

**ATTACHMENT 5A  
CONDITIONS OF APPROVAL  
PLN-2025-19438**

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

1. Within 60 days of permit approval the applicant shall submit an evacuation plan and route map to the closest area outside of the Tsunami Hazard zone. This documentation must be clearly displayed in the residence.
2. Within 60 days of permit approval, the applicant shall sign and return an affidavit confirming that the Good Neighbor Guide has been distributed to the neighbors in the closest ten (10) dwellings and within three hundred (300) feet up and down the street.
3. All parking shall occur in the spaces as described on the site plan.
4. 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.
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 7 people (two people per bedroom plus one, excluding children under 12).
10. Gatherings and parties are allowed for up to 14 guests, only allowed during the hours of 8:00am to 10:00pm (not eligible for stay).
11. Maximum noise levels allowed in all outdoor areas and common indoor 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 to 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.

**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.