

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA

Certified copy of portion of proceedings; Meeting on June 10, 2025

RESOLUTION NO. 25-106

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT APPROVING THE HARSTOOK PETITION FOR A GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION; APN 033-271-001-000 AND 033-271-026-000; CASE NUMBER PLN-2024-19122

WHEREAS, Section 65358 of the State Government Code allows the Board of Supervisors to amend the General Plan up to four times in any calendar year;

WHEREAS, Section 3.4 of Humboldt County General Plan specifies that a petition for amendment of this Plan may be accepted for processing upon the Board of Supervisors making one or more of the following findings:

- A. Base information or physical conditions have changed; or
- B. Community values and assumptions have changed; or
- C. There is an error in the plan; or
- D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or
- E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan.

WHEREAS, Planning and Building Department, Planning Division staff have received information and evidence from the applicant in support of the project and the required findings, and the evidence received within the planning files is insufficient to support the findings required to amend the General Plan designation of the property to facilitate development of a residential detox center; and

WHEREAS, Section 312-50.6 of Humboldt County Code specifies that petitions for amendment of the Zoning Regulations may also be initiated in conjunction with a petition for a General Plan Amendment; and

WHEREAS, Section 312-50.2 of Humboldt County Code allows the Board of Supervisors to initiate, grant, deny, or modify proposed amendments to Zoning Regulations; and

WHEREAS, Section 312-50.4 of Humboldt County Code allows a property owner to petition the Board of Supervisors to initiate a zone reclassification; and

WHEREAS, the property owner has submitted a petition requesting they be permitted to apply for a General Plan amendment to change the land use designation from Commercial Recreation (CR) to Commercial General (CG) and a zone reclassification to change from an Unclassified (U) zone to Neighborhood Commercial (C-1) for properties as identified in Project Case Number PLN-2024-19122; and

WHEREAS, Section 312-50.5.2 of Humboldt County Code requires that the petition demonstrate that the change will be in the public interest and consistent with the General Plan; and

WHEREAS, the petition for zone reclassification and general plan amendment is not a project as defined in Section 21065 of the Public Resources Code and is not subject to CEQA.

NOW, THEREFORE, BE IT RESOLVED by the Humboldt County Board of Supervisors that the following findings are hereby made:

FINDINGS FOR GENERAL PLAN AND ZONE RECLASSIFICATION PETITION

1. FINDING: There is factual evidence that the petition for general plan amendment and zone reclassification is in the public interest.

- EVIDENCE:**
- a) The plan amendment and zone reclassification are requested because the current land use designation and zoning do not allow for the operation of a residential detoxification center. The proposal most closely fits within the county's definition of supportive housing and may have some elements of health care services.
 - b) The historic building on the subject property has been vacant for a prolonged period, indicating that the uses allowed under the current land use designation and zoning inhibit reuse of this property.
 - c) Changing the land use designation to from Commercial Recreation (CR) to Commercial General (CG) and zoning classification from Unclassified (U) to Neighborhood Commercial (C-1) would allow the operation of the residential detox facility. There are currently no such treatment centers in Southern Humboldt and the addition of such a facility would promote accessible health care services, as well

as professional health care staff and other jobs for local community members, adding economic benefits to Southern Humboldt. The proposed facility would offer substance detoxification, individual counseling, 24/7 medical support, group therapy, and other health care services and will comply with all local and state regulations regarding health care facilities and rehabilitation centers. Additionally, the historic inn and cottages that reside on the property have remained unused for many years, and a new owner/operator would bring the historic property into use and up to current building/operating standards.

- d) The Commercial Recreation General Plan designation currently applied to the property does not allow for health care services or supportive housing services.
- e) The Commercial General Plan land use designation which is proposed would allow for both health care services and supportive housing and still allows transient habitation uses, and the Neighborhood Commercial zoning allows, with a use permit, hotels, motels, as well as boarding and rooming houses. These changes would enable the proposed supportive housing services with any associated health care services but would not preclude the operation of an inn or other transient habitation use from operating on the property in the future.

2. FINDING:

The petition is consistent with the General Plan's required findings and criteria for amendments. A petition for amendment of this Plan may be accepted for processing upon the Board of Supervisors making one or more of the following findings:

- A. Base information or physical conditions have changed; or
- B. Community values and assumptions have changed; or
- C. There is an error in the plan; or
- D. To maintain established uses otherwise consistent with a comprehensive view of the plan; or
- E. The proposed amendment has the potential for public benefit and is consistent with the Guiding Principles and applicable goals of the Plan.

- EVIDENCE:**
- a) A – As the only rehabilitation facility in Southern Humboldt closed in 2023, there are currently no options for this type of health care service south of Fortuna, CA. While there are potentially other venues that could work, the setup of the property, including a main lodge, guest cottages, parking areas, outdoor landscaping, trails, utility buildings and other recreational amenities, provides the foundation for a detox facility that can provide a range of rehabilitation services, including therapy/counseling, intense detoxification protocols and medical oversight, and can accommodate family visitation.
 - b) D – Based on the established land use as Commercial Recreation, the amendment to Commercial General and reclassification to Neighborhood Commercial will not preclude visitor serving and recreational uses from occurring in the future.
 - c) E – It is in the public interest to enhance the diverse character of the County and quality of life by providing needed health care and treatment options in Southern Humboldt; the project offers the potential to support rural lifestyles by providing jobs and health care in remote areas of the County; and utilizes practical strategies to maintain/enhance an existing development to provide an alternative use while not precluding the original intent and use of the property.
 - d) Additional descriptions from the applicant are included in Attachment 2, Petition Findings Letter.

3. FINDING: The proposed revision is not appropriate for the next scheduled General Plan update.

- EVIDENCE:**
- 1) The revision is proposed as part of a General Plan amendment and zone reclassification proposed by the property owner. The property is currently proposed for a scheduled general plan update initiated by the County to change the zoning from Unclassified to Highway Service Commercial (CH). The CH zone allows hotels and motels, among other uses, but would not allow supportive housing or health care services and therefore the next scheduled update would not be appropriate due to this proposal from the landowner.

4. FINDING: A petition for an amendment of the County's zoning maps is consistent with the General Plan.

- EVIDENCE:**
- a) Per General Plan Table 4-H, Zoning Consistency Matrix, rezoning of the parcels from Unclassified (U) to Neighborhood Commercial (C-1) will allow uses that are consistent with the proposed Commercial General land use designation.
 - b) The zone reclassification to C-1 would allow for supportive housing and health care services (under the Professional and Business Offices Use Type), which would be consistent with the CG General Plan designation which is intended to allow health care services among other uses and would therefore be consistent with the General Plan. The proposed change would also be consistent with the guiding principles of the General Plan which support efforts to create living-wage jobs by allowing a vacant property to be redeveloped into a business.

5. FINDING: The proposed amendment 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 (the midpoint of the density range specified in the plan designation).

- EVIDENCE:**
- a) The parcels were not included in the 2019 Housing Element Inventory. The proposed general plan amendment and zone reclassification does not reduce the residential density for any parcel below that utilized by the Department of Housing and Community Development.

BE IT FURTHER RESOLVED that based on the above findings, the findings in the staff report, evidence in the file for the project, and public testimony received on the project, the Board of Supervisors accepts the Hartsook General Plan Amendment and Zone Reclassification petition as recommended by the Planning and Building Department, Project Case No.PLN-2024-19112.


IT IS FURTHER PROCLAIMED AND ORDERED that the Clerk of the Board is directed to provide notice of this decision to all interested parties.

Adopted on motion by Supervisor Arroyo, second by Supervisor Wilson and the following vote:

AYES: Supervisors: Arroyo, Bohn, Madrone, and Wilson
NAYS: Supervisors: None

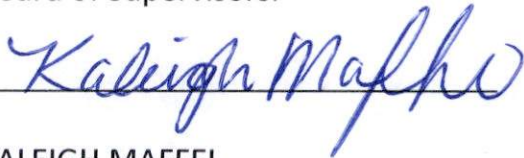
ABSENT: Supervisors: Bushnell
ABSTAIN: Supervisors: None

STATE OF CALIFORNIA
County of Humboldt


Mike Wilson, Vice-Chair
Board of Supervisors

I, Tracy Damico, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be a full, true, and correct copy of the original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California as the same now appears of record in my office.

IN WITNESS WHEREOF, I have
hereunto set my hand and
affixed the Seal of said
Board of Supervisors.



KALEIGH MAFFEI
Clerk of the Board of Supervisors
County of Humboldt
State of California