File #: 17077, Version: 1

Royal Gold Use Permit for Soil Manufacturing

Record Number PLN-2021-17077 (filed 03/16/2021)

Assessor's Parcel Number: 516-101-008

Fieldbrook area

A Conditional Use Permit 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. 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.² as well as an approximately 1,500 ft.² 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.², 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.

Continue to a date uncertain.