

**CONDITIONS OF APPROVAL
(PLN-2024-18885)**

**APPROVAL OF THE CONDITIONAL USE PERMIT IS CONDITIONED ON THE FOLLOWING
TERMS AND REQUIREMENTS:**

A. General Conditions

1. This permit is valid for five years from the date of this approval. Prior to expiration of the permit, the applicant must apply for a permit renewal if continued operation is desired. If an application for a renewal is not applied for and approved, the permit is deemed expired.
2. The project shall be conducted in accordance with the Project site plan and both the original and revised operations plan.
3. Caterers shall have access to potable water at events and access to approved handwashing and toilet facilities.
4. The conditions contained in the Department of Public Works memo dated January 29, 2024 (included within Attachment 4), are included as conditions of approval. Prior to performing any work on public improvements, contact the Land Use Division of the Department of Public Works.
5. Water for handwashing, dishwashing, and/or drinking must follow potability requirements in accordance with the California Drinking Water Act.
6. The applicant is required to pay for permit processing on a time and material basis as set forth in the 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. 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.
7. The operator shall hire a septic design consultant to demonstrate the existing septic system is sized to accommodate the additional anticipated wastewater flow rate generated. The resulting report shall be submitted to and approved by the Department of Environmental Health. This shall be completed prior to any overnight stay on the property and the increase of guests. If the existing OWTS is determined to be undersized, the applicant will need to obtain septic modification permit and install the modifications necessary to meet current standards before commencement of overnight stays.

8. Submittal of a monitoring report to the Planning Department for a period of three (3) years.

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

1. All parking must be located on the project site. The applicant is responsible for ensuring that all parking is contained on site.
2. No permanent signs advertising the site or event are authorized by this permit. Temporary signs to direct guests to the venue shall not exceed 2 feet by 2 feet in size and shall be placed and removed within 1 day of the event. The location of any off-site signs shall be subject to the prior approval of the Planning Director under Section 31-87.3.2.5 of the Humboldt County Zoning Regulations.
3. All amplified music and speakers shall be directed inward from the nearest property lines.
4. The applicant shall provide adequate trash receptacles and shall be responsible for cleanup and proper disposal of any litter created by each event. Containers for disposal of recyclable or compostable items shall be provided.
5. Any exterior lighting associated with the event shall be shielded and directed so as not to extend beyond the boundaries of the parcel.
6. Should the Humboldt County Planning Division verify violation of the terms and conditions of this permit, and verify subsequent violation of the same provision, this will be treated as a continuation of that violation.
7. Events with amplified music shall not exceed 80 decibels along the western property line. In the event that two or more noise complaints are received by the County in any 12-month period, any future events with amplified music must have a noise monitor onsite on the western property boundary and noise cannot exceed 80 decibels at the nearest property line.