

Attachment 2

General Plan and Rezoning Petition Submitted by the Applicant

Dear Humboldt County Board of Supervisors,

Redwoods Rural Health Center has served the Southern Humboldt and Northern Mendocino communities for over 40 years. Since 1976, Redwoods Rural Health Center (RRHC) has provided responsive, preventive, high quality primary health care services, through a variety of healing disciplines to the rural and isolated communities in Southern Humboldt County. The health center exists to serve people of all ages regardless of social or economic status.

In the last year, RRHC served 5,481 unique patients through 22,458 visits. Approximately 37% of the health center's patients were living in poverty, 21% were uninsured, and 7% were Hispanic. RRHC's preventive services encompass immunizations, cancer screening, women's health, well child exams, diagnostic labs, dental care, counseling, and acupuncture. In addition to primary care services, RRHC offers enabling services to address social determinants of health, such as transportation and food assistance, insurance eligibility, case management, telemedicine, patient self-management education and homeless outreach.

As one of the few dental providers accepting Medi-Cal insurance coverage in the County, RRHC has a year-long waiting list for Dental Services. To better meet the need for oral health care, we have hired an architectural firm to plan the Dental Expansion Project. In order to double the size of our Dental Operations, we need to move our Administrative Offices, which are currently located in the Dental Building.

Recently, Redwoods Rural Health Center had the opportunity to purchase the neighboring property which shares a fence line with our Medical Building backyard. The new property is perfectly situated and fits into our expansion plans. We will ideally be able to operate Administration on the new property next to Medical, thus enabling the health center to expand while maintaining unified business operations.

The new property will serve multiple functions. It allows RRHC to meet the community need for more dental services; it provides a place for Administrative services; and RRHC can remodel the existing house to accommodate the need for employee housing. Therefore, we are requesting the Board of Supervisors change the land use designation on the General Plan Update land use maps for our property to Commercial Services, so we can utilize the space for both offices and residential use. We also request a zoning change from Single Family Residential to C-2 to accommodate both commercial office space as well as residential uses.

The Redwoods Rural Health Center patient population has increased dramatically because of the insurance options available through the Affordable Care Act. As a federally designated Community Health Center, Redwoods Rural is working hard to meet the increased demand for care. We have hired and continue to hire new staff for medical, dental and behavioral health, but our facilities have not changed in 30 years. The zoning change would allow for our needed expansion and allow us to follow codes that are appropriate to our future goals.

Thank you for considering a zoning change from Single Family Residential to Commercial so that Redwoods Rural Health Center can continue to meet the community need far into the future.