

CONDITIONS OF APPROVAL

APPROVAL OF THE COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. General Conditions

1. The project shall be conducted in accordance with the approved Site Plan and Construction Plans. Minor deviations shall be permitted as provided by Humboldt County Code Section 312-11; however, all other changes shall require modification of this permit.
2. The applicant will be responsible for obtaining all necessary Federal, State and Local permits, including Building Permits from the County of Humboldt Building Division to facilitate demolition and construction.
3. The applicant is required to pay for permit processing on a time and material basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Department will provide a bill to the applicant after the decision. Any and all outstanding Planning fees to cover the processing of the application to decision by the Hearing Officer shall be paid to the Humboldt County Planning Division, 3015 "H" Street, Eureka.
4. Landscaping: Prior to issuance of Building Permits a Landscape Plan shall be submitted to and approved by the Planning and Building Department. 8,218 square feet of revegetation is required. Revegetation may be native trees, shrubs, or perennial grasses. Only native plants shall be used in landscaping; no invasive plant species may be used in landscaping. The Cal-IPC Inventory provides a list of the most problematic invasive species and may be used as a guide. The North Coast California Native Plant Society may be contacted for guidance. All proposed plants shall be obtained from local genetic stocks from within Northern California and the Pacific Northwest.
5. Tree removal should occur outside nesting season (generally March 15 – August 15) and the applicant shall maintain the cleared area until grading, construction, or other project activities are completed. If that's not feasible, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project related activities with the potential to impact nesting birds. If an active nest is found, the permittee should consult with CDFW and the Humboldt County Planning Division regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.
6. All revegetation shall be inspected by a qualified biologist. Revegetation shall be initiated no more than 90 days after construction has completed, and revegetation shall be inspected by botanist immediately after planting. Two (2) years of monitoring are required. By December 31st each year, a monitoring report prepared by a qualified biologist should be submitted to and approved by the Humboldt County Planning Division. The success rate of revegetation shall be more than 90%, otherwise additional planting, monitoring, and reporting will be required.

7. To keep large equine animals, the minimum lot size shall be one (1) acre. Maximum animal density is two animals plus one animal for each additional 20,000 square feet of lot area. Maximum animal density for a 3.81-acre parcel is 8 animals.
 - a. The animal enclosure, defined as the area an animal can access and resides in unsupervised, including shelters, pens, coops, runs, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals, shall be set back the following distances:
 - i. 50 feet from dwellings;
 - ii. 50 feet from front lot line;
 - iii. 20 feet from side lot line;
 - iv. 20 feet from rear lot line.
 - b. An enclosure shall be constructed outside of the boundaries of the required setbacks.
 - c. The animals on site shall not be allowed to roam unsupervised in the extended fenced area, and the greater fenced area shall not serve as the animal enclosure unless the fences are constructed so they conform with the required setbacks.

B. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. This permit shall expire and become null and void at the expiration of one (1) year after all appeal periods have lapsed (see "Effective Date") except where construction under a valid building permit or use in reliance on the permit has commenced prior to such anniversary date. The period within which construction or use must commence may be extended as provided by Section 312-11.3 of the Humboldt County Code.

Informational Notes:

1. If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist as well as the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

The Native American Heritage Commission (NAHC) can provide information regarding the appropriate Tribal point(s) of contact for a specific area; the NAHC can be reached at 916-653-4082. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains, and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the NAHC will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99

The applicant is ultimately responsible for ensuring compliance with this condition.

2. CDFW recommended consulting the North Coast California Native Plant Society for a list of appropriate plant species to be used for revegetation and recommended consulting the Cal-IPC Inventory for a list of prohibited invasive plant species. The North Coast CNPS can be contacted at <https://northcoastcnps.org/about-us/contact-us/>. Their email is northcoast@cnps.org. The Cal-IPC Inventory can be accessed at <https://www.cal-ipc.org/plants/inventory/>. CDFW can be contacted at 619 Second St., Eureka, CA 95501 and by phone at (707) 445-6493.