

PETITION FINDINGS LETTER

1/10/2025

Humboldt County Planning and Building Department

3015 H St.

Eureka, CA 95501

Petition Findings Letter for a General Plan Amendment and Zone Reclassification on APNs 033-271-001 and 033-271-026 (one legal parcel)

Dear Rodney,

I am writing to formally submit the findings in support of my petition for a General Plan Amendment and Zone Reclassification for property located at 990 US Highway 101, Garberville, CA. 95542. We are seeking to change the existing land use designation from Commercial Recreation (CR) to Commercial General (CG) and existing zone classification from Unclassified (U) to Neighborhood Commercial (C-1) to allow for the operation of a residential detox center, consistent with the allowable uses under the CG designation and C-1 zoning, which would allow private health care services.

Background Information on the Parcel

The property, currently identified as Hartsook Inn is approximately 27 acres in size and is situated in on the South Fork of the Eel River 52 miles south-southeast of Eureka, within a fifteen-minute drive to Humboldt Redwoods State Park. Presently, the parcel is utilized as an inn/lodging facility known as Hartsook Inn. The property includes a main lodge, guest cottages, parking areas, outdoor landscaping, trails, utility buildings and other recreational amenities.

Proposed Use

The proposed use for this property is a residential detox center that will provide a safe, structured environment for individuals seeking treatment for substance use disorders. This facility will 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.

Findings Supporting the Request

The following findings demonstrate why the requested General Plan Amendment and Zone Reclassification align with the community's goals and priorities:

1. Consistency with the General Plan Goals and Policies

Redesignating the land use to CG aligns with the General Plan's vision of supporting diverse community services and promoting accessible health care options. The establishment of a residential detox center within the proposed land use designation is consistent with promoting public health, supporting land use flexibility, and enhancing the community's well-being. Reclassifying the zoning to C-1 is in the public interest as it would allow for the development of a residential detox center and is consistent with the CG land use designation. The plan amendment and zone reclassification will not preclude the future use of the property for transient habitation.

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2. Public Health and Welfare Benefit

Substance use disorders are a significant public health concern in the region, and access to local detoxification services is limited. This project will address a critical need by providing necessary health care services within the community. The location is ideal because of its features such as quiet environment, accessibility to main roads, and separation from densely populated residential areas.

3. Appropriateness of Location for Proposed Use

The property is well-suited for this use due to its existing infrastructure, including lodging-style accommodations, land layout, and appropriate utilities, which can be adapted for the needs of a detox center with minimal disruption. Its location is only 8 miles away from nearest hospitals (Jerold Phelps Community Hospital), grocery stores (Ray's Food Place), and other substance use facilities (Singing Tree's Recovery) which further supports its suitability for health care-related uses.

4. Compatibility with Surrounding Uses

The surrounding area includes open space which helps facilitate a healthy and tranquil recovery process. Additionally, the property is located next to Cooks Valley Patriot Gas Station, a souvenir shop and an RV park. Changing land use to CG and zoning to C-1 and converting the property into a detox center will not adversely impact neighboring properties. Instead, it will enhance the area by providing a professional, managed service while maintaining a low-profile presence consistent with the current inn operations.

5. Economic and Social Benefits to the Community

The proposed land use and project will contribute positively to the local economy by creating jobs, attracting professional health care staff, and enhancing support services in the area. Socially, the facility will provide much-needed resources to combat substance abuse and improve overall public health, directly benefiting the local population.

6. Environmental Considerations

The proposed project will not significantly alter the existing footprint of the property. Environmental impacts will be minimized through existing favorable conditions and low-impact operational strategies.

The requested General Plan Amendment and Zone Reclassification are necessary to facilitate the transition of the parcel from its current use as an inn to a residential detox center. This project is aligned with community priorities, provides critical public health services, and promotes responsible and sustainable development in the area.

I respectfully request the Planning Department's approval to move forward with the General Plan Amendment and Zone Reclassification to bring this project to fruition. Please let me know if any additional information or documentation is required to support this application.

Thank you for your time and consideration.

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Sincerely,
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