ATTACHMENT 1A
CONDITIONS OF APPROVAL
PLN-2026-19481

APPROVAL OF A CONDITIONAL USE PERMIT IS CONDITIONED UPON THE FOLLOWING TERMS AND REQUIREMENTS:

1. All development shall conform to the approved plot plan.

2. All required grading, building, plumbing, electrical and/or mechanical permits are obtained if required.

3. A Flood Elevation Certificate shall be submitted prior to building occupancy showing the bottom floor of the commercial space is one (1) foot above the base flood elevation.

4. Evidence shall be submitted by a licensed surveyor professional engineer demonstrating that the finished floor of the bottom floor of the building is a minimum of ten (10) feet above sea level in accordance with the 100-year Tsunami Run-Up elevation requirement.

5. 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 Planning Commission's 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.

6. A tribal monitor shall be present for all ground disturbing activities associated with the project. Contact the Bear River Band Tribal Historic Preservation Officer at (707) 298-9563 for more information and scheduling arrangements. Prior to issuance of the building permit the applicant shall provide evidence of a contract or other written agreement for monitoring to take place.

7. The Applicant shall provide the Wiyot Tribal Historic Preservation Office (THPO) with:
    a. Immediate notification should any changes to the project scope occur; and
    b. Regular updates throughout project implementation.

The THPO reserves the right to conduct periodic site visits to ensure compliance with the appropriate standards.

8. All outdoor lighting shall be directed within the property bounds.

9. Per the Humboldt Community Services District (HCSD) memo dated 3/2/26, HCSD requires that building permit for final occupancy not be granted until HCSD signs off on the project.

10. Per the Department of Public Works Memo dated March 3, 2026, the following conditions are required:

    a. The applicant must apply for and obtain an encroachment permit to construct pedestrian and driveway improvements within the County maintained rights of ways [reference: County Code section 411-11 (a)(b)].

    b. The applicant must widen the required sidewalks, if necessary, to meet ADA requirements of forty-eight inches (48") around utilities located in sidewalk (i.e. fire hydrant, utility poles, mailboxes, down guys, etc.).

    c. The existing curb ramp at the intersection of Bohn Drive and Herring Street shall be retrofitted to meet current ADA standards. A Caltrans Case "A" detail "B" curb ramp shall be constructed and have a minimum radius of fifteen feet (15'). Location of the curb ramp shall be approved by this Department prior to construction.

    d. Site visibility must be maintained at the driveway approaches in conformance with County Code. [reference: County Code section 341-1 et seq.].

    e. All retaining walls shall be constructed on the property. **NO portion of the retaining wall shall be constructed in the County right of way.** (Walls, including footings, must be located entirely on the subject property.)

    f. All building elevations and lot grades shall be established on-site **prior** to the start of lot excavation to ensure compliance with encroachment permit requirements.

    g. The applicant shall be responsible to correct any involved drainage problems to the satisfaction of this Department. No runoff drainage from the driveway or building site shall be channeled or directed to flow across the traveled section of the County roadway.

h. Relocation of signs and utilities shall be at the applicant's expense. This Department shall relocate all necessary traffic signs to meet current specifications.

i. Public Works recommends the Building Department review finish floor elevations to ensure enough freeboard above flood elevation.

Informational Notes:

1. This permit shall expire and become null and void at the expiration of two (2) years after all appeal periods have lapsed (see "Effective Date"). This approval may be extended in accordance with the Humboldt County Code.

2. Before any digging or excavation occurs, the applicant shall contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work to ensure that all existing underground utilities are identified and marked on-site.

3. **The following is applicable to future ground disturbing activity on the parcel**: 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) will 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.