

CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED FOR THE LIFE OF THE PROJECT

1. The applicant is responsible for obtaining all necessary County and State permits and licenses and for meeting all requirements set forth by other regulatory agencies.
2. The applicant is required to pay for permit processing on a time-and-materials basis as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors. The Planning and Building 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 and Building Department, 3015 H Street, Eureka.
3. The grading plan shall be designed to ensure disturbance does not exceed four feet in depth at the rear of the parcel.
4. The applicant shall submit a landscaping plan meeting the requirements of HCC§314-109.1.5.2 for the review and approval of the Planning Director. That the plan shall be implemented prior to issuance of occupancy. In accordance with Section 314-109.1.5.2, the landscaping material shall be appropriately placed and shall be equivalent to at least 2% of the total area devoted to off-street parking areas and associated drives or aisles. Plant materials used for landscaping shall be regionally appropriate native species and shall not be pyrophytic. The landscaping plan shall include a maintenance plan that specifies the person or agency responsible for maintenance and shall address pruning, weeding, cleaning, fertilization and watering. Whenever necessary, planting shall be replaced in-kind with similar plant materials to ensure continued compliance with the landscaping requirements. All screening shall be in sound functional condition and repaired and replaced when necessary.
5. The applicant shall secure an encroachment permit from the Department of Public Works. Plans shall be submitted to the Department and approved before construction commences. The plans shall address how storm water is discharged from the parking lot, construction of a curb, gutter, and sidewalk, the commercial driveways, and any gates or fencing that will be installed. A letter or similar communication from the Department of Public Works Land Use Division verifying that the improvements have been completed will satisfy this condition.

6. A portion of the subject parcel is identified as being in an area subject to liquefaction on the County WebGIS application. An R-2 soils report shall be conducted by a registered professional prior to application of building permits to identify the extent of the potentially unstable soils and recommend engineering solutions for project construction.
7. An automatic fire suppression system shall be incorporated into the structures, as recommended and enforced by the Building Department.
8. The applicant shall submit a lighting plan and a materials plan for review and approval of the Planning Director prior to issuance of building permit. The lighting plan shall demonstrate the proposed facilities will not deliver or have the potential to deliver light pollution, during hours of sunset to sunrise, which may affect adjoining residential properties, or fish and wildlife directly or from a distance; and, outdoor lighting shall be compatible with the existing setting and directed within the property boundaries. Additionally, the lighting plan shall comply with design standards outlined in the Humboldt County Code §314-109.1.2.7. The materials plan shall demonstrate that the exterior of the proposed buildings shall not be made of reflective materials that would introduce a new source of glare.
9. The following shall be implemented during construction activities:
 - a. The operation of tools or equipment used in construction, drilling, repair, alteration, or demolition shall be limited to the hours between 8 A.M. and 5 P.M., Monday through Friday, and between 9 A.M. and 5 P.M. on Saturdays.
 - b. No heavy-equipment-related construction activities shall be allowed on Sundays or holidays.
 - c. All stationary and construction equipment shall be maintained in good working order and fitted with factory-approved muffler systems.
10. The applicant must comply with the following conditions with oversight from the Humboldt County Public Works Department:
 - a. A Licensed Land Surveyor or Registered Civil Engineer shall prepare a Sidewalk Survey and submit curb staking plans to the Public Works Department prior to the start of any concrete form work.
 - b. Applicant must construct a portland cement concrete (PCC) Caltrans Type A2-6 curb and gutter with a curb-adjacent 5 foot sidewalk along Glendale Drive, fronting the subject property. The back of curb shall be located 20 feet from

the center line of the road right of way. An encroachment permit from the Public Works Department must be obtained prior to this development.

- c. Applicant shall dedicate an easement 3 feet in width from the existing public right-of-way on order to support full planned buildout of the right-of-way.
- d. The two commercial driveways must meet County Urban No. 1 standards, which comprise a minimum width of 12 feet, a maximum width of 29 feet, and 3 additional feet on either side at the intersection.
- e. Site visibility must be maintained at all driveway entrances and the County-maintained road in conformance with County Code.
- f. Site topography indicates drainage may be directed towards the County roadway; therefore, drainage must be contained onsite in an oil/water filtration system, then piped under the sidewalk to the County road surface. Storm water runoff from the commercial parking lot and building site shall not be channeled or directed to flow across the sidewalk or traveled section of the County roadway.

Owner shall be responsible for maintenance of the oil/water filtration system.

Applicant shall be responsible to correct any involved drainage problems related to or created by the subject project to the satisfaction of the Public Works Department.

- g. Gates are not permitted across private access roads and driveways fronting County-maintained roadways without review and approval. Typically, gates are set back at least 25 feet from the existing edge of the County road. Gates must be set back sufficiently from the road so that a vehicle can completely pull off the right-of-way while opening or closing the gate.

11. The applicant shall cooperate with the neighboring property owners to ensure that the drainage ditches flowing to the storm drain at the southwest corner of APN 516-111-006 are maintained and shall pay their fair-share cost associated with work necessary for that maintenance or their improvement.

12. Signage shall be compatible and not distract from the surrounding uses in the area.

13. The project shall provide the name and telephone number of an on-site representative of the project to whom one can provide notice if there are operating problems associated with the facility, to the Planning Director or their designee, the Sheriff, and all neighboring property owners within 300 feet of the establishment, and shall post that contact information onsite. The project shall make every good faith effort to

encourage neighbors to call this contact person to try and solve problems, if any, before calls or complaints are made to the Sheriff or Planning Director. Should problems arise that cannot be adequately resolved in this group-setting, the disgruntled party can petition the Planning Commission to initiate the process of permit revocation per §312-14, Humboldt County Code.

14. 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.

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.

Operation Restrictions:

15. The hours of operation for the Lock Box Storage LLC facility shall be within 7:00 AM to 9:00 PM.
16. The project will provide adequate security on the premises, including lighting, alarms and law enforcement notification, to ensure the safety of persons and to protect the premises from theft.
17. All lighting shall remain compliant with an approved lighting plan per Condition of approval A8 above. Lighting shall be directed downward and within the property boundaries. All lighting over 7 feet off the ground shall be shielded so as to minimize the glare of the bulb(s).

Informational Notes:

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 be

commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.

2. The County Road, Glendale Drive, is not constructed to allow on-street parking.