

ATTACHMENT 1B
CONDITIONS OF APPROVAL FOR PARCEL 1
PLN-2026-19467

APPROVAL OF THE SECOND UNIT IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE ISSUANCE OF A FINAL BUILDING PERMIT:

CONDITIONS OF APPROVAL:

1. All development shall conform to the project description and approved Tentative Map dated March 26, 2026.
2. All required grading, building, plumbing, electrical and mechanical permits and/or Agricultural Exemption are obtained if required.
3. Parkland dedication fees of \$1,231.00 shall be paid to the Humboldt County Planning and Building Department, 3015 "H" Street, Eureka. Upon payment of \$1,231.00, release from the recorded Conveyance and Agreement may be pursued and individual lot owners may apply for a building permit to construct a second or secondary dwelling unit.

Parkland dedication in-lieu fees were calculated by the Assessor's Office to be \$160,000/acre. The dedication fee calculation per Section 313-110 of the Humboldt County Code is as follows: $(130 \times 2.578) / 43,560 \times \$160,000 \times 1 \text{ (unit)} = \$1,231$.

4. All outdoor lighting shall be directed within the property bounds.
5. Hours of construction activity shall be limited to Monday through Friday from 7:00 am to 6:00 pm.
6. Any vegetation removal shall be done outside of the nesting bird season (generally March 15 August 15). Alternatively, although discouraged due to the potential for project delays and associated costs, a qualified biologist shall survey for active bird nests no more than seven days prior to the start of any project-related activities with the potential to impact nesting birds. If an active nest is found, the permittee shall 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.

Informational Notes:

1. If archaeological resources are encountered during construction activities, the contractor or operator on-site shall cease all work in the immediate area 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, 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 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 and successors are ultimately responsible for ensuring compliance with this condition.