ATTACHMENT 1B
CONDITIONS OF APPROVAL FOR SHORT-TERM RENTAL
PLN-2026-19481

APPROVAL OF A CONDITIONAL USE PERMIT AND SPECIAL 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. All outdoor lighting shall be directed within the property bounds.

4. All parking shall occur in the spaces as described on the site plan or in designated areas.

5. Short-Term Rental Permits shall not be transferred between property owners.

6. An individual or business shall not own more than three parcels with short-term rental permits.

7. Fire extinguishers, smoke detectors and carbon monoxide detectors shall be maintained in working order, and information related to all emergency exits shall be provided inside the short-term rental.

8. Trash, recycled materials, and organic compost shall be appropriately disposed of at least weekly.

9. Overnight occupancy of the unit shall not be more than 3 people in the one-bedroom single-family residence (two people per bedroom plus one, excluding children under 12).

10. Gatherings and parties are not allowed.

11. Prior to the operation of the short-term rental, the permit holder shall submit to the Planning and Building Department a signed affidavit certifying the delivery of a Good Neighbor Guide to all neighbors with dwellings within three hundred (300) feet of the short-term rental as the crow flies, and to the nearest five (5) neighbors up and down the access road. The Good Neighbor Guide shall also be submitted to the Planning and Building Department and must be present and available for tenants in all short-term rentals. The Good Neighbor Guide must contain, at a minimum, the following:

a. Name and telephone number for a caretaker who shall respond to all questions or concerns, and remedy complaints related to health and safety (e.g. gas leak or power outage), as well as any violations of Humboldt County Code, timely.

b. Locations of approved parking spaces.

c. Permit standards.

d. Safety manual identifying evacuation route(s) and the locations of the nearest public service facilities (e.g. hospitals, police stations, fire stations).

e. Educational materials and protocol in the event of a tsunami warning, including, but not limited to: what events could lead to a tsunami warning, how a warning is issued, what route to follow and where to go that is outside of the tsunami hazard area and how to determine when it is safe to return

f. Traffic etiquette guidelines.

12. Included in the rental advertisement and booking materials of the short-term rental to potential guests, a statement must be included that the short-term rental is within a tsunami hazard zone.

13. Maximum noise levels allowed in all outdoor areas and indoor common areas of the property are as follows: sixty-five (65) dB during the hours of 8:00am to 10:00pm and sixty (60) dB from 10:00pm- 8:00am.

    a. Following one (1) or more noise complaint(s) for a short-term rental, the permit holder shall install a noise sensor and provide recorded data to the Planning and Building Department upon request.

14. 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. Prior to final approval to operate the short-term rental, all permit processing fees must be paid.

15. 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.

16. All Short-Term Rental Permits (including nonconforming approvals) shall lapse two years after the effective date of the permit unless all the following requirements are met:

a. The permit holder shall submit a statement of continued operation as provided by the Planning and Building Department, indicating a desire to continue operation; provided, that there is evidence of hosting stays; and

b. There are no outstanding violations associated with the permit; and

c. The permit holder shall submit evidence showing that no outstanding taxes are associated with the subject parcel; and

d. A fee which allows for review of the materials and investigation of any complaints and violations as established in the County Fee Schedule.

17. Prior to final occupancy approval from the building department, the applicant shall submit to the Planning and Building Department all required materials to operate a short-term rental within the Coastal Zone pursuant to Section 313-61.05 of the Humboldt County Code.

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. **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.