

**Exhibit 1A**  
**Conditions of Approval**  
**PLN-2025-19337**

APPROVAL OF THE COASTAL DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT, AND SPECIAL PERMIT ARE CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE FULFILLED BEFORE A BUILDING PERMIT MAY BE ISSUED OR USE INITIATED:

**Conditions of Approval:**

1. Approval of this permit is based on information in the materials submitted on behalf of the applicant, which are on file with the Planning and Building Department, and attached and referenced herein. All related project activities shall be executed in accordance with these descriptions and discussion therein.
2. The applicant shall secure a building permit for the Caretaker's Residence.
3. The applicant shall secure a building permit for changes in signage, where applicable.
4. 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.
5. The applicant shall submit at least three (3) copies of a Development Plan to the Planning Division for review and approval. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site and the following site development details:
  - A. Mapping
    - (1) Topography of the land in 2-foot contour intervals.
    - (2) The location of all improvements, including the footprint of all development and leased areas, septic system, parking areas, and fencing.

- (3) The location of all property lines, easements, and related features.
- (4) The boundaries and location of all dikes and neighboring tidelands.
- (5) Delineation of the area of the property that is sensitive for Tribal Cultural Resources.

B. Notes to be placed on the Development Plan:

*Prohibition on New Ground Disturbance*

- (1) “The property is located within an area that is sensitive for tribal cultural resources. Prior to conducting any new ground disturbance within southern portions of the property (south of the Franz building (address: 4051), the owner must first contact the Humboldt County Planning & Building Department. An authorized representative from the Department will then engage in consultation with representatives from the Wiyot Tribe, Blue Lake Rancheria, and Bear River Band of the Rohnerville Rancheria.

During consultation, tribal representatives may request to conduct a site visit and/or that a survey for cultural resources be performed by a qualified consultant. Other mitigation may include use of a tribal cultural monitor during future ground disturbing activities and avoidance of specific areas refined during survey.

These provisions are binding on the property owner(s) and tenant(s), as well as their successors and assigns. The property owner is responsible for providing payment to cover county staff time accrued during consultation and facilitation with the local tribes, and payment to cover any inspection or monitoring activities required”

- (2) All signage must be installed in conformance with the approved Signage Master Plan on file with the Planning Division, including total number of signs and aggregate area of total signage.
  - (3) “Please note that the information and requirements described and/or depicted on this Development Plan are current at the time of preparation but may be superseded or modified by changes to the laws and regulations governing development activities. Before commencing a development project, please contact the Planning Division to verify if any standards or requirements have changed.”
6. The applicant shall cause to be recorded a "Notice of Development Plan" on forms provided by the Humboldt County Community Development Services—Planning

Division. Document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently \$445.00 plus applicable recordation fees) will be required. The Development Plan shall also be noticed on the Final Map.

7. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid to the Humboldt County Community Development Services—Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.

**On-Going Conditions to be satisfied for the life of the project:**

1. The use and development of the site shall be consistent with materials submitted on behalf of the applicant. Changes to the uses or descriptions may require a Modification to the Coastal Development Permit, Conditional Use Permit, and Special Permit.

**Informational Notes:**

1. If archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area 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

