

**ATTACHMENT 1A**  
**PLN-2025-19393**  
**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 implement the Vegetation and Aquatic Resources Monitoring Plan (**Attachment 1E** to the staff report) as amended as required by CEQA, National Environmental Policy Act, Endangered Species Act, and other applicable federal, state, and local regulatory statutes.
3. The permittee must apply for and obtain a grading permit for any filing or excavation action that exceeds 50 cubic yards from the Humboldt County Building Department.
4. The permittee shall secure a demolition permit for an
5. Prior to destroying or installing any wells the permittee must secure the appropriate permits from the Humboldt County Department of Environmental Health.
6. The permittee must apply for and obtain an encroachment permit for all permanent and temporary construction entrances on County maintained roads, including but not limited to Elk River Road (F3J300 and C3J305), Humboldt Hill Road (3J010), Pine Hill Road (3J430), Zanone Road (3J290) and Showers Road (3J270). All permanent encroachments shall be paved a minimum of 25 feet back from the edge of the existing road pavement and be flared a minimum of 30 feet at the intersection with the County Road. See Public Works Memo Dated 12/2/2025 for details and related compliance factors.

7. The permittee shall adhere to the performance standards and monitoring methods in the *Vegetation and Aquatic Resources Monitoring Plan* (Attachment 4C to the Staff Report).
8. The permittee shall adhere to the Avoidance and Minimization Measures found in the “Final Technical Report – Biological Resources Evaluation for the Elk River Estuary (Planning Area 1) Restoration Project” October 2025, prepared by Stillwater Sciences and included in the staff report as **Attachment 4D**.
9. Prior to demolishing any structures in the Prior Ranch (Cluster 6) the permittee is required to provide evidence that mitigation documentation has been completed. Mitigation documentation shall be submitted for archival curation at regional repositories of historical information including as Cal Poly Humboldt Library Humboldt Room, Humboldt County Historical Society, Humboldt County Library - Humboldt Room, as well as the North West Information Center.

#### **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) for the State Water Control Board’s (SWCB) certified a Programmatic Environmental Impact Report (PEIR) (SCH # 2019100230PEIR).
3. The permit shall expire three years after the date of issuance.

#### **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.