

ATTACHMENT 1A

CONDITIONS OF APPROVAL

Approval of the Special Permit is conditioned upon the following terms and requirements, which must be fulfilled before final issuance of a building permit:

1. Work authorized under this Special Permit shall be limited to what is specified in application submittals and is to be completed in accordance with the approved project description and plot plan map.
2. The applicant shall cause to be recorded a “Notice of Restriction” on forms provided by the Humboldt County Planning Division. The document shall state that the proposed detached storage building will not be used as a living unit, guesthouse, or for commercial use.
3. The permittee must keep noise from work and activity in the proposed structure in conformance with noise standards in the residential area.
4. At the time of building permit issuance development of the parcel will require the payment of drainage fees pursuant to Section 328.1-13, Humboldt County Code. On existing parcels, the construction of new non-residential structures subject to the permit requirements of Title 3, Division 3 of this Code, the fee shall be \$0.16 per square foot of impervious area created, up to a maximum of \$2,000.00 per acre. As there was 3,696 square feet of impervious area created by the project, the drainage fee is \$591.36.
5. The subject property is located within the municipal separate storm sewer system (MS4) boundary area. Development of the property will be required to comply with the MS4 permit requirements. [Reference: National Pollutant Discharge Elimination System (NPDES) General Permit for Waste Discharge Requirements (WDRS) for Storm Water Discharges From Small Municipal Separate Storm Sewer Systems (MS4S), Order No. 2013-0001-DWQ, NPDES No. CAS000004 adopted 02/05/2013, MS4 permit section E.12.b; Humboldt Low Impact Development Stormwater Manual v3.0 (08/18/2021) Part A (Table 1), Part 2, and Part 3 (Section 1 .4).

Informational Notes:

1. The applicant is responsible for receiving all necessary permits and/or approvals from other state and local agencies.
2. This permit shall expire and become null and void at the expiration of one (1) year 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 periods within which construction or use must be commenced may be extended as provided by Section 312-10.5 of the Humboldt County Code.

3. If cultural resources are encountered during any ground disturbing activities of the proposed project, 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, 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 is ultimately responsible for ensuring compliance with this condition.