

CONDITIONS OF APPROVAL

Approval of the Coastal Development Permit and Special Permit is conditioned upon the following terms and requirements:

1. The project shall be developed in accordance with the Site Plan dated April 18, 2025.
2. The landowner shall have recorded a deed restriction in conformance with Humboldt County Code §313-69.05.3.4 “Neither the ADU nor the primary residence shall be rented for a period less than thirty (30) consecutive days”.
3. The project shall adhere to all applicable requirements detailed in the Humboldt Community Services District letter dated April 18, 2025, and attached as Exhibit B.
4. All parking must be developed on-site, or applicant must construct a parking lane along the County road in a manner approved by this Department. All parking required by Code must be constructed prior to occupancy of building or “final” issued for building permit. [reference: County Code §313-109.1 et seq.]
5. Follow the Inadvertent Discovery Protocol for cultural resources (see Informational Note #5 below).

Ongoing Requirements/Development Restrictions that Must be Satisfied for the Life of the Project:

1. The project shall be developed, operated, and maintained as described in the Project Description, site plan, and as conditioned herein. Changes to the project other than Minor Deviations from the Plot Plan as provided in Humboldt County Code Sec. 312-11.1 shall require a modification of this permit.
2. All new and existing outdoor lighting shall be compatible with the existing setting and directed within the property boundaries.
3. The proposed project shall adhere to all the applicable provisions outlined in Section 313-69.05.3 of the Humboldt County Code.

Informational Notes:

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days before commencing any work. This free and independent service will identify and mark all existing underground utilities on-site.
3. This permit shall expire and become null and void at the expiration of one 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 before such anniversary date. The period within which construction or use must be initiated may be extended as provided by Section 312-11.3 of the Humboldt County Code.
4. 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 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.
5. If cultural resources are encountered during construction, the contractor on site shall cease all work in the immediate area within a 50-foot buffer of the discovery location. A qualified archaeologist and 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.