

**CONDITIONS OF APPROVAL**  
**PLN-2025-19155**

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

**A. General Conditions**

1. The applicant shall submit an updated plot plan for review and approval that shows, in addition to what is already shown, the 20' development setback from riparian areas. All development shall conform to the approved updated plot plan.
2. The applicant shall ensure all required grading, building, plumbing, electrical and/or mechanical permits are obtained.
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. Per California Department of Fish and Wildlife (CDFW), vegetation removal should occur outside of nesting season (generally March 15 – August 15) to avoid impacts to native resident and migratory birds. If that is not feasible, a qualified biologist shall survey for active bird nests no more than seven days prior to tree removal or significant trimming. If an active nest is found, the permittee should consult with CDFW regarding appropriate site-specific avoidance measures and buffer distances. If there is a lapse in project-related activities of seven days or more, the biologist should re-survey the area before work resumes.
5. If any work associated with development will alter the bed, bank, or channel of any water feature the applicant shall notify California Department of Fish and Wildlife. A Lake and Streambed Alteration (LSA) Agreement may be required.
6. The applicant shall remove discarded wood and other debris from the riparian area on the southern side of the parcel. To the extent feasible without using heavy equipment, the applicant shall remove the logs and other landscaping debris from the banks of the creek.

7. The applicant shall replant disturbed areas with native plant species and remove invasive plant species that may colonize disturbed areas. Replanting of native species in disturbed areas shall not include planting trees directly adjacent to the structure, as such activities may create hazardous conditions in the future.
8. The driveway shall be surfaced with rock or other appropriate material to reduce the potential for delivery of sediment to the watercourse. The outboard edge and area between the road and the top of the watercourse shall be similarly surfaced with rock or mulch.
9. The culvert shall be maintained in a functional condition
10. The culvert outlet (within the stream channel) shall be rock armored with a size and amount of rock appropriate to dissipate the energy of the flow and prevent downcutting and bank or channel erosion.
11. Any areas between the driveway or development and the stream channel that are disturbed during development shall be mulched or surfaced to prevent surface erosion from entering the watercourse.
12. Any vegetation planted within the 20-foot setback zone shall be non-invasive and appropriate for riparian settings.
13. Existing riparian vegetation may be maintained (trimmed, shaped) but should not be removed unless it is replaced with a suitable native riparian alternative. Weedy or invasive species may be removed but should be replaced with an appropriate alternative.
14. The applicant shall incorporate bioswales or other Low Impact Development (LID) features to treat stormwater runoff and protect water quality.
15. Stormwater runoff from the residence shall be dispersed over the landscape rather than discharged directly into either the wetland or the ephemeral creek.
16. All outdoor lighting shall be directed within the property bounds.

**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.