ATTACHMENT 1A
PLN-2024-18969
CONDITIONS OF APPROVAL

APPROVAL OF THE CONDITIONAL USE PERMITS ARE CONDITIONED ON THE FOLLOWING TERMS AND REQUIREMENTS:

A. General Conditions

1. Upon request, the applicant shall provide documentation verifying that energy obtained from PGE is sourced from an eligible renewable program.

2. Applicant is responsible for obtaining all necessary County and State permits and licenses and for meeting all requirements set forth by other regulatory agencies.

3. The applicant is responsible for costs for post-approval review for determining project conformance with conditions. A deposit is collected to cover this staff review. Permit conformance with conditions must be demonstrated prior to release of building permit or initiation of use and at time of annual inspection. A conformance review deposit as set forth in the schedule of fees and charges as adopted by ordinance of the Humboldt County Board of Supervisors shall be paid within sixty (60) days of the effective date of the permit or upon filing of the Compliance Agreement (where applicable), whichever occurs first. Payment shall be made to the Humboldt County Planning Division, 3015 "H" Street, Eureka.

4. A Notice of Determination will be prepared and filed with the County Clerk for this project in accordance with the State CEQA Guidelines. Within three days of the effective date of permit approval, the Department will file the Notice of Determination and will charge this cost to the project.

5. The applicant shall be compliant with the County of Humboldt's Certified Unified Program Agency (CUPA) requirements regarding hazardous materials. Ongoing proof of compliance with this condition shall be required at each annual inspection to keep the permit valid.

6. A water meter shall be installed on the output of the well and the applicant shall maintain monthly water records. The records shall be made available for County staff upon request.

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

1. Seasonal cultivation operations must be supported by an approved onsite wastewater treatment system or portable toilet(s) maintained by a permitted sewage cleaning servicer. Permittee shall provide portable toilet(s) to cultivation areas, meeting appropriate setbacks per Humboldt County Code, or install a permitted onsite wastewater treatment system associated with a permitted structure.

2. The combination of background or other operational equipment created noise must not exceed more than three decibels above ambient noise as measured in the August 2022 noise assessment. Specifically, noise may not exceed 55.95 dB for the northern parcel boundary line (Position CG-1W), 53.35 dB for the western parcel boundary(position CG-2E), and 75.8 dB for the southern (position CG-3S) legal parcel boundary line. The overall average decibel reading is 61.37 dB.

3. 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 and the appropriate Tribal Historic Preservation Officer(s) are to be contacted to evaluate the discovery and, in consultation with the applicant and the lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided.

   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 Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to Public Resources Code (PRC) Section 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

4. All artificial lighting shall be fully contained within structures such that no light escapes (i.e., through the use of blackout curtains). Structures shall be enclosed between 30 minutes prior to sunset and 30 minutes after sunrise to prevent disruption to crepuscular wildlife. Security lighting shall comply with the International Dark-Sky Association standards and Fixture Seal of Approval Program (refer to https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/). Standards include but are not limited to: Light shall 1) be shielded and downward facing, 2) consist of Low Pressure Sodium (LPS) light or low spectrum Light Emitting

Diodes (LED) with a color temperature of 3000 kelvins or less, and 3) only placed where needed.

5. Should the Humboldt County Planning Division receive complaints that the lighting or noise is not complying with the standards listed above within ten (10) working days of receiving written notification that a complaint has been filed, the applicant shall submit written verification that the lights' shielding and alignment, and noise levels have been repaired, inspected, and corrected as necessary.

6. No generator will be used in association with this project.

7. The use of monofilament netting for all uses, including but not limited for erosion control, shall be prohibited. Geotextiles, fiber rolls, and other erosion control measure materials shall be made of loose-weave mesh, such as jute, hemp, coconut (coir) fiber, or other products without welded weaves to minimize the risk of ensnaring and strangling wildlife.

8. All refuse shall be contained in wildlife proof storage containers, at all times, and disposed of at an authorized waste management facility.

9. The use of anticoagulant rodenticide is prohibited.

10. All conditions from previous approvals (PLN-2022-17611, PLN-202-16897, PLN-10369-ZVV, PLN-11824-ZCC, PLN-13377-ZCC) shall remain in effect.