



# COUNTY OF HUMBOLDT

For the meeting of: 4/2/2026

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File #: 26-285

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**To:** Zoning Administrator

**From:** Planning and Building Department

**Agenda Section:** Consent

**SUBJECT:**

Redwood Coast Energy Authority Special Permit and Conditional Use Permit

Record Number: PLN-2025-19414

Assessor Parcel Numbers (APNs): 505-151-012-000, 506-231-019, 506-231-022

A Special Permit (SP) for the installation of an appurtenant sign associated with the Foster Clean Power solar and battery storage project (PLN-2022-17922). A Conditional Use Permit (CUP) is required to deviate from the standards outlined in Humboldt County Code section 314-87.2.6.5 requiring minimum vertical clearance of 8 feet for freestanding signs. The purpose of the sign will be to showcase the partnership between the solar developer, Renewable America, and Redwood Coast Energy Authority, including the name and logo of each party. The sign will be approximately 18 square feet in size and supported by two posts approximately six feet high.

**RECOMMENDATION(S):**

That the Zoning Administrator:

Adopt the Resolution, (Attachment 1) which does the following:

- a. Finds the project complies with the Humboldt County General Plan and the Zoning Ordinance; and
- b. Finds the Project is categorically exempt from environmental review per Section 15303 (e) *New Construction or Conversion of Small Structures*; and
- c. Approves the Special Permit and Conditional Use Permit as recommended by staff and subject to the conditions of approval (Attachment 1A).

**DISCUSSION:**

**Project Location:**

The project is located in in the Arcata area, on the north side of Foster Avenue, directly northwest of

the intersection of Foster Avenue and Janes Road, on the property known as 2428 Foster Avenue.

**Present General Plan Land Use Designation:**

Agricultural Exclusive (AE), Density: Range is 20 to 60 acres per unit, Arcata Community Planning Area (ACPA), 2017 General Plan, Slope Stability: Relatively Stable (0)

**Present Zoning:**

Agriculture Exclusive (AE); Heavy Industrial (MH), Qualified (Q); Agriculture General (AG)

**Environmental Review:**

Project is categorically exempt from environmental review per Section 15303(e) New Construction or Conversion of Small Structures.

**State Appeal:**

Project is NOT appealable to the California Coastal Commission.

**Major concerns:** None.

**Monitoring Required:**

None Required.

**Executive Summary:** A Special Permit (SP) for the installation of an appurtenant sign associated with the Foster Clean Power solar and battery storage project (PLN-2022-17922). A Conditional Use Permit (CUP) is required to deviate from the standards outlined in Humboldt County Code section 314-87.2.6.5 requiring minimum vertical clearance of 8 feet for freestanding signs. The sign will be approximately 18 square feet in size and supported by two posts approximately six feet high and will have a vertical clearance of approximately 3 feet. No significant visual impacts are expected, and as proposed the sign meets requirements for sight visibility and will not adversely affect traffic control or safety. The purpose of the sign will be to showcase the partnership between the solar developer, Renewable America, and Redwood Coast Energy Authority, including the name and logo of each party.

**Biological Resources:** No sensitive species are mapped in the CNDDDB in the project area. A Biological Resources Assessment was prepared in November of 2022 for the Foster Clean Power solar and battery storage project (PLN-2022-17922). The assessment concluded no special status plants or animals were observed during site visits but several species had potential to occur in the study area, and as a result mitigation measures were implemented for the proposed project. The mitigation measures applied to the original project have been included as recommended conditions of approval.

A Wetland Delineation Report was also prepared for the Foster Clean Power solar and battery storage project (PLN-2022-17922) in November of 2022. The report identified two wetlands on the parcel. The proposed sign is over 250 feet from the edge of the delineated wetland, and no impacts to

wetlands are anticipated as a result of this project.

**Cultural Resources:** A Cultural Resource Investigation was prepared in May 2018 for the Foster Clean Power solar and battery storage project (PLN-2022-17922). The report identified a historic resource on the property, and evaluated an access road that crosses a historic railroad grade that had been converted into a trail. Conversion of the railroad spur was converted to a trail precludes it from being considered a historic resource as it holds no integrity as a railroad. The report recommended earth disturbances do not extend 8 feet below the existing ground surface, and heightened inadvertent discovery protocol. Recommendations also included ensuring the scope of work is at least 100' from the identified resource and if the scope of work encroaches on the 100' setback archaeological monitoring by a professional archaeologist shall occur. Adherence to recommendations from the previously prepared Cultural Resource Investigation has been included as a recommended condition of approval.

**Sign Standards:** Up to three appurtenant signs (or one double sided signs and a single sided sign) are allowed in the AG zone provided the signs do not exceed 75 square feet in the aggregate with approval of the Special Permit. Per Humboldt County Code section 314- 87.2.6.5, free standing appurtenant signs are required to meet specific standards, including maximum quantity, area, height and width, and minimum clearance. The proposed sign does not exceed maximum quantity, area, height or width as prescribed by the above referenced code section, however the proposed sign does not exceed the minimum required 8-foot sign clearance. The applicant is proposing an 18 square foot (3'x6') sign with a vertical clearance of three feet. Signs not consistent with section 314-87.2.6.5 can be permitted with a Conditional Use Permit. The proposed sign is approximately 28% of the allowed maximum sign area and is not proposed within the Foster Avenue (or any other County maintained) right of way. No significant visual impacts are expected as a result of this proposal, and as proposed the sign meets requirements for sight visibility and will not adversely affect traffic control or safety.

OTHER AGENCY INVOLVEMENT:

The project was referred to responsible agencies and all responding agencies have responded with comments, recommended approval, or conditional approval. (Attachment 3)

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Zoning Administrator could elect to add, modify or delete conditions of approval. The Zoning Administrator could also elect to deny the application if the required findings cannot be made. Staff have concluded the required findings in support of the proposal can be made. Consequently, staff does not recommend consideration of this alternative.

ATTACHMENTS:

1. Draft Resolution
  - A. Conditions of Approval

- B. Site Plan
- 2. Applicant's Evidence in Support of the Required Findings
  - A. Biological Resources Assessment
  - B. Sign Location and Elevation
- 3. Referral Agency Comments and Recommendations

**Applicant**

Redwood Coast Energy Authority  
Richard Engel  
633 3<sup>rd</sup> St.  
Eureka CA, 95501

**Owners**

Arcata Land Company LLC  
3061 Upper Bay Rd  
Arcata CA, 95521

**Agent**

Renewable America  
Reggie Holman  
4675 Stevens Creek Blvd STE 250  
Santa Clara CA, 95051

Please contact Michael Holtermann, Associate Planner, at 707-268-3737 or by email at [mholtermann@co.humboldt.ca.us](mailto:mholtermann@co.humboldt.ca.us) <<mailto:mholtermann@co.humboldt.ca.us>>, if you have any questions about the scheduled item.