

EXHIBIT A

Conditions of Approval Jeffries Billboard Conditional Use Permit File No. 205-111-057; Case No. CUP 2026-01

General Conditions of Approval

1. The project shall substantially conform to the application materials and Plan of Operations submitted by the applicant, except as modified by these conditions of approval.
2. The applicant shall obtain all required permits and approvals from the City of Rio Dell prior to commencement of construction.
3. The applicant shall obtain all required permits and approvals from the California Department of Transportation (Caltrans) pursuant to the Outdoor Advertising Act prior to installation of the billboard.
4. Any modification to the approved project shall require review and approval by the Community Development Department and may require amendment of the Conditional Use Permit.

Building and Structural Requirements

5. The billboard structure shall comply with all applicable provisions of the California Building Code and all structural calculations shall be prepared by a licensed engineer.
6. The maximum height of the billboard shall not exceed 35 feet above existing grade.
7. Advertising surface area shall not exceed 480 square feet per face.
8. The billboard shall remain entirely on private property and outside all public rights-of-way.

Lighting and Operations

9. The billboard shall not contain blinking, flashing, rotating, scrolling, animated, or moving lighting or imagery.
10. Display transitions shall occur no more frequently than every 10 seconds.
11. Automatic dimming technology shall be maintained in operating condition at all times.

12. Nighttime illumination shall not exceed 0.3 footcandles above ambient lighting measured at ground level adjacent to the site.
13. The applicant shall promptly investigate and correct verified lighting complaints.

Maintenance

14. The billboard and supporting structure shall be maintained in good condition at all times.
15. Any damaged, deteriorated, unsafe, or malfunctioning portion of the billboard shall be repaired or removed immediately upon notice by the City.
16. The billboard shall be maintained with a non-reflective finish.

Abandonment and Removal

17. If the billboard is abandoned, discontinued, or unused for a period exceeding that permitted by law, the structure and all associated improvements shall be removed and the site restored.
18. Upon written notice from the City, dilapidated or unsafe billboard structures shall be repaired or removed within 30 days.

Indemnification

19. The applicant shall defend, indemnify, and hold harmless the City of Rio Dell and its officers, agents, and employees from any claim, action, or proceeding arising out of the approval of this project.

Informational Notes

20. If potential archaeological resources, paleontological resources or human remains are unearthed during grading activities, all work ground disturbing activities shall be stopped and a qualified archaeologist funded by the applicant and approved by the City of Rio Dell and the Wiyot Tribe, shall be contracted to evaluate the find, determine its significance, and identify any required mitigation (e.g., data recovery, resource recovery, in-situ preservation/capping, etc.). Any such mitigation shall be implemented by the developer prior to resumption of any ground disturbing activities.
21. In accordance with California Health and Safety Code §7050.5 and California Public Resources Code §5097.94 and 5097.98, if human remains are uncovered during project subsurface construction activities, all work shall be suspended immediately and the City of Rio Dell, Humboldt County Coroner and the Bear River Band of the Wiyot Nation shall

be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours of the determination, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.