

**ATTACHMENT 1A**  
**PLN-2024-18886**  
**CONDITIONS OF APPROVAL**

**APPROVAL OF THE ZONE RECLASSIFICATION AND GENERAL PLAN AMENDMENT IS GRANTED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE USE MAY BE INITIATED AND FOR THE LIFE OF THE PROJECT**

**A. 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 Zone Reclassification must be approved by the Board of Supervisors. Following this, the Qualified combining zone shall be removed from APNs: 017-015-034 and 017-041-008.
3. The General Plan Amendment (Eureka Community Plan) must be approved by the Board of Supervisors. Following this, the Qualified zone provision shall be removed from APNs: 017-015-034 and 017-041-008.
4. 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.
5. The applicant 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 and shall the applicant/developer/responsible party shall provide all reporting as required in the MMRP.
6. Prior to the Board of Supervisors considering the plan amendment and zone reclassification the applicant shall either remove all of the shipping containers from the property or obtain building permits for them (note that building permits shall only be issued if the storage containers are being used for a principally permitted use).
7. Prior to the Board of Supervisors considering the plan amendment and zone reclassification the applicant shall record a Notice of Development Plan and prepare and file a Development Plan with the Department. In addition to listing the mitigation measures on the Development Plan, the Development Plan shall clearly identify the boundaries of the riparian area (existing vegetation) and label it as "unbuildable". The Development Plan shall include a list of acceptable plants for landscaping on the northern portion of the property adjacent to the riparian and gulch areas. The plant list shall be compatible with the planting list included as Attachment 7 to the staff report.

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

1. The applicant 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.

**C. Informational Notes:**

1. If cultural resources are encountered during construction activities, the contractor 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.

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.

