CONDITIONS OF APPROVAL

APPROVAL OF THE TENTATIVE PARCEL MAP IS CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS WHICH MUST BE SATISFIED BEFORE THE PARCEL MAP MAY BE FILED WITH THE COUNTY RECORDER.

Conditions of Approval:

1. All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable, to the satisfaction of the County Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the parcel or final map to satisfy this condition. This requirement will be administered by the Department of Public Works.

2. The conditions on the Department of Public Works referral dated July 12, 2024, included herein as Attachment 1B, shall be completed or secured to the satisfaction of that department. Prior to performing any work on the improvements, contact the Department of Public Works Land Use Division.

3. The Planning Division requires that two (2) copies of the Parcel Map be submitted for review and approval. Gross and net lot area shall be shown for each parcel, if applicable.

4. Prior to filing of the Parcel Map, the applicant shall submit a letter from the Humboldt Community Services District (HCSD) stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.

5. Prior to filing of the Parcel Map, the applicant shall submit a letter from Humboldt Bay Fire stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.

6. Prior to filing the Parcel Map, the applicant shall submit a letter from Pacific Gas and Electric Company (PG&E) stating that the project meets their requirements. This condition shall be administered by the Department of Public Works.

7. Prior to filing of the Parcel Map, the applicant shall submit a letter from the United States Postal Service (USPS) stating that the project meets their requirements for mailbox units. This condition shall be administered by the Department of Public Works.

8. A map revision fee as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors (currently $129.00 per lot) as required by the County Assessor's Office shall be paid to the County Planning Division, 3015 H Street, Eureka. The check shall be made payable to the "Humboldt County Planning Division". The fee is required to cover the Assessor's cost in updating the parcel boundaries.

9. Parkland dedication fees of $2,058.00 shall be paid to the Humboldt County Planning and Building Department, 3015 “H” Street, Eureka. Alternately, a parkland dedication fee of $1,029.00 may be paid, provided the applicant enters into a Conveyance and Agreement of development rights with the County of Humboldt for a second or secondary dwelling unit on Parcel 2. Release from the Conveyance and Agreement may be pursued upon payment of the $1,029.00 parkland dedication fee balance. A copy of the Conveyance and Agreement form with the pro-rata dedication payment amount for the lot will be provided by the Planning Department upon the election of this option by the applicant once the Parcel Map is prepared and approved for recordation. This fee may be paid for by an individual lot owner on a pro-rata basis at the time the lot owner applies for a permit to construct a second or secondary dwelling unit. Should the applicant elect to enter into a Conveyance and Agreement, legal document review fees as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors will be required. Parkland dedication in-lieu fees were calculated by the Assessor’s Office to be $150,000/acre. The dedication fee calculation per Section 314-110 of the Humboldt County Code is as follows: 2(130 x 2.3/43,560) x $150,000 = $2,058.00.

10. A review fee for Conformance with Conditions as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid to the Humboldt County Community Development Services—Planning Division, 3015 "H" Street, Eureka. This fee is a deposit, and if actual review costs exceed this amount, additional fees will be billed at the County's current burdened hourly rate. Please see Informational Note 1 below for suggestions to minimize the cost for this review.

11. The applicant shall reimburse the Planning Division for any processing costs that exceed the application deposit.

12. The applicant is required to pay for permit processing on a time and material basis as set forth in the latest 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 decision and upon file close out. 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.

Informational Notes:

1. To reduce costs the applicant is encouraged to bring in written evidence* of compliance with all the items listed as conditions of approval in this Attachment that are administered by the Planning Division (Namely: Conditions 1-9). The applicant should submit the listed item(s) for review as a package as soon as possible before the desired date for Parcel Map checking and recordation. Post application assistance by the Planner on Duty, or by the Assigned Planner, with prior appointment, will be subject to a review fee for Conformance with Conditions billed at the County's current burdened hourly rate with an initial deposit as set forth in the Planning Division's schedule of fees and charges. Copies of all required forms and written instructions are included in the final approval packet.

   * Each item evidencing compliance except legal documents to be recorded should note in the upper right-hand corner:

   Assessor's Parcel No. _____, Condition _____.
   (Specify) (Specify)

2. Under state planning and zoning law (CGC §66000 et seq.), a development project applicant who believes that a fee or other exaction imposed as a condition of project approval is excessive or inappropriately assessed may, within 90 days of the applicable date of the project's approval, file a written statement with the local agency stating the factual basis of their payment dispute. The applicant may then, within 180 days of the effective date of the fee's imposition, file an action against the local agency to set aside or adjust the challenged fee or exaction.

3. The term of the approved Tentative Parcel Map shall be 24 months from the effective date of the action except where otherwise provided by law. An extension may be requested prior to the date in accordance with Section 326-21 and 326-31 of the Humboldt County Code.

4. 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.

5. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.