

ATTACHMENT 1A
PLN-2024-19115
CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING DEVELOPMENT RESTRICTIONS, GENERAL CONDITIONS, AND ONGOING REQUIREMENTS GRANTED ON THE FOLLOWING TERMS AND REQUIREMENTS

A. Development Restrictions Which Must be Satisfied Before Initiation of Operations.

1. 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.
2. The permittee shall submit a Development Plan to the Planning Division for review and approval. Three paper copies of the development plan will be required. The map shall be drawn to scale and give detailed specifications as to the development and improvement of the site and shall specifically map areas that are eligible for the burial of human remains. Areas mapped as eligible for the burial of human remains shall not be eligible for future development except as allowed by this permit. Areas ineligible for future development without further review and approval by Humboldt County, shall include culturally sensitive areas and streamside management areas.
3. The permittee 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 will be required.
4. The permittee must apply for and obtain an encroachment permit to retrofit the entrance to the existing access road to meet current County standards for a commercial access road off Kneeland Road.

B. General Conditions

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 permittee is responsible for completing and implementing all mitigation measures outlined within the Mitigation Monitoring & Reporting Program (MMRP) which shall be completed as required within the MMRP.
3. The project shall be developed and operated in accordance with the Project Description and Operations and Plan (Appendix B, IS/MND), the Site Plan (Appendix B, IS/MND), and the Mitigation and Monitoring Program (IS/MND).

C. Ongoing Requirements/Development Restrictions Which Must be Satisfied for the Life of the Project:

1. The permittee shall implement the Inadvertent Discovery Protocol. In the event of the accidental discovery of historical artifacts or human remains, a qualified professional archaeologist shall be contacted immediately, in order to inspect and clear the site for all further activities. If the applicant proposes new development outside of the area that was surveyed by a certified archaeologist, a new archaeological survey covering the proposed development area will be required.
2. If cultural resources are encountered during construction activities, the operator onsite shall cease all work in the immediate area and 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 the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

Informational Notes:

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 Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.