

CONDITIONS OF APPROVAL

Approval of the Special Permits are conditioned upon the following terms and requirements which must be fulfilled as specified below:

1. All parking shall occur as described on the operations plan and site plan. No on-street parking is permitted.
2. All Short-Term Rental Permits (including nonconforming approvals) shall lapse two years after the effective date of the permit unless all the following requirements are met:
 - a. The permit holder shall submit a statement of continued operation as provided by the Planning and Building Department, indicating a desire to continue operation; provided, that there is evidence of hosting stays; and
 - b. There are no outstanding violations associated with the permit; and
 - c. The permit holder shall submit evidence showing that no outstanding taxes are associated with the subject parcel; and
 - d. A fee which allows for review of the materials and investigation of any complaints and violations as established in the County Fee Schedule.
3. Short-Term Rental Permits shall not be transferred between property owners.
4. An individual or business shall not own more than three parcels with Short-term Rental permits.
5. Fire extinguishers, smoke detectors and carbon monoxide detectors shall be maintained in working order, and information related to all emergency exits shall be provided inside the short-term rental.
6. Trash, recycled materials, and organic compost shall be appropriately disposed of at least weekly.
7. Overnight occupancy of the unit shall not exceed 7 persons, per the Good Neighbor Guide.
8. Following one or more noise complaint(s), the permit holder shall install noise sensor and provide recorded data to the Planning and Building Department upon request.
9. Private gatherings/parties shall not exceed 14 persons as described in the operations plan.
10. The applicant shall remove or otherwise render inoperable the outdoor speaker system.

11. The applicant shall install a timed gate lock on the basketball/tennis court to limit access to daylight hours. Alternatively, the applicant may install a timed gate lock to limit access to between 8:00 am and 5:00 pm.
12. The applicant shall ensure the controls for the outdoor sports court lighting system are inaccessible to guests.
13. The applicant shall install signs on the property in conspicuous locations listing the noise limits, quiet hours, sports court hours and lighting restrictions, and informing guests accessing the controls to the sports court lighting system is not permitted.
14. Prior to operation of the short-term rental an onsite inspection shall be conducted to verify conditions 10-13 have been completed to the satisfaction of the County.

Informational Notes:

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. 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 periods within which construction or use must be commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.
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. 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, ground stone 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.