

## CONDITIONS OF APPROVAL

### APPROVAL OF THE CONDITIONAL USE PERMIT ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED 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 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.
3. 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.
4. The applicant shall abide by the recommendations in the Humboldt Community Services District (HCSD) referral letter dated November 4, 2020 which states:
  - I. GENERAL:
    1. Water and sewer service for proposed project is available upon payment of applicable fees.
    2. Any existing water and sewer services that will not be utilized for this project shall be abandoned per HCSD Standards at applicant's expense.
    3. Any needed relocation of existing water and sewer facilities shall be at applicant's expense.
    4. Water and sewer services shall not be located in a driveway.
    5. Applicant shall provide a plumbing fixture unit count of the existing onsite structures to HCSD.
  - II. SEWER:
    1. Prior to any structures being removed or relocated, they are required to be disconnected from the public sewer system. This disconnection is required to be inspected by this office.
    2. Any new sewer connection is required to be installed per HCSD code and be inspected by this office.
    3. A sewer lateral clean-out is required to be installed per HCSD code and be inspected by this office.
  - III. WATER:
    1. A privately owned, maintained, and accessible water shutoff valve is required directly behind the water meter service (behind sidewalk) per HCSD Standards on the existing water services that will remain.

2. Any required fire sprinkler plans are to be submitted to the HCSD.
5. The applicant shall implement all recommendations of the Paye Wetland Buffer Replanting Plan prepared by SHN, dated May 8, 2023. Annual monitoring reports shall be submitted to the Planning Department for a minimum of three years, until the project biologist determines a minimum of 85% survival of planted materials resulting in a minimum of 483 surviving plants after a period of at least three years.
6. All lighting along the western building elevations shall be shielded and directed downward so as not to spill light beyond the boundaries of the property.
7. For the life of the project the applicant/property owner shall conduct yearly monitoring for invasive species, with particular attention given to the areas on the west side of the property. A report on annual invasive species monitoring and removal shall be made available to the Planning and Building department upon request. Per the Wetland Buffer Replanting Plan the most likely invasive species to occur on the site are English Ivy (*Hedera helix*) and Himalayan blackberry (*Rubus armeniacus*).