

CONDITIONS OF APPROVAL

APPROVAL OF A COASTAL DEVELOPMENT PERMIT AND SPECIAL PERMIT IS CONDITIONED UPON THE FOLLOWING TERMS AND REQUIREMENTS:

A. General Conditions

1. All development shall conform to the approved plan.
2. All required grading, building, plumbing, electrical and/or mechanical permits are obtained if required.
 - a. Applicant must apply for and obtain permits for the grading work done from Humboldt County Building Department.
3. 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 Zoning Administrator 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.
4. Prior to commencement of water well construction activities, applicant shall contract with a qualified professional to sample the existing well water source in accordance with EPA Method 524.2 and 8015B and submit results to Humboldt County Division of Environmental Health.
5. If two distinct aquifers are encountered during well construction, the annular seal shall be extended to an appropriate depth as necessary to isolate the upper aquifer.
6. Prior to Water Well Permit final construction approval, applicant shall contract with a qualified professional to sample the new well water source in accordance with EPA Method 524.2 and 8015B and submit results to Humboldt County Division of Environmental Health. If sample results indicate presence of analytes in concentrations greater than the Maximum Contaminant Levels (MCL) established in Title 22 of the California Code of Regulations, the applicant shall either decommission the new well or install treatment technology able to produce water with concentrations less than established MCLs.

Informational Notes:

1. 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.

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, ground stone 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

The applicant is ultimately responsible for ensuring compliance with this condition.

2. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
3. Before any digging or excavation occurs, the applicant shall contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work to ensure that all existing underground utilities are identified and marked on-site.
4. The Coastal Development Permit shall expire and become null and void at the expiration of two (2) years 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 312-11.3 of the Humboldt County Code.