

**RESOLUTION OF THE ZONING ADMINISTRATOR  
OF THE COUNTY OF HUMBOLDT**

**Resolution Number: 26-**

**Record Number: PLN-2025-19414**

**Assessor's Parcel Number: 505-151-012-000, 506-231-019, 506-231-022**

**Making the required findings for certifying compliance with the California Environmental Quality Act and conditionally approving the Redwood Coast Energy Authority Special Permit and Conditional Use Permit.**

**WHEREAS**, Redwood Coast Energy Authority submitted an application and evidence in support of approving a Special Permit and Conditional Use Permit; and

**WHEREAS**, the County Planning Division has reviewed the submitted application and evidence and has referred the application and evidence to involved reviewing agencies for site inspections, comments and recommendations; and

**WHEREAS**, the Humboldt County Zoning Administrator held a duly-noticed public hearing on April 2, 2026, and reviewed, considered, and discussed the application for the Special Permit and Conditional Use Permit, and reviewed and considered all evidence and testimony presented at the hearing.

**NOW, THEREFORE BE IT RESOLVED**, that the Zoning Administrator makes all the following findings:

- 1. FINDING:**                    **Project Description:** 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.

**EVIDENCE:**    a) Project File: PLN-2025-19414.

**2. FINDING:** **CEQA:** The requirements of the California Environmental Quality Act (CEQA) have been complied with. The project is exempt from environmental review per section 15303 (New Construction/Small Structures).

**EVIDENCE:** a) The project is categorically exempt pursuant to CEQA guidelines. The project is for the construction of an 18 square foot, 6 foot tall appurtenant sign. Section 15303(e) of the CEQA guidelines exempts accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

**3. FINDING:** The project is consistent with the development policies of the Humboldt County General Plan (HCGP).

**EVIDENCE:** a) The proposed project is located within the General Plan land use designation Agricultural Grazing (AG), which is applicable to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation, and other non-prime agricultural lands. Utilities and energy facilities are an allowed use within the AG land use designation, and the proposed sign is appurtenant to the approved Foster Clean Power solar and battery storage project (PLN-2022-17922). General Plan policies require no net loss of agricultural lands. The previously approved project (PLN-2022-17922) included requirements that the continual operation of agricultural uses on the property be maintained. This includes grazing and the keeping of honeybees. The proposed sign is appurtenant to the approved permitted use consistent with the land use designation (PLN-2022-17922), will not preclude continued operation of agricultural uses on the property, and does not constitute a conversion to non-agricultural uses, and is therefore consistent with the applicable land use designation goals policies and standards.

b) The subject parcel is located in an area that is rated relatively stable (0). The project is not within a fault hazard zone, and the project area is outside of the tsunami hazard area, and outside the identified 100-year Flood Zone. The project is located within an area of potential liquefaction, however the proposed

structure is an appurtenant sign, not a structure proposed for occupancy. The project is located in the Local Response Area within Arcata Fire Protection District. Based on the above discussion, this project is not anticipated to increase threats or hazards.

- c) The proposed project is not anticipated to impact any cultural resources or Tribal 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.
- d) The subject parcel was not included in the 2019 Adopted Housing Element Inventory.
- e) 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 that 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.

**4. FINDING:** The proposed development is consistent with the Humboldt County Zoning Code.

- EVIDENCE:**
- a) The proposed Special Permit (SP) and Conditional Use Permit (CUP) will authorize the installation of an appurtenant sign below the minimum required 8-foot clearance, associated with the Foster Clean Power solar and battery storage project (PLN-2022-17922). The sign is appurtenant to an approved use on the property that has been determined to be consistent with the zone.
  - b) The configuration of APNs 506-231-019, 506-231-022 and 505-151-012 combined comprise one legal parcel as shown on Recorded Survey in Book 74 of Surveys page 137
  - c) The project meets all required setbacks. Required setbacks are 20 foot front yard setback, 20 foot rear yard setback, and 6 foot side yard setback. The proposed sign is 25 feet from the nearest property line.
  - d) The approval of the proposed sign will not bring the total development approved on site to over the allowable amount (maximum allowed lot coverage is 35%).
  - e) Maximum building height is 35 feet. The proposed appurtenant sign will be six feet in height.
  - f) No changes to existing lot lines are proposed and no subdivision is proposed. Approval of the proposed appurtenant sign will not create a new non-conformity with respect to lot area, width, or depth.
  - g) The proposed sign does not exceed maximum quantity, area, height or width as prescribed by Humboldt County Code section 314-87.2.6.5, 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, nor does the sign as proposed obstruct an existing pedestrian path or right of way.

- h) The sign as proposed meets all design standards required in Humboldt County Code section 314-87.2.12. No illumination is proposed, and the proposed sign does not qualify as a "prohibited sign" as defined in section 314-87.2.13.

**5. FINDING:** The project and the conditions under which it may be operated or maintained will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

**EVIDENCE:** a) The proposed Special Permit (SP) and Conditional Use Permit (CUP) will authorize the installation of an appurtenant sign below the minimum required 8-foot clearance, associated with the Foster Clean Power solar and battery storage project (PLN-2022-17922). The sign meets requirements for sight visibility and will not adversely affect traffic control or safety. Based on information available on file and referral responses from relevant agencies, there is no evidence that the proposed SP/CUP will be materially injurious to properties or improvements in the vicinity.

**6. FINDING:** The proposed development does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development in determining compliance with housing element law.

**EVIDENCE:** a) The subject parcel was not included in the 2019 Adopted Housing Element Inventory.

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Humboldt County Zoning Administrator does hereby:

- Adopt the findings set forth in this resolution; and
- Approve the Redwood Coast Energy Authority Special Permit (SP) and Conditional Use Permit (CUP) for the installation of an appurtenant sign below the minimum required 8-foot clearance, associated with the Foster Clean Power solar and battery storage project (PLN-2022-17922), based upon the Findings and Evidence and subject to the conditions of approval attached hereto as Attachments 1A and incorporated herein by reference.

Adopted after review and consideration of all the evidence on **April 2, 2026**.

I, John H. Ford, Zoning Administrator of the County of Humboldt, do hereby certify the foregoing to be a true and correct record of the action taken on the above-entitled matter by said Zoning Administrator at a meeting held on the date noted above.

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John H. Ford, Director  
Planning and Building Department