

ATTACHMENT 1A

Conditions of Approval

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

1. All recommendations set forth in the "R-1" geotechnical and geologic evaluation (SHN, 1994), the Addendum dated October 5, 1999 **and the Update of Coastal Bluff Setback Analysis dated April 14, 2016** shall be implemented as a condition to the issuance of permits or other grants of approval for the development or improvement of the site(s).
2. All exterior lighting shall be shielded such that it is not directed off of the parcel as specified in the Conditions of Approval of the California Coastal Commission Coastal Development Permit A-1-HUM-96-70.
3. Connection to McKinleyville Community Services District water and sewer service shall be required before the building permit is finalized.
4. All development pursued under the coastal development and conditional use permits is subject to the environmental impact mitigation measures adopted by the Board of Supervisors.
5. All grading, excluding the curtilage areas shall occur at one time to minimize the length of time the ground will be significantly disturbed.
6. All development shall be in conformance with the Planned Unit Development permit, Development Plan, "Project Refinements, Amendments, and Clarifications", (14 July 1999), and the specified Conditions of Approval of the California Coastal Commission Coastal Development Permit A-1-HUM-96-70.
7. 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.

Informational Notes:

1. The Coastal Development Permit (CDP) for development of one single family dwelling each on Lots 1 through 37, inclusive, of this subdivision shall be valid for **twenty-one (21) years** following the recordation of the final map for that phase (**term expires on December 13, 2022**). If construction of a residence in reliance upon the permit has not commenced within this period, the CDP for that lot shall expire and become null and void; provided, however, that the period within which such construction or use must be commenced may be extended as provided by H.C.C. Section **312-11.3**
2. The applicant shall be responsible for all staff costs involved in carrying out responsibilities for mitigation monitoring set forth in Exhibit "E", "Mitigation Monitoring and Reporting Program." These costs shall be charged using the most current County burdened hourly rate. A deposit

may be collected to cover anticipated costs, if required by the Planning Director.

3. This permit does not authorize the development of second dwelling units on any lot in the subdivision.