

## **CONDITIONS OF APPROVAL**

**PLN-2025-19324**

### **APPROVAL OF THE COASTAL DEVELOPMENT 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.
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. A tribal and/or archaeological monitor shall be present during initial ground-disturbing activities during project implementation. Contact the Bear River Band's Tribal Historic Preservation Officer to coordinate. Evidence of a contract or other agreement with the Tribe for monitoring shall be required prior to issuance of any building or grading permits.
5. The conditions contained in the Department of Public Works memo dated December 31, 2025 (included within Attachment 4A), are included as conditions of approval. Prior to performing any work on public improvements, contact the Land Use Division of the Department of Public Works.
6. When building plans are submitted, the applicant shall include a landscaping plan describing the species of plants used to replace invasive species to be removed prior to building finalization. The landscape plan shall also include design to soften the new development by screening structures with appropriate vegetation and to revegetate any disturbed landforms with attractive vegetation common to the region.

7. Prior to building permit finalization, invasive plant species on site shall be removed and the area cleared shall be revegetated with a diverse selection of native plants. Evidence demonstrating the area had been replanted appropriately shall be submitted to the Building Department.

**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.
2. Adhere to the best management practices recommended by the biologist in the submitted Biological Assessment to prevent sediment, fuels, or contaminated from entering the surrounding habitat.

**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.
2. 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.