

HUMBOLDT COUNTY

GENERAL PLAN

Volume II

Orick

Community Plan

May 7, 1985

REVISION HISTORY

Board of Supervisors Action **Description of Revision**

Approved April 7, 1998 Text change to implement Housing Element

Resolution No. 98-114d Amended **Section 2440 Standards** to allow density ranges to be exceeded in both urban and rural land use designations to encourage housing production.

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This document was developed in 1983 by Jim Test and Steve Patek, economic and land use planning consultants, under contract to the Orick Economic Development Corporation (OEDC). The OEDC is a non-profit local development corporation whose purpose is to stimulate economic and community development in the town of Orick. The Humboldt County Board of Supervisors, in response to a letter from the Orick Community Services District, on March 29, 1983 designated the members of the Board of the OEDC as the Citizens Advisory Committee for the preparation of the Orick Community Plan.

After initial meetings and consultant work during the first half of 1983, an initial draft plan was released in July. After being reviewed at several meetings, a revised draft developed in October. The draft was reviewed, revised and approved by the CAC in December, 1983.

The Hearing Draft, together with zoning reclassifications necessary to carry out the Plan, were reviewed in public hearings before the Humboldt County Planning Commission in April and May, 1984 and approved with minor amendments on June 21, 1984 by Planning Commission Resolutions 17-84 and 18-84. It was reviewed and approved by the Humboldt County Board of Supervisors on January 15, 1985. The Resolution of Adoption is attached at the front of this document.

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MAPS

Land Use Maps (Attached)

CHAPTER 1 INTRODUCTION

1200 THE COMMUNITY PLAN

1210 Purpose of the Plan

The Orick Community Plan provides land use and development guidelines for governmental agencies, local residents and investors to identify potential development opportunities and constraints in the Orick Area. A clear and current plan serves to reduce the uncertainty which often is an obstacle to development and growth.

The Community Plan and Data Base will also serve as an information resource for the County, the community and anyone considering an investment in the area. The information in the plan can be used as the basis of grant and loan applications for public improvements or as background material for business developments.

The Plan also represents a statement by local residents of their visions and hopes for the future of their community. The Plan can and should serve as an outline and focus for the community's efforts to improve itself.

1220 Organization

The Orick Community Plan is a combination land use plan and data base. It is composed of text, diagrams and maps; and is organized into the following chapters:

1. Introduction
2. Land Use and Development
3. Natural Hazards and Resources
4. Public Facilities and Services
5. Action Plan

Each Plan section contains: an Overview, which describes the existing conditions, and serves as the data base; and Goals, Policies and Standards, which constitute the Community Plan. Chapter 5 contains specific recommendations for implementing the Community Plan.

1230 Consistency with Other County Plans

The Orick Community Plan has been developed in accordance with the Humboldt County General Plan, Volume I--Framework Plan. All numerical sections of the Plan correspond with

Volume I sections. Where Community Plan sections are referenced to Volume I, or are omitted entirely, the language of Volume I prevails. Where specific Goals, Policies or Standards are included in the Community Plan, the Community Plan takes precedence over Volume I counterparts.

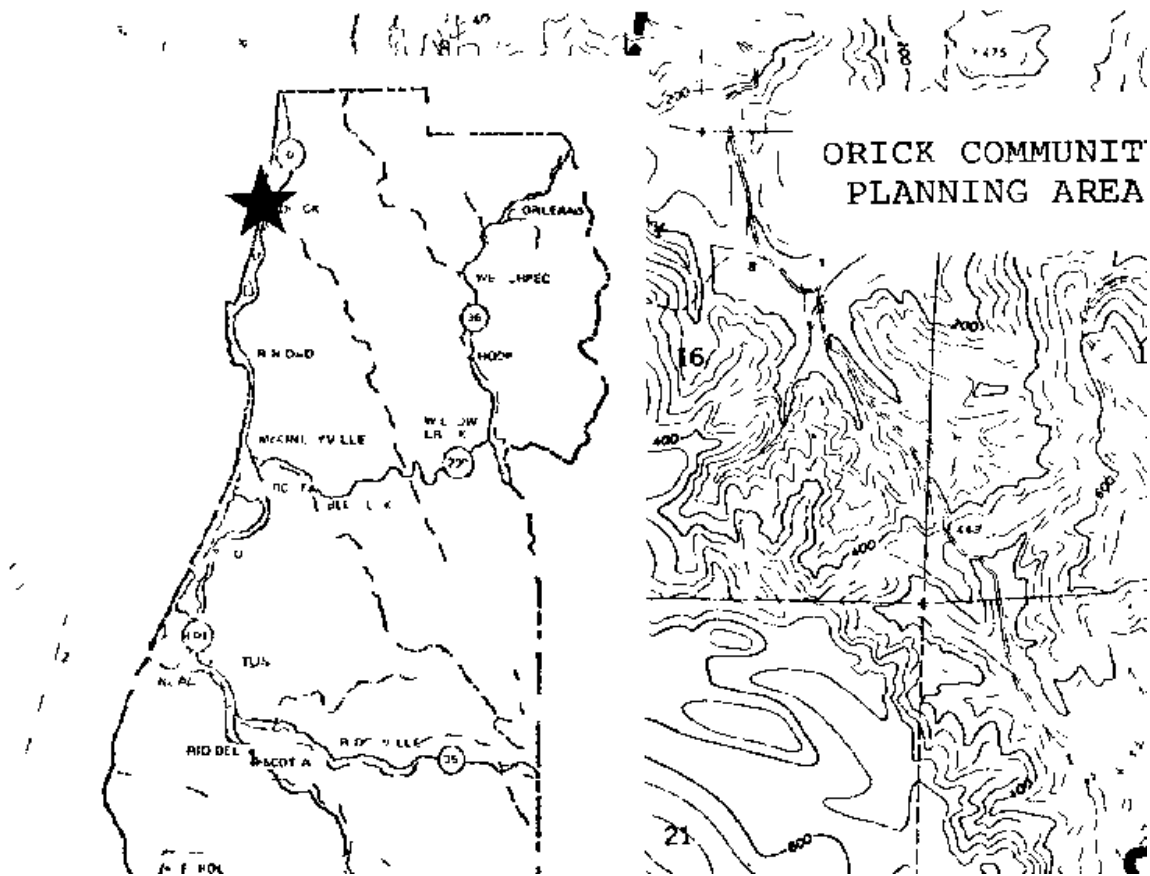
CHAPTER 2 LAND USE AND DEVELOPMENT

2100 THE PLANNING AREA

The Orick Community Planning Area is located in the northwestern corner of Humboldt County, California. The Planning Area, shown on Figure 1, encompasses approximately 2,400 acres; and is surrounded on all sides by Redwood National Park. The Planning Area boundaries coincide with the boundaries of the Redwood National Park.

The Planning Area is predominantly rural, with about 80% of the total acreage currently being used for timber, agriculture, or rural residential activities. Orick, an unincorporated community, straddles U.S. Highway 101 on both sides of Redwood Creek. It contains a variety of residential and commercial uses that serve not only the local population but also tourists visiting the Park.

The Planning Area is characterized by relatively flat bottom lands and steeply sloping forested hillsides. The valley floor is composed of alluvial deposits on which some very good agricultural soils have been developed. The hills are heavily timbered, and provide a striking scenic backdrop, as well as a habitat for the Prairie Creek Elk herd.



2200 POPULATION

2210 Background

Population Trends

The 1980 Census indicates a population of 442 for the Census tract which covers the Orick Valley. Enumeration District boundaries were revised for the 1980 Census, making it difficult to compare the 1980 population to previous census information, but it is clear that the population of the Valley has been declining for many years.

The town of Orick reached a population of over two thousand at the peak of commercial logging operations in the 1960's. Employment in the north coast timber industry began to decline in the mid-1960's and the Orick area suffered more of a decline than most of Humboldt County. The small sawmills located near the logging operations were gradually replaced by larger, more automated mills concentrated in Eureka and Arcata.

The establishment of Redwood National Park in 1968 and its expansion in 1978 removed most of the commercial timberlands in the immediate vicinity of Orick and effectively ended the timber industry's role as the major source of employment in the Valley. To date, no replacement of those employment opportunities has appeared and people have gradually left the valley seeking better job prospects.

Age Distribution

The age distribution of the population provides some clues to conditions in Orick. As indicated in TABLE 1, the largest concentration of population is in the 15-24 and 25-34 age groups. Since these age groups are the largest nationally, their size is not surprising. The 25-34 age group is unusual however, in that there are nearly twice as many men as women. This imbalance probably results from a lack of job opportunities for women in the area.

The 35-44 age group is also affected by the economic situation in the Valley. The population in this age group is considerably smaller than it should be. These years are generally the peak earning years in most people's careers. Again, lack of job opportunities is the likely cause. The high unemployment rate causes younger residents to leave the Valley as they seek advancement in their careers.

TABLE 1
Orick Age Distribution
1980 Census

	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65+
Males	20	28	45	42	20	27	30	19
Females	17	26	47	27	21	28	29	17

Income

The Census indicates a 1980 median household income of \$11,641 for Orick, and a median family income of \$16,625. The Orick median household income is 80% of the Humboldt County median of \$14,774. The family income is 90% of the County median of \$18,479. Twenty-four percent of all Orick households received Social Security payments in 1980, and twenty-one percent received Public Assistance of some form.

The income situation in Orick has probably regressed since the Census due to the national recession. The ills of the lumber industry in 1980 through 1982 have hit areas like Orick particularly hard because they do not have other industries to fall back on.

The major bright spot in the Valley over the last few years has been the cattle and dairy industry. The twelve households in the Valley who received income from farm self-employment had an average income of over \$39,000 in 1980. By comparison, the average household income from farm self-employment for Humboldt County was \$10,584.

The Census indicates that the 92 persons with incomes below the poverty level fall into a few specific categories. Nearly half of these persons (41) are single, adults, under 65 years of age, not living in a family. The next largest category (18) is families with children under four years of age, and then families without children (11).

Future Trends and Opportunities

TABLE 2 shows Population Projections for Orick as developed by the County Planning Department. However, population increases do not appear to be a realistic assumption at this time.

**TABLE 2
Orick Population Projections**

Year:	1980	1985	1990	1995	2000
Total:	442	465	486	499	515

The future population of the Orick Valley is directly dependent on employment opportunities in the area. Without a new source of jobs for local residents, it can be expected that the population will continue to decline gradually until it reaches a level that can be supported by the existing employment in farming, tourist services, and jobs available to those willing to commute to Eureka-Arcata or Crescent City. This unencouraging alternative will probably lead to a 1990 population of about 300.

A number of possibilities exist for altering this trend of declining population and employment. Some are within the power of the residents of Orick to control and others depend on events and decisions at the State and National levels.

One event which would have immediate impact on Orick is the construction of the Redwood National Park Bypass to the north of town. While the bypass is not likely to have any significant long range effect on employment, construction would create up to 200 temporary jobs over a five year period.

Local residents may be able to gain some of these jobs, but most of the benefit of the project would result from providing goods and services to construction workers living temporarily in the area. Because of the transient nature of their work, a large proportion of the workers are likely to live in trailers, mobile homes or apartments. Orick would gain from this project to the extent that it can persuade the workers to live and shop in Orick. If attractive housing is available, even in the form of an acceptable mobile home or trailer park, Orick could probably attract 15 to 20 percent of the construction force, 30 to 40 people for the two years of peak construction activity.

In the long run, the population of Orick will depend on the ability of the town to exploit its position as the southern entrance to Redwood National park. All the studies on the impact of the Park predict at least a doubling of visits to the Park between 1980 and 1990. The benefit Orick can derive from this growth depends on the ability of local businesses to sell goods and services to these visitors.

Based on national standards for visitor expenditures to jobs, even the projected increase in visits to the Park in the next decade will not be enough to maintain the present population of Orick, especially if the Arcata Redwood mill closes permanently. With construction of the bypass and an improvement in Park related business, Orick can expect

to maintain its population at around 400. Any increase in population in the valley will require some new source of employment which is not predictable at this time.

2220 Goal

To reverse the current declining population trend.

2230 Policies

3. The County shall support Orick's efforts to reverse declining population trends by:

- A. supporting the construction of the Redwood Park Bypass;
- B. encouraging tourist-oriented developments to locate in the Orick area;
- C. including Orick in future Block Grant proposals.

2300 ECONOMICS

2310 Background

Existing Conditions

The economic base of the Orick Valley has undergone several changes during its history. White settlement of the area began in the 1850's with the development of gold mines to the north. The early community served as a trading and supply center for the mines. The gold boom peaked early and most of the mines were closed by the 1870's. The fertile flatlands of the valley lead to the establishment of several dairy farms. These farms were the base of the Orick economy into the 1940's.

Large scale commercial logging operations began in the mid-1940's and ushered in a period of rapid growth. Logging and sawmills soon dominated the employment picture in the area. The timber industry continued to grow into the 1960's, and peaked in 1962. At that time the population of Orick exceeded 2,000, and there were nine sawmills in or around the Valley.

A number of factors caused a decline in timber industry employment in Orick and Humboldt County beginning in the 1960's. A trend developed within the industry for mill operations to move from many small mills located near the actual logging operations to a few highly automated mills. The housing industry, the main customer for the local timber products, developed methods which reduced the amount of lumber used in each house.

The establishment of Redwood National Park, and its expansion, accelerated the decline of lumber industry employment by removing much of the commercial timberland in the immediate vicinity of Orick. Only one mill operation remains in the Valley today, with one other mill in operation at Big Lagoon. The 1980 Census shows 39 residents of Orick employed in durable goods manufacturing; most of these are probably millworkers or loggers.

The two remaining mills have been on limited operation during the 1981-82 recession and are increasing production with the rest of the industry as demand returns. However, the long term future of the mills is uncertain.

Retail trade was the largest employer in the Valley in 1980 with a total employment of 51 persons. These jobs are spread over a large number of very small establishments with 3 to 5 employees each. In many cases these employees are also the owners and other family members. The retail business can be subdivided into visitor serving establishments (motels, burl shops, gas stations, etc.) and population serving establishments (grocery store,

hardware, laundromat, etc.). However, visitor spending provides an important percentage of the business to both categories.

Agriculture is the third largest employer of Orick residents. The 1980 Census shows 17 people employed in agriculture, forestry, fisheries and mining. With the possible exception of fisheries, all of these jobs are probably in dairying and cattle.

The Redwood National Park and Prairie Creek State Park are significant employers in the region but not necessarily sources for jobs for Orick residents. The RNP averages an employment of nearly 100 persons but the bulk of these are based out of Arcata or Crescent City. In 1983, only four RNP employees live in Orick. Approximately 20 to 25 RNP employees regularly work out of Orick.

Future Employment Opportunities

The future economic health of Orick will be based on the community's ability to benefit from the activities related to Redwood National Park.

Visits to the Park are projected to double from 1979 to 1990. These visitors present a potential source of income for the Orick community to the extent that they can be persuaded to stop in the Valley and purchase goods and services. In 1981, Mr. David Allen prepared a marketing study on the development of tourism in Orick. The study (Orick Community Plan December, 1983 Page 8) made a number of recommendations for increasing visitor expenditures in the town, many of which are included in the Action Plan section. The study identified Orick's appearance and a lack of desired visitor facilities as the main limitations to visitor expenditures. It also concluded that there were significant opportunities for additional business if these limitations were overcome.

Realistically, Orick cannot expect to reach the levels of employment and development that existed in the 1960's. If, however, Orick can increase its share of the tourist market, it can expect to stabilize its economy and provide better incomes for its existing residents.

Over the next four years, Orick may be presented with an opportunity for a short term shot in the arm from the construction of the Redwood National Park Bypass. If this road is built as planned in 1984-88, up to 200 people will be employed during construction. Some local construction workers and truckers are likely to participate directly in construction, but most of the benefit will be indirect. The highly paid construction workers, and in some cases their families, will be looking for places to live, eat and shop during their one or two years on the project. Orick and Klamath are the closest communities to the project site. The maximum benefit will be obtained if these people can be convinced to live in Orick during the construction.

Because of the transient nature of their jobs, some of these workers can be expected to own trailer houses which they move with them from job site to job site. Orick is presently at a major disadvantage compared to Klamath in attracting these people because of a lack of suitable trailer sites. It can also be expected that a number of workers will prefer to live in the more urban parts of the County to the south. Despite this competition, Orick could attract at least 20 workers as residents if a suitable site is provided. A properly designed trailer park could be converted to an R.V. park as the bypass project is completed. Twenty new residents from the bypass can be expected to create at least ten jobs in the service businesses in Orick.

The permanent employees of the Redwood National Park and the State Park also represent an economic opportunity which is not being fully exploited. The Parks employ over 100 persons, with about 30 working in the Orick area. Only four Park employees lived in Orick in early 1983. Many of the same actions which would make Orick more attractive to tourists and construction workers would also make it a more attractive place for others to live.

2320 Goal

To develop a stable economic base supported by agriculture and tourist-oriented retail sales.

2330 Policies

14. Maintain the existing agricultural operations through the application of agricultural zoning.

15. Identify and designate sites that would be suitable for R-V parks and mobile home parks.

16. Locate retail commercial uses in the existing community center, with population serving establishments concentrated north of Redwood Creek, and visitor serving uses south of the Creek.

17. Permit the conversion of Resource Dependent Industrial sites to tourist oriented R-V parks. Campgrounds or resorts, if the sites are physically suitable for such uses.

2340 Standards

1. Land Use Designations: the following are the principle land use designations for commercial and industrial development.

2341 COMMERCIAL, GENERAL

Overview. Commercial, General areas have been designated at Davison Road, both north and south of Redwood Creek, and at the entrance to the valley. The Davison Road sites contain motels. The areas north and south of the Creek are the main part of Orick and contain the bulk of local resident and tourist serving commercial facilities. The most southern site contains a deli and other tourist related uses.

All the Commercial, General areas are currently zoned commercial. The Commercial, General designation encompasses approximately 44 acres.

Character. The Commercial, General designation is utilized to classify lands appropriate for a variety of retail commercial uses. Lands within the designation should be within, or contiguous to, developed areas to facilitate easy access, and should be geared for local, neighborhood or regional needs. Density is to be determined by level of available services and by community character.

Primary and Compatible Uses. General retail trade, business and professional services, motels, hotels, restaurants, offices, public assembly, and small animal hospitals.

Minimum Parcel Size. Adequate for parking and setback requirements, and consistent with planned uses of adjacent lands.

2342 COMMERCIAL, RECREATION

Overview. Two Commercial, Recreation areas have been designated along Highway 101 at the southern entrance to the Valley. These Orick Community Plan December, 1983 Page 10 sites are located on either side of an existing commercial area and would complement the existing tourist related facilities. Both sites are flat, stable land, have direct access to the main highway, and are included in the water line extension area. An additional area of approximately 20 acres in the center of town north of the bridge was also added. The total Commercial, Recreation designation encompasses approximately 58 acres.

Character. The Commercial, Recreation designation is utilized to classify existing or proposed private or commercial recreation or visitor-serving uses.

Primary and Compatible Uses. Commercial recreational uses, including campgrounds, R-V parks, hotels and motels, and visitor-serving uses such as gift shops, restaurants, taverns, and bait and tackle shops.

Minimum Parcel Size Range. Adequate for parking and setback requirements and consistent with planned uses of adjacent land.

2343 INDUSTRIAL, RESOURCE RELATED

Overview. Three sites, one on Bald Hills Road and the other two in the northern portion of the Planning Area, have been designated Industrial, Resource Related.

All three sites are owned by the Arcata Redwood Company, and have been previously or are currently used for timber-related industrial activities. The Industrial, Resource Related designation encompasses approximately 97 acres. An additional area of approximately 32 acres on the south side of Bald Hills Road adjacent to Redwood Creek was added to the Industrial, Resource Related designation to support sand and gravel extraction. The site has been subject to this use in the past.

Character. The Industrial, Resource Related designation is utilized to classify land appropriate for industrial uses dependent on close proximity to resources in rural areas. Uses shall not be dependent on urban level services such as public water sewer services.

Primary and Compatible Uses. Agriculture and timber products processing plants, sand and gravel extraction operations, aquaculture facilities, electrical generating and distribution facilities.

Minimum Parcel Size Range. Adequate for parking and setback requirements and consistent with planned uses of adjacent land.

2400 HOUSING

2410 Background

Most of the housing in Orick dates back to the 1940 through 1960 logging boom. Out of a total of 225 housing units inventoried by the 1980 Census, 147 fall into that time period. Unlike the large ornate victorians built in Eureka and Arcata during that area's earlier lumber boom, Orick was developed more as a logging camp than as a permanent city.

Much of the housing was provided by boarding houses such as the Orick Inn. Nearly all of these larger structures have been abandoned and most have been demolished.

The majority of the single family homes built during this period were fairly small and of modest construction. They have received a widely varying range of care and as a result, there is a diverse range of building conditions. A survey of housing conditions was made in April of 1983 using a visual point system developed by the California Department of Housing and Community Development. The survey area was focused on the homes near the community center. A total of 74 homes were surveyed, of these 19 showed no negative factors and were considered in sound condition. Thirty three (33) homes showed one or two negative factors, such as a cluttered or unkempt yard, a weathered roof, or chipped or weathered paint. These homes need only minor repairs. Ten homes had 3 or 4 negative factors present and are considered to be in need of moderate repair. Seven houses had five or six minor defects or a major defect such as warped walls or a sagging foundation. Five units were sufficiently deteriorated to be rated as unrepairable.

As indicated above, a very high percentage of the homes surveyed (75%) had some need for rehabilitation. The low income levels in Orick make it very unlikely that residents would be able to make needed improvements from personal assets or normal financing. Some form of subsidized rehabilitation financing should be considered.

Units outside of the central area of town were not surveyed. These units include larger ranch houses and homes built on the hillsides. The unsurveyed units are generally newer, larger and in better condition than the homes in the center of town.

Despite the decline in the population of the valley over the years, there exists a shortage of available housing, and no vacant, available single family building sites. All of the eighteen acres currently zoned for single-family residential use in the community are developed.

A number of vacant units are listed in the Census and are still in existence; however, these include many of the dilapidated units mentioned above. Attractive, vacant, good quality housing is not available in the community, nor are vacant building sites available in town.

One advantage Orick does have is relatively less expensive housing. According to the Census, the median rent in Orick was \$189.00 per month in 1979, compared to \$234.00 for the County as a whole. In part this lower figure is due to the modest nature of the housing available, but even for comparable housing, prices are generally lower in Orick than in the larger communities.

The Census indicates that 54% of the occupied units in Orick are renter occupied. While this figure is normal for most areas, it is somewhat high for a rural community. The low income levels in the Valley would seem to explain the high proportion of renters.

The declining economic base in the area has severely limited the demand for new housing in the Valley. Most of the new units consist of mobile homes, a trend that is likely to continue. While the demand for new housing may continue to be fairly limited, it is important to Orick's long term future that adequate land be available for housing when the need arises. The land use plan designates 43 acres in two new sites within the developed center of Orick for single family residential construction. More expensive homes will probably be built along the hillsides above the Valley to take advantage of the views.

2420 Goal

To increase the availability and quality of housing for the residents of Orick.

2430 Policies

9. Designate additional land in the center of town for residential use.
10. Permit placement of manufactured homes in single family residential areas.
11. Permit the construction of mobile home parks in undeveloped portions of the Single Family Residential designation if the proposed park can comply with the provisions of Section 316-12 of the County Zoning Regulations. Any proposed mobile home park should be subject to the County's Use Permit approval process.
12. Clustering and individual home ownership on large lots held in common should be encouraged.
13. New residential development should be compatible with the rural character of the community.

2440 Standards

1. Land Use Designations: the following are the principal land use designations for urban residential development. Density ranges described in both the urban and rural land use designations may be exceeded to encourage affordable housing production pursuant to Section 65915 of the California Government Code (Density Bonuses). Density ranges may also be

exceeded within Planned Unit Developments (PUD's). Also, a variety of housing types and a mixture of residential and commercial uses may be allowed to encourage affordable housing production under the provisions of State law referenced above, and in PUD's to encourage the provision of extraordinary public benefits within subdivisions. (Amended by Resolution No. 98-114d, adopted 04/07/98).

2441 RESIDENTIAL SUBURBAN

Overview. Residential Suburban areas have been designated in the hillsides at the southern and northern entrances to Orick. These areas have been subdivided into large lot residential sites, and vary in parcel size from a low of one acre to a high of 20 acres. An additional area of approximately 120 acres in two ownerships at the southern entrance was also added to the Residential Suburban designation. Slope constraints on much of the property may limit the potential build out for this area. The Residential Suburban designation encompasses a total of approximately 229 acres.

Character. The Residential Suburban designation is utilized to classify land adjacent to urban or rural community centers. Land within this designation may eventually require urban services.

Primary and Compatible Uses. Single family residences, cottage industries, educational and religious activities and agriculture.

Density Range. One du/5 acres to one du/2.5 acres.

2442 RESIDENTIAL SINGLE FAMILY

Overview. Residential Single Family areas have been designated adjacent to existing residential uses.

The northern area is located on flat, stable land and has ready access to community water and the main highway. The southern area, approximately 18 acres, is largely developed. The Residential Single Family designation encompasses approximately 43 acres.

Character. The Single Family Residential designation is tended to be applied to urban areas of the County where topography, access, utilities and public services make the area suitable for one-family development.

Primary and Compatible Uses. Single family residences, educational and religious activities and rooming and boarding of not over two persons not employed on the premises.

Density Range. 1 to 2 du/acre.

2. The Planned Development Combining Zone process should be available to any undeveloped parcel located in the Single Family Residential and Residential Suburban designations where such parcel is permitted to develop four or more units.

3. Lot sizes within the newly designated Single Family Residential areas shall be limited to a minimum of 20,000 square feet or larger.

4. Within the newly designated Single Family Residential areas, new construction shall maintain at least a 30 foot front yard setback.

2500 RURAL LAND USE

2510 Timberlands

2511 Background

The hills surrounding the Redwood Creek Valley are rich in timber resources. The 1960 Soil-Vegetation Survey shows that the majority of the soils have a medium to high timber production suitability. **Figure 2** shows the location of the timber soils.

Very little of the hillsides are included in the Planning Area, since the majority of the surrounding lands are part of Redwood National Park. Of the approximately 1,000 acres of timberlands remaining in private holdings, 220 acres have been committed to long-term timber production, with the remainder being used for rural residential activities.

2513 Goal

Refer to Volume 1, Framework Plan.

2514 Policies

Refer to Volume 1, Framework Plan.

2515 Standards

Overview. Timberlands have been designated in three areas: in the northern portion of the Planning Area from Lost Man Creek to the Park boundary; in the hills east of Prairie Creek along Davison Road; and in the coastal hills portion of the Planning Area both north and south of River Road.

All lands shown as Timberlands are currently zoned TPZ. The Timberlands designation encompasses approximately 220 acres.

Character. The Timberland designation is utilized to classify land which is primarily suitable for the growing, harvesting and production of timber.

Primary and Compatible Uses. Refer to Volume 1, Framework Plan.

Minimum Parcel Size. 160 acres.

2520 Agricultural lands

2521 Background

The Orick Valley has a long tradition of agricultural activity. Disenchanted miners turned to homesteading and established a number of dairy farms during the late 1800's. Dairy farming was the mainstay of Orick's economy through the mid-1940's, with several butter and milk producers, and a cheese factory. Dairying declined in prominence with the advent of the logging boom in the late 1940's, but still remains as one of the most important sectors of the local economy together with cattle raising.

The 1980 Census shows that dairying and cattle raising can produce comfortable economic returns for farm families, an average of over \$39,000 in 1980; and that the agricultural sector is the third largest employer in the Valley, 17 persons, following retail trade and manufacturing.

One important natural condition responsible for agriculture's success is the presence of productive soils. The Orick Valley contains two highly productive soil groups - Kerr and Ferndale. A 1965 soil survey identified approximately

1,030 acres of Grade 1 agricultural soils. **Figure 2** shows the location of these soils in the Planning Area. The area also contains approximately 120 acres of Grade 2 and 3 agricultural soils straddling Redwood Creek near its mouth. Since that survey was completed, approximately 135 acres of agricultural land have been committed to rural residential and urban uses.

Agricultural Soil Characteristics

KERR SOILS - Kr

The Kerr series consists of well to moderately well drained medium textured, young alluvial soils developed from sedimentary alluvium derived from the Kerr Ranch schist, and Franciscan formations. These soils occur on flood plains of Redwood Creek in northern Humboldt County. Native vegetation is essentially willows, alders, spruce, and firs.

The Kerr soils are devoted exclusively to pasture production. Ladino clover, rye grass, tall fescue, orchard grass and salina clover all seem to do well. In the areas where drainage conditions exist, salina clover and birdsfoot trefoil are preferred. Kerr soils are good producers of quality forage if they are fertilized and managed well.

Kerr silt loam, moderately well drained, 0 to 3 percent slopes, Kr2, Grade 1.

This soil is the most extensive of the Kerr soils and occurs on flat, smooth flood plains of areas draining the Kerr Ranch schist. It is quite high in mica giving the soil a silky feeling. The Kerr silt loam is deep, dark olive gray in color, and has a capacity to store available water.

Kerr fine sandy loam, 0 to 3 percent slopes, Kr3, Grade 1.

This soil occurs in areas where there has been recent and rapid moving waters. The sands in the fine sandy loam soil type are a mixture of quartz and glauconite schists. The silky soil types contain a high percentage of mica. The moisture holding capacity of the fine sandy loam is appreciably less than the silt loam and consequently should be irrigated more frequently but for a shorter duration.

Kerr fine sandy loam, moderately well drained, 0 to 5 percent slopes, Kr4, Grade 1.

This soil occurs to a very limited extent near stream channels which have quite recent overwash. There are some drainage restrictions when the lower subsoil is wet for lengthy periods of time.

Kerr silt loam, 0 to 3 percent slopes, Kr5, Grade 1.

This soil is free of the characteristic surface drainage restriction. It occurs on the flood plains not far from present stream channels and on very slightly raised portions of the flood plains. It has a high moisture and nutrient holding capacity and should produce high yields of any crop that is climatically adapted.

Kerr silt loam, poorly drained, 0 to 3 percent slopes, Kr6, Grade 2.

This soil occurs in a basin position which is normally some distance from the present stream channel. The soil remains wet much of the year because of a water table near the surface. Artificial drainage is recommended before agricultural development can be economically feasible. Hydrophytic weeds are difficult to control. Extreme caution should be used as to time of plowing to avoid compaction.

FERNDALE SOILS - Fe

The Ferndale series consists of medium textured very dark grayish brown soils of recent alluvial origin. The sediments are derived from graywale, shale, and sandstone of the Franciscan formation in the north Coast Range Mountains.

Ferndale soils occur at elevations from near sea level to about 100 feet. Drainage is generally good. Mixtures of permanent pasture have been produced on the Ferndale soils since the turn of the century. Excellent yields of high quality feed have marked them as the best soils in the County. Mixtures of ladino clover and rye grass, or salina clover, and orchard grass are prominent. Alsike, red and white dutch clovers, and tall fescue have been used effectively. In small local areas where drainage is restricted reed canary grass has proven worthwhile and highly productive. Some carrots and field corn are raised as supplemental cattle feed. Potatoes are planted occasionally.

Ferndale silt loam, 0 to 3 percent slopes, Fe2, Grade 1.

This soil is the most extensive agricultural soil in the survey area. Nutrient capacity is high. Moisture holding capacity is favorable and it occupies flood plains.

Ferndale silty clay loam, poorly drained, 0 to 3 percent slopes, Fe12, Grade-3.

This soil occurs on broad flood plains in low areas away from the present stream channels. Because of a drainage restriction accumulated water will remain on or near the surface for prolonged periods. Extreme caution should be used in time of plowing if compaction is to be avoided. Hydrophytic weeds are quite difficult to control. Crops are restricted to a few water loving plants unless artificial drainage is provided.

Figure 2

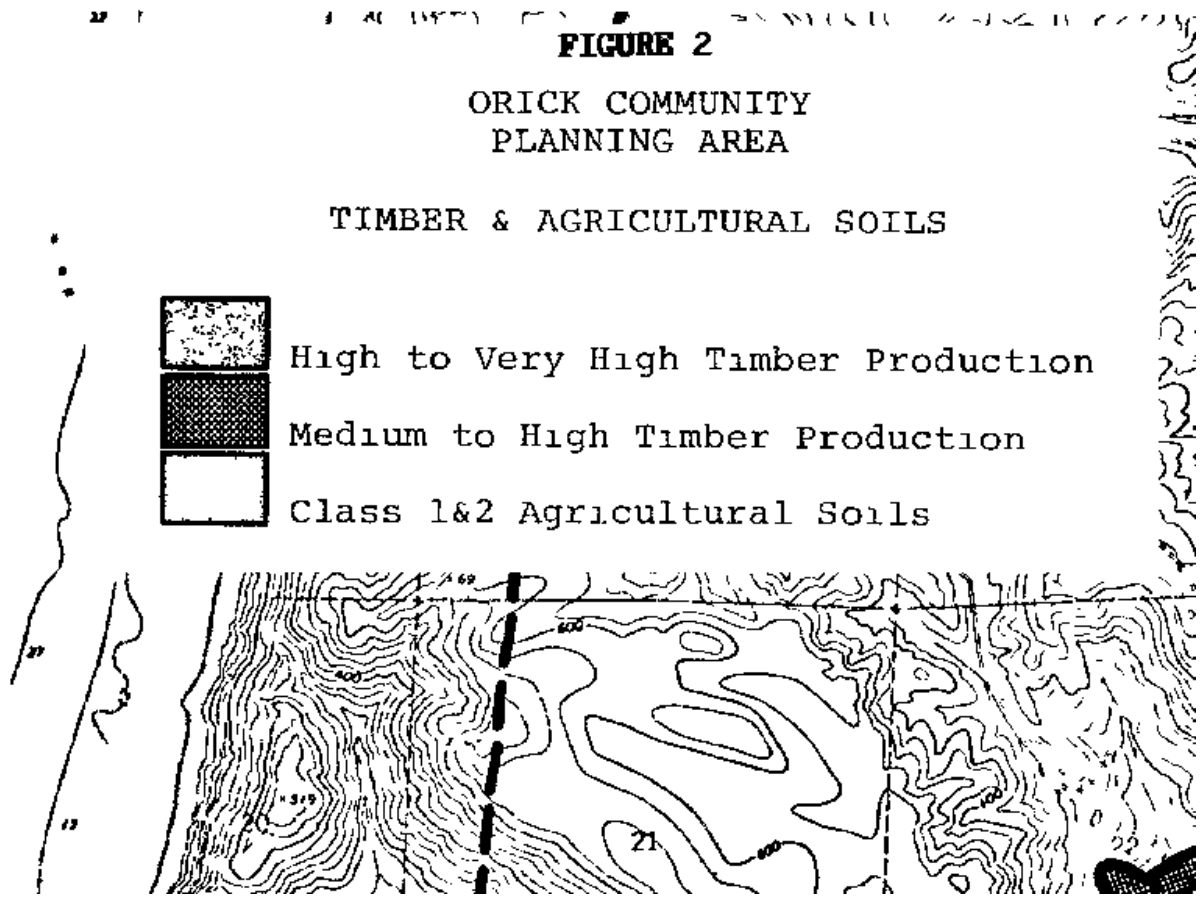


TABLE 3
Timber Soil Characteristics

			Extensive
Soil Series Name	Parent Material	Timber Production	Range Use
Hugo	Sandstone and Shale	Moderate to Very High	Medium to Low
Hugo Schist	Metamorphosed Sedimentary Rocks	Medium to High	Medium to Low
Orick Variet	Schistose Sedimentary Rocks	Medium to High	Medium
Melbourne	Sandstone and Shale	High to Very High	Medium
Melbourne Variet	Sandstone and Shale	Very High	Medium
Usal	Sandstone and Shale	High	Medium to High
Sheetiron	Schistose Rock	Medium to High	Medium to Low
Masterson	Schistose Sedimentary Rock	Medium to Very High	Medium to Low
Masterson Variet 2	Schistose Sedimentary Rock	Variable	Medium to Low
Atwell	Sheared Sedimentary Rock	High to Very High	Medium
Larabee	Soft Sedimentary Rock	High to Very High	Medium
Empire	Soft Sedimentary Rock	High to Very High	Medium
Empire Conglomerate	Weakly Consolidated Conglomerate	High to Very High	Low

2522 Goal

Protect and maintain the remaining agricultural lands for agricultural use.

2523 Policies

Refer to Volume 1, Framework Plan.

2524 Standards

1. Land use designation.

AGRICULTURE EXCLUSIVE

Overview. Agriculture Exclusive lands have been designated in three areas: in the northern portion of the Planning Area along Prairie Creek; in the central portion of the Planning Area, west of Highway 101; and in the coastal portion of the Planning Area in the Redwood Creek flood plain.

All lands shown as Agriculture Exclusive are currently in agricultural production. The Agriculture Exclusive designation encompasses approximately 953 acres.

Character. The Agriculture Exclusive designation is utilized to classify agricultural land that is suitable for the production of food, fiber, and plant.

Primary and Compatible Uses

Refer to Volume 1, Framework Plan.

Minimum Parcel Size Range. 60 to 20 acres.

2540 Public lands

2541 Background

The border of Redwood National Park also serves as the Planning Area boundary; consequently, no Public Lands are included in the Planning Area. But, since the park surrounds the Orick Valley, it has had, and will continue to have, a profound impact on the community. The creation and expansion of the Park effectively removed logging as the basis of Orick's economy. The initial hard feelings present in the community have recently begun to lessen. Area residents would like to see tourism become a more important aspect of their economy, and would like improved communications with Park officials.

Interviews with local merchants revealed an undercurrent of futility with tourism development. Many cited the fact that there are as yet no camping facilities in Redwood National Park as a hindrance to growth in tourism. Some also felt threatened by Park plans for Freshwater Lagoon beach, a popular camping spot for many repeat visitors. The long term health of Orick depends

on activities associated with the Park; this fact should be taken into consideration in future Park management proposals.

2542 Goal

To promote increased visitor useage of Redwood National park, and to identify Orick as a major provider of services to park visitors.

2543 Policies

12. The County should support the following specific aspects of the Park Master Plan.

- A. provide campsites at Orick Hill,
- B. provide campsites at Skunk Cabbage Hill,
- C. maintain no-charge camping at Freshwater Lagoon beach.

13. The County should require that visitor services that are available in Orick be identified in any County financed literature that discusses Redwood National Park.

2550 Rural Development

2551 Background

Over 1900 acres, approximately 84% of the Planning Area can be classified as rural. The majority of this acreage, almost 1200 acres, is in productive timber or agricultural uses. The remaining 700 acres is being used as marginal timber and grazing land, or has been subdivided into large parcel rural residential sites.

2552 Goal

Refer to Volume 1, Framework Plan.

2553 Policies

Refer to Volume 1, Framework Plan.

2554 Standards

Land use designation.

2555 RURAL LANDS (Agricultural Lands, (AL))*

Overview. Rural Lands (Agricultural Lands, (AL))have been designated along Highway 101 in the northern portion of the Planning Area, and in the hills south of the Park boundary in the eastern portion of the Planning Area.

Areas shown as AL have been identified as natural hazard areas that are subject to potential flooding, or have slope rating of moderate to high instability. The AL designation encompasses approximately 368 acres.

* The Rural Lands and Rural Residential land use designations were changed in name to "Agricultural Lands" and "Agricultural Residential" in the Framework General Plan hearings. This document has now been changed to reflect the new names.

Character. The Agricultural (AL) Lands designation is utilized to classify land that is remote, steep, brush covered and is in high natural hazard areas. The designation is intended to be applied to lands with marginal and better timberlands as well as to areas used for grazing, mining, quarrying, recreation, watershed and wildlife management and occasional rural residences.

Primary and Compatible Uses. Single family residences, timber and agricultural uses, cottage industries, resource production and recreational uses.

Density Range. One dwelling unit (du)/160 to one du/20 acres.

2556 RURAL RESIDENTIAL (Agricultural Residential, (AR))*

Overview. Rural Residential (Agricultural Residential, (AR)) areas have been designated in the northern portion of the Planning Area along Highway 101; and in the coastal hills north of River Road.

* The Rural Lands and Rural Residential land use designations were changed in name to "Agricultural Lands" and "Agricultural Residential" in the Framework General Plan hearings. This document has now been changed to reflect the new names.

The Agricultural Residential (AR) areas are located on timber and agricultural lands that have already been subdivided into smaller parcels. A majority of the parcels are currently being used as residential sites. The AR designation encompasses approximately 284 acres.

Character. The Agricultural Residential (AR) designation is utilized to classify land outside of urban/rural community center areas, where few public services are required. The designation is also applied to marginal timber and agricultural land and to large lot rural residential areas on slopes generally less than 30%.

Primary and Compatible Uses. Single family residences, home occupations, cottage industries, educational and religious activities, agriculture, timber harvesting and recreation.

Density Range. One du/20 acres to one du/5 acres.

2600 URBAN LAND USE

2601 Background

The urbanized portion of the Planning Area currently comprises approximately 70 acres of land along Highway 101, separated by Redwood Creek. The major single family residential area is located south of Redwood Creek, and contains approximately 40 homes and trailers. The business community is composed of: 5 motels, 3 gas stations, 2 cafes, a hardware store, a department store, 3 grocery stores, and several service and gift establishments. The elementary school, fire station, community hall and a temporary park visitor center are also located in this area. The community primarily provides convenience goods and services to planning area residents and to park visitors.

2630 Timing of Urban Development

2631 Background

Urban Development and Urban Expansion Areas have been identified in Figure 3, and total acreage is shown in TABLE 4.

The Urban Development Area contains approximately 72 acres. Approximately 27 acres are designated for residential development, accommodating about eight additional housing units. There are also approximately 35 acres of undeveloped commercial land within the Urban Development Area.

22. Lands located within the Urban Development Area may utilize on-site sewage disposal systems provided that no waiver of individual site suitability criterion and site evaluation methods required to be used by the Health Officer or his authorized representatives shall be granted in the review and approval of individual sewage disposal system permit applications within the Urban Development Areas.

23. All new construction or development within the Urban Development Area shall be required to utilize the community water system.

24. Existing development located in the Urban Development Area that is not presently connected to the public water system shall be required to utilize the public water system when such development is rehabilitated, replaced or structurally improved.

25. The County shall adopt the Urban Expansion Area mapped on Figure 3 and shown on the Land Use Map.

26. If funding is acquired for the water main extension to the Redwood National Park Visitor Center, the Urban Expansion Area along Highway 101 from Hilton Road to Lundblade Street shall be added to the Urban Development Area.

2634 Standards

Refer to Volume I, Framework Plan.

Figure 3

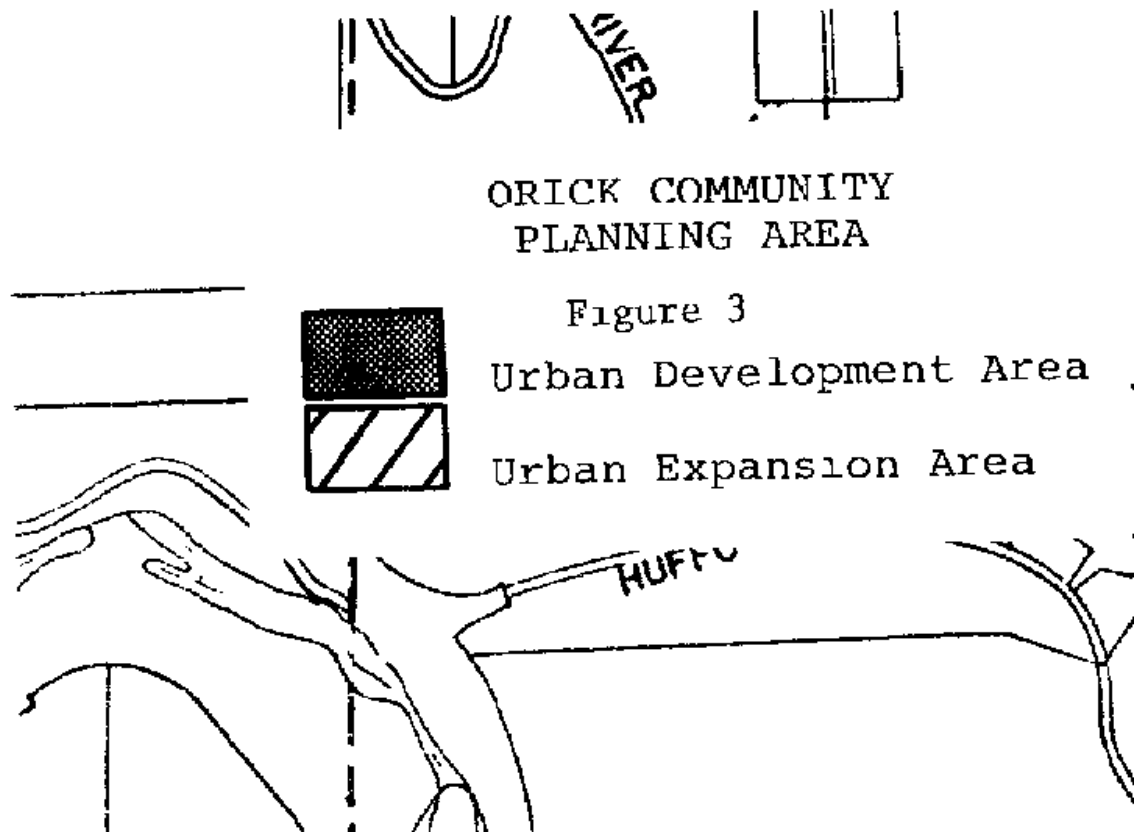


TABLE 4
URBAN Development Acreages

Urban Development Area	Urban Expansion Area			
DESIGNATION	Developed	Vacant	Developed	Vacant
Residential, Single Family	14	4	15	10
Commercial, General	21	6	7	9
Commercial, Recreation		29		29
Total Acres	35	39	22	48

1. Timberlands

Refer to Section 2515

2. Agriculture Exclusive

Refer to Section 2524

3. Agricultural Lands

Refer to Section 2554

4. Agricultural Residential

Refer to Section 2554

5. Agricultural Suburban

Refer to Section 2440

6. Residential Single Family

Refer to Section 2440

7. Commercial General

Refer to Section 2340

8. Commercial Recreation

Refer to Section 2340

9. Industrial Resource Related

Refer to Section 2340

10. Public Facilities

Overview. There are approximately 31 acres designated Public Facilities in the planning area. This designation includes: The County Solid Waste Transfer Station, the Orick Elementary School, the Community Hall and Fire Station, the fish hatchery, floodway and small lots owned by Humboldt County, and the Orick Chamber of Commerce.

Character. The Public Facilities designation is utilized to classify land appropriate for use by a government agency or public agency, which has the purpose of serving the public health, safety, convenience or welfare.

Primary and Compatible Uses. Schools, parks, educational and recreational facilities, hospitals, civic centers, government facilities, and other public uses.

Minimum Parcel Size. Not applicable.

TABLE 5
Land Use Summary

Designation	Acres Rounded	% of Total	Minium Parcel Size Range	Dwelling Units (du) Range per Acre
Timberlands	220	9.5	160-40 acres	1 du/parcel
Agriculture, Exclusive	953	41.3	60-20 acres	1 du/parcel
Agricultural Lands	368	16	160-20 acres	1du/parcel
Agricultural Rural	284	11.5	20-5 acres	.05 to .2 du/acre
Agricultural, Suburban	229	9.9	5.2.5 acres	.2 to .4 du/acres
Residential, Single Family	43	1.8	1 acre to 20,000 sq.ft.	1.1 to 2 du/acre
Industrial, Resource	129	6.1	Variable	N/A
Commercial, General	44	1.6	Variable	N/A
Commercial Recreation	58	2.6	Variable	N/A
Public Facilities	31	1.3	N/A	N/A

**CHAPTER 3
HAZARDS AND RESOURCES**

3200 HAZARDS

3210 Geologic

3211 Background

The Planning Area is located approximately 35 miles north of the Falor-Korbel Fault Zone, and 85 miles northeast of the San Andreas Fault Zone. These are the two major fault systems capable of generating significant earthquakes in the County. The California Earthquake Epicenter Map shows 64 epicenter within a 60 mile radius of the Planning Area. These earthquakes range from a magnitude of 4.0 to 6.9. No significant property damage or loss of life due to earthquakes has been recorded in the Planning Area.

Table 6 shows seismic information related to the Planning Area.

**TABLE 6
Seismic Information**

	FAULT ZONE	
	San Andreas	Falor-Korbel
Potential Magnitude	8.25	7.3
Maximum Expected Bedrock Acceleration	.06g	.13g
Predominant Period-seconds	0.50	0.35
Duration of Strong Motion Seconds	35.00	27.00

Source: Redwood National Park 101 By-pass EIR, CalTrans, 1982

The Planning Area is composed of gently sloping (0 to 5%) alluvial plains surrounded by steep hills with slopes of 30 to 50%. Elevations range from less than 15 feet to over 1600 feet in the hills surrounding the Planning Area. The County's Seismic Safety Element categorize the hills as Slope Stability Zone 2, Moderate to Moderately High Instability. **Figure 4** shows the location of Slope Stability Zones.

Figure 4
Slope Stability

32

Figure 4

ORICK COMMUNITY
PLANNING AREA

SLOPE STABILITY



High Instability

Moderate Instability

Low Instability

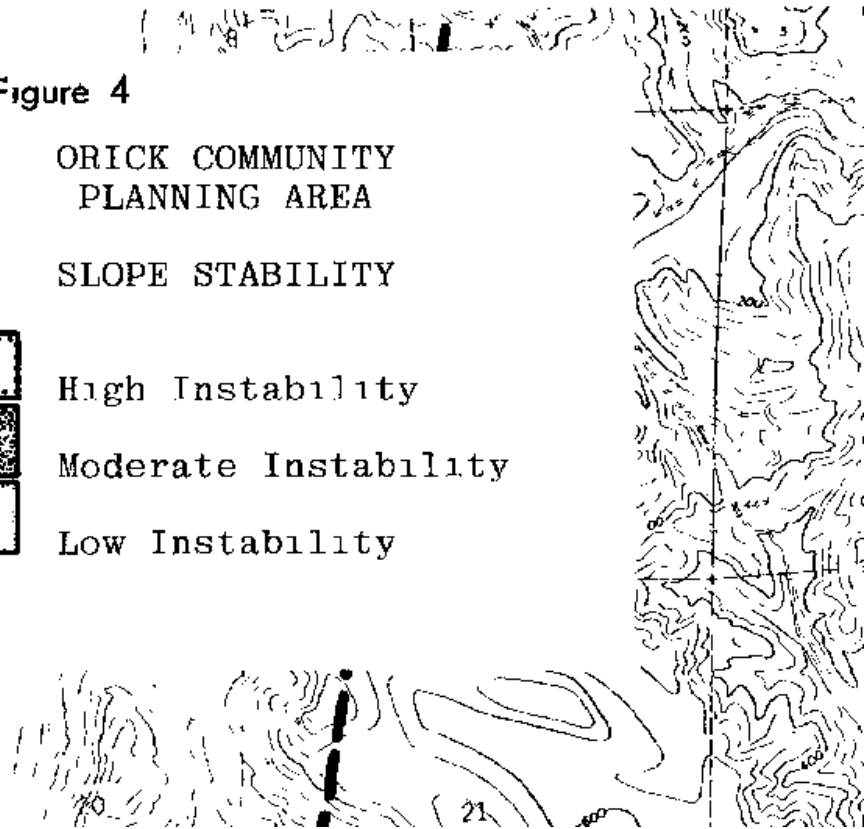


Figure 5a
Flood Prone Areas

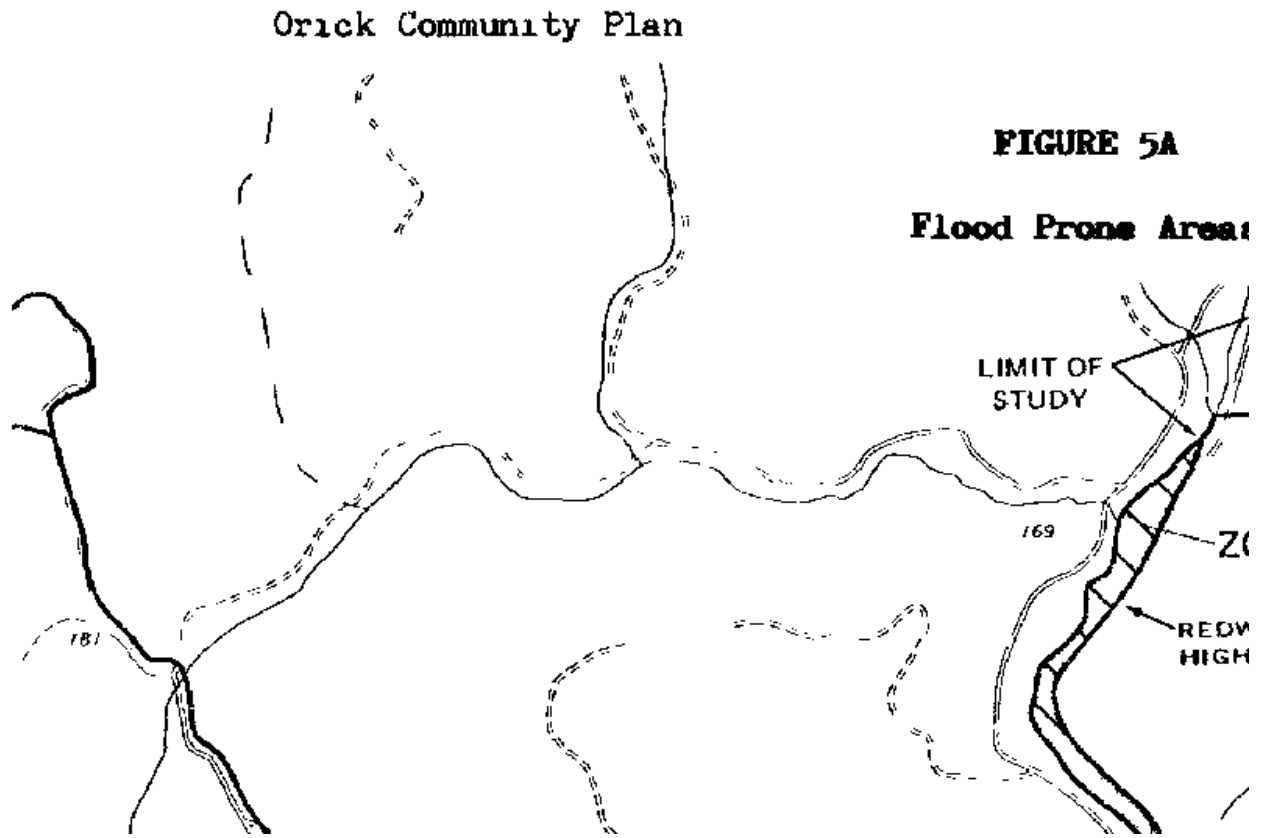
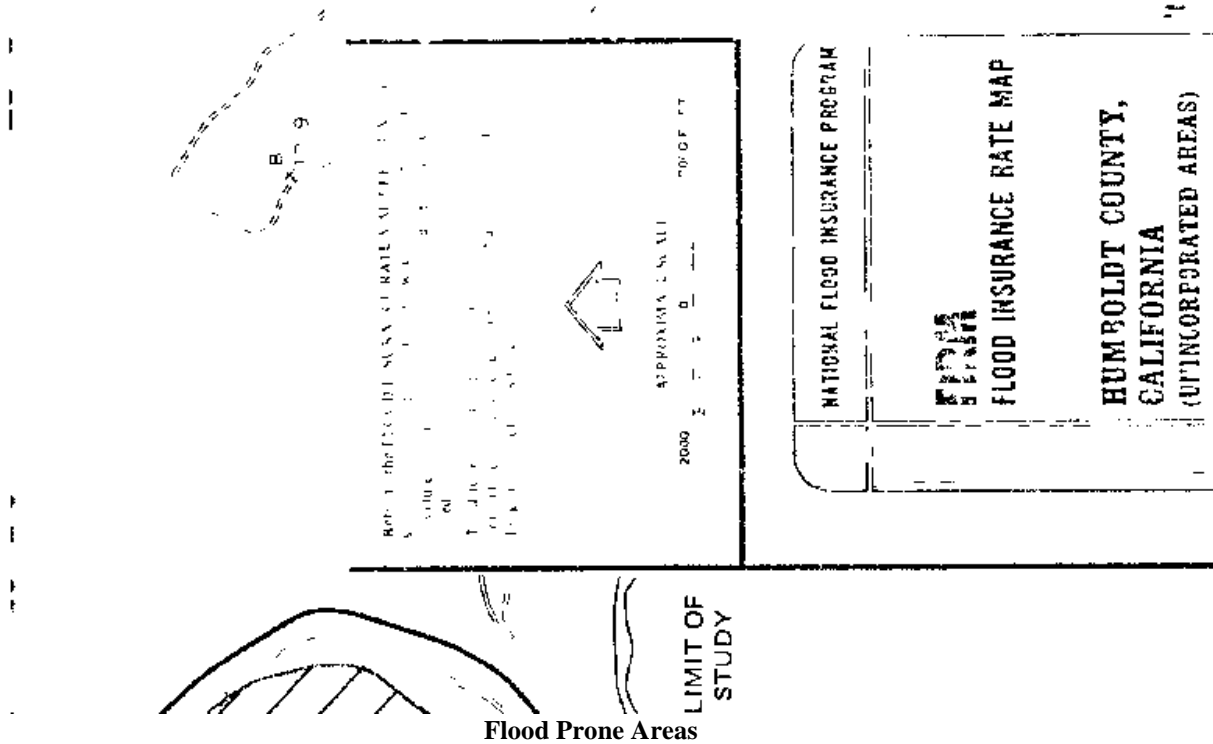


Figure 5b



3220 Flood

3221 Background

Flood prone areas have been mapped by the Federal Emergency Management Agency. Low-lying areas along Prairie Creek, near the mouth of Redwood Creek, and within the Redwood Creek levees have been identified as having flood potential. **Figures 5a** and **5b** show the location of flood prone areas.

3290 Goal

Refer to Volume 1, Framework Plan.

3291 Policies

Refer to Volume 1, Framework Plan.

3300 WATER RESOURCES

3310 Surface Water

3311 Background

The lower reaches of Redwood Creek and one of its major tributaries, Prairie Creek, pass through the center of the Planning Area. Redwood Creek produces the high stream flows during winter storms typical of north coast streams. Highs of over 50,000 c.f.s. have been recorded 2.5 miles from the mouth. During dry periods the stream flow may be as low as 10 c.f.s. The entire length of Redwood Creek within the Planning Area has been channelized by the construction of levees for flood control purposes.

Redwood Creek supports both anadromous and resident fish populations. Salmon and steelhead enter the Creek beginning in late fall and the run lasts through March. Coastal cutthroat trout, both anadromous and resident, also utilize the Creek.

Prairie Creek, which enters Redwood Creek 3.53 miles from its mouth, is probably the most important anadromous spawning and nursery area in the drainage. Its relatively undisturbed watershed supports high quality spawning gravels for coho and chinook salmon. The Humboldt County Fish Hatchery, the only hatchery in the State run by a County, is located on Lost Man Creek adjacent to Prairie Creek in the northern part of the Planning Area.

3320 Groundwater

3321 Background

Both Redwood Creek and Prairie Creek valleys contain groundwater basins. Limited information is available concerning these basins, but wells within the aquifers generally provide water that is suitable for drinking and irrigation use.

3360 Goal

Refer to Volume 1, Framework Plan.

3361 Policies

Refer to Volume 1, Framework Plan.

3400 BIOLOGICAL RESOURCES

3410 General Habitat Types

Background

There are three general habitat types within the Planning Area: the valley floors in both Prairie Creek and Redwood Creek are Cultivated Pastures and Grasslands; the surrounding hillsides are covered by Coastal Coniferous Forest; and Riparian Woodland is found along creek channels.

A. Coniferous Forest. The Coastal Coniferous Forest is dominated by redwoods, Sitka spruce and Red alder with an understory of salal, thimbleberry, elderberry, huckleberry and sword fern.

This forest area supports big game species including Roosevelt Elk, Columbian black-tailed deer and an occasional black bear. This is also habitat for quails, small game animals, fur bearers and predators.

B. Cultivated Pasture. Cultivated Pasture is the most extensive habitat type in the Planning Area. Most of the plants are introduced species, with clover, blue grass, sweet vernal, brome, rye grass, velvet grass and dandelion being common.

Cultivated Pasture provides forage areas for rabbits and many fur bearers, predators and bird species.

C. Riparian Woodland. Riparian Woodland is found along Prairie Creek and a few remnant stands remain near old channels of Redwood Creek. This woodland is typified by an overstory of alder, cottonwood and willow, with an understory composed of salmon berry, thimble berry, elderberry, black berry and cow parsnip.

In addition to providing a watering and forage area for forest animals, this habitat supports river otter, mink, beaver and many species.

3420 Sensitive Habitats

Roosevelt Elk Range. The Planning Area provides a habitat for Roosevelt Elk, The elk frequent the grasslands and forested hillsides surrounding the Planning Area. Elk, and elk signs are often seen along U.S. Highway 101 in the northern part of the Planning Area.

3430 Goal

Refer to Volume 1, Framework Plan.

3431 Policies

Refer to Volume 1, Framework Plan.

3432 Standards

Refer to Volume 1, Framework Plan.

CHAPTER 4 PUBLIC SERVICES AND FACILITIES

4200 CIRCULATION

4210 Background

Orick is a linear community developed along Highway 101. All commercial development and some housing fronts directly on the highway. The remaining development is along minor streets leading off of the highway. Other housing in the Valley is accessed from rural roads leading into the hills or to ranches.

U.S. Highway 101 is a two lane, non-freeway, non-separated grade route through town. Responsibility for maintenance, improvement and management of the road lies with the California Department of Transportation. The highway is located in an 80 foot right of way. Highway 101 is the community's main asset because it brings tourists into the center of town; however, two conditions detract from the community's well-being.

Excessive speed through town is both an economic and a safety hazard. The legal speed limit through town is 35; however, a large percentage of the traffic is observed traveling through town at 45 to 55 miles per hour. The number of driveways and cross streets make these speeds dangerous, particularly during the peak summer months. The speeding traffic is a danger to pedestrians and turning cars, and also discourages visitors from stopping at Orick stores.

Stronger enforcement of the speed limit would be one approach to solving the problem. But, given the limited Sheriff and Highway Patrol personnel, this would be difficult to obtain. Design consideration could include warning dots on the highway at the entrances to town. Visual improvements, such as landscaping and fencing, in the center of town would also tend to slow traffic down and encourage visitors to stop.

The second problem is a lack of a clearly defined edge to the highway right of way. There are no curbs or sidewalks in most of the business district of Orick and as a result, the paving for the highway tends to drift into the paving in front of buildings and parking lots. This condition is dangerous because turning traffic does not have obvious approaches to private parking areas or side streets. On street parking areas are also poorly defined. The end result is dangerous and presents a disorganized view from the street which adds to the community's visual problems.

Sidewalks and curbs are generally the property owners' responsibility, but, given the community's distressed economic condition, it is doubtful that the owners will be able to make these improvements by themselves in the near future. Some combination of property owner expenditure and government assistance may be needed.

Construction of a new Redwood Creek bridge is proposed by CalTrans during September 1986. The new bridge will be directly east of the existing bridge in the center of town. The present bridge is old and substandard in both clear height and lane width. The new bridge is a major

public investment in the community and the residents should work closely with CalTrans to ensure that the design and landscaping are an asset to the community.

CalTrans is presently planning a major repaving operation which will include the entire length of the highway through Orick. This project is scheduled to be done in the spring of 1984. The community should work with CalTrans to include lane striping in the project which will more clearly define the through lanes of the highway. Consideration should also be given to a left turn lane down the center of the wider portion of the highway through the commercial center of the town.

Improvement of the north access road to the mouth of Redwood Creek would make this a more useful part of the Park and would bring more tourists through Orick. The present dirt road is barely passable.

If any new residential developments occur in town, the number of access points to the highway should be kept to a minimum to reduce traffic conflicts.

4220 Goal

To improve both the safety and the visual quality of U.S. Highway 101 through Orick.

4230 Policies

33. The County shall consider including sidewalk construction and repairs in Orick in future Block Grant proposals.

34. The County should encourage CalTrans to include additional improvements to the approaches of Redwood Creek Bridge that would increase driver and pedestrian safety.

35. The County, together with Redwood National Park, should consider improvement of Hufford Road as a visitor access to the mouth of Redwood Creek.

4240 Standards

9. All new development fronting on U.S. Highway 101 shall be required to construct sidewalks along the highway frontage in the Urban Development Area.

10. CalTrans should stripe the edge of the traveled way in Orick to make roadside parking areas more obvious and add a center turning lane in the wider portion of the highway.

4300 TRAILS

4310 Background

Most of the trails in the Orick area are part of the Redwood National Park. The community should work with Park personnel to support the development of trails into the Park's attractions. In particular, the community should support improvement of trails beginning in the town.

The Redwood Creek levees offer excellent opportunities for development of trails from the town. The south levee from the bridge to the mouth would be an easy and attractive route to the new RNP visitor center. To serve as a pedestrian route it needs only to have adequate signing at the bridge and at the Center. Information pamphlets on the Park could also mention this route. Eventually, this route could be paved and turned into a Class 1 Bikeway to take bicycle traffic off the highway.

4320 Goal

Refer to Volume 1, Framework Plan.

4330 Policies

Refer to Volume I, Framework Plan.

4500 WATER AND WASTEWATER FACILITIES

4510 Water Facilities

4511 Background

Water for the developed portion of the Orick Valley is provided by the Orick Community Services District. The water is pumped from wells in Redwood Creek to a 100,000 gallon storage tank on the hill west of town. The storage tank then gravity feeds the distribution system. The main water line runs along the highway from the north end of town to just west of Lundblade Road. Most properties in the heart of town are on district water.

Outlying areas are on private wells. Well water quality varies greatly from location to location. Systems in the Redwood Creek aquifer have generally good water with the exception of some salinity problems near the mouth of the Creek. Wells on properties in the hillsides may have supply problems depending on well depth and underlying geology.

The District is presently seeking funding to extend the main water line west along the highway to the proposed Redwood National Park Interpretive Center. This extension would also serve several homes and businesses along the route which are now on wells and experiencing water quality problems.

The District's long range plans include extension of service north to the Arcata Redwood mill.

The present capacity of the Orick water system is adequate for any foreseeable development in the Valley. The District's major problem is financial. The low density of development results in a relatively large length of main line required per connection. The existing connections barely

generate enough revenues to operate the system. Administration of the District is primarily volunteer work by the elected Board of Directors. Additional connections along the present main line would create a marginal profit to help pay for administration and maintenance. Maintenance is a particular problem because the system is not large enough to support a full time maintenance worker but some problems do arise which require specialized knowledge.

4512 Goal

To maintain a quality water supply system to meet the needs of the community.

4513 Policies

5. All new development within the Urban Development or Urban Expansion areas shall be required to utilize the community water system.

6. The Orick Community Services District shall retain discretion to extend or not extend community water service to the rural portion of the Planning Area. The District may approve extension of such service subject to any requirements that it may adopt and to the following guidelines:

A. to areas designated as Timberlands, no extension of community water systems shall be permitted;

B. to areas designated as Agriculture Exclusive, Agricultural Lands, and Agricultural Rural: the extension must be an emergency response to the failure on an existing system; and, the capacity of the extension shall be limited to a size adequate to meet the existing residential requirements; and, no extension shall be permitted to serve uses that are clearly inconsistent with the Land Use Designation.

C. to areas designated as Agricultural Suburban: community water systems may be provided to meet existing and planned residential development.

7. Refer also to Section 2633.

4514 Standards

Refer to Volume 1, Framework Plan.

4520 Wastewater Facilities

4521 Background

Wastewater disposal in the Valley is by individual septic tank and leachfield systems. This approach seems to meet the needs of the Valley at this time. The soils have good leaching characteristics and no health problems have been identified as a result of the use of septic tanks. The only problems arise in low lying areas near creeks where high water tables interfere with leaching.

Given the limited population growth expected in the Valley, there would not appear to be any need for a sewer system in the foreseeable future. A septic tank maintenance program or a common leachfield into the agricultural area would provide a low cost alternative to a full sewer system if significant development does occur.

4522 Goal

Refer to Volume 1, Framework Plan.

4523 Policies

Refer to Volume 1, Framework Plan, and to Section 2633.

4600 SOLID WASTE

The northern of the two refuse transfer sites in the County is located off Highway 101 due west of the town. Orick residents have the option of delivering their trash directly to the dump site or contracting with Humboldt Sanitation Company for private garbage pickup.

CHAPTER 5 ACTION PLAN

5000 COMMUNITY ACTIONS

The economy of the Orick Valley has been suffering for the last twenty years from adverse economic trends beyond its control. The future of the community is now dependent on its ability to establish a new economic base which will sustain it into the future. Developing this new economic base to provide jobs and income to area residents appears to be the overriding issue facing the community.

5100 DESIGN AND COMMUNITY BEAUTIFICATION

Tourism appears to offer the best hope for the future of the area. Previous studies have shown that the appearance of the community from the highway is one of the main obstacles limiting the success of the community in attracting tourists business. Making Orick a more attractive place to stop should be the number one priority of community effort.

This beautification effort will require a great deal of community-property owner cooperation. Most of the need and opportunity for improvement is on private property. The community will need to provide ideas, assistance and recognition to property owners making improvements. More than anything else, the beautification effort will require patience and focus. The limitations on both public and private funds for this kind of effort mean that a comprehensive, one shot solution is unlikely.

The beautification of Orick must be done one small step at a time with emphasis on small, inexpensive actions which will have relatively big impacts. The key to a successful effort will be to establish priorities and then keep to those priorities until they are completed.

The beautification effort should also be targeted geographically for greatest success. The commercial properties fronting on 101 south and west from the bridge to the Mobil station include a concentration of visitor serving business, but the attractiveness of the area to travellers is damaged by several buildings in need of improvement and unkempt lots. This area should receive first priority for attention.

5110 Landscaping

In general, landscaping is the cheapest and most effective way to improve the appearance of an area. The Orick Valley is a setting of great natural beauty and lush vegetation, the town should reflect this beauty. Colorful, flowering shrubs and bushes planted along the highway frontage of parking areas would create a positive image in the mind of visitors and make them feel more invited to stop. There are many types of plants which thrive locally and are readily available which would be ideal for this use such as: rhododendron, ceanothus, azaleas, and marguerites.

The community leadership can encourage this improvement by persuading the property owners that such an effort would benefit them all, assist in locating a supply of plants and help organize "planting parties" if necessary.

The community should also work closely with Caltrans on the construction of the new Redwood Creek Bridge to insure that the structure is adequately landscaped. The community can also encourage Caltrans to further landscape its corporation yard with some kind of screening landscaping.

5120 Fencing

A second, relatively inexpensive route for creating dramatic improvement in the appearance of Orick would be the construction of a few carefully selected fences. Every community must have its heavy commercial and industrial areas, which are usually not very scenic. Orick and other small linear towns like it have a particular problem because most everything is located along the one major road. If Orick is to be successful as a visitor attracting community, it must do what it can to make these areas presentable. In Orick, these properties include the auto wrecking yard, the Caltrans corporation yard and the heavy equipment at the Orick garage. As mentioned above, landscaping along the existing chain link fence at Caltrans would be effective. The garage and the wrecking yard, however, would be better aided by a solid board fence. The auto wrecking yard does have a board fence along its front, but the west side of the lot is open.

This side is clearly visible to approaching motorists entering from the south. Landscaping or fencing this area would significantly improve the southern entrance to the town.

The garage is right in the center of town and the heavy equipment stored there is very visible.

5130 Painting

The last relatively inexpensive way to make significant improvements in the appearance of the town would be simply repainting those buildings along the highway which are in sound condition but in need of painting.

Landscaping, fencing and painting can achieve the greatest improvement in the community for the least cost and should be the main focus of community effort for the near future. Community appearance improvements must be a high priority because the present appearance of many of the most visible properties in the town is a major detriment to new investment and resale of properties in the community. Local and out of area property owners must be made to realize that their investments are being damaged by neglect.

5140 Design Plan

Selection of the proper plant species for the various planting areas along the highway will make a major difference in the visual effectiveness and survival rate of the landscaping recommended. To encourage property owners to make this investment and to increase the continuity of the design, the Orick Economic Development Corporation should consider using a portion of its

remaining technical assistance funds to commission a detailed design plan for the highway frontage from at least Lundblade Road to the north end of the shopping center. This design plan would recommend specific plant types and arrangements which would achieve the goal of making the community more attractive to motorists at the least cost.

5142 Goal

To increase visitor expenditures in the commercial businesses in Orick.

5143 Policies

1. The community should encourage and assist property owners along the highway to use landscaping, fencing and painting to improve the appearance of the community.
2. The OEDC should consider commissioning a Design Plan to guide private beautification efforts.

5200 COMMUNITY PROMOTION

Once substantial progress has been made in beginning the above improvements, the visitor serving businesses should begin to work to expand their marketing and promotional activities. By working together to expand the number of visitors stopping in Orick, everyone can gain. Much good work is done in this direction now by the Chamber of Commerce but more support is needed. Most of the visitor serving business in the town are too small individually to mount an effective advertising effort, but all together could be much more aggressive in bringing people into the community.

The present color brochure for Orick is an effective tool for promoting the community, providing that potential visitors see it outside of Orick. Continuous effort must be made to insure that the brochure is available in Chambers of Commerce, motels and other stopping points in cities like Grants Pass, Medford, Redding, Eureka and Ukiah. When copies of the present brochure are gone, the community should consider redesigning the brochure to include the name and phone numbers of specific visitor serving businesses.

The business community in Orick must become enthusiastic salespeople for the beauties and attractions of Redwood National Park, regardless of whether they thought the park should have been created or not. The community should support local park personnel in efforts to promote the park and in obtaining development funds for park activities.

The visitor serving businesses can also benefit from the area's history by creating a progressive logging museum in the local stores. Old logging and mill equipment and historical photographs of logging operations should be displayed in local shops. Each store would have a portion of the total collection. Visitors who show an interest in the display at one store should be guided to the displays at other stores. The "Carter Peanut" now stored at a local burl shop is part of that history, if nothing else it is unusual enough to make people look and possibly shop.

5220 Goal

To increase visitor expenditures in the commercial businesses in Orick.

5230 Policies

1. Visitor serving businesses in the community should advertise together to promote visits to the Orick area.
2. On the next reprinting of the Orick brochure, the brochure should be expanded to include the name and phone number of visitor serving businesses.
3. A progressive museum should be developed in local stores.

5300 LONG TERM EFFORTS

The short range goal of improving Orick's attractiveness to visitors by improving the appearance of the town is the basis from which other long range developments can occur. Until there is an improvement in the image of Orick, new investment, public or private will be limited. Once some progress has been shown and some tangible accomplishments demonstrated by the community, other possibilities will begin to appear.

5310 Public Investment

When the community can show some actual accomplishments and broad based support for an improvement effort, it should approach the Humboldt County Board of Supervisors and request that the County submit an application for a Community development Block Grant on its behalf. This application should include funds for a low interest housing rehabilitation loan program, a commercial building rehabilitation loan program and possibly some public facility improvements, such as sidewalks in the main commercial area. Based on recent years funding levels, Orick could apply for up to \$600,000 from such a grant. These grant applications are highly competitive but based on Orick's level of distress, it could stand a good chance of success if it develops a good program. A strong application would involve the following factors:

1. This plan provides much of the documentation of need necessary for an application and should be used as a resource document.
2. A broad base of support from the community should be shown by letters of support from individual property owners in the community, particularly property owners who would like to participate in the program. These letters should indicate the property owners desire to rehabilitate their buildings but that due to the weak economy they are unable to make major improvements. The letters should also state that they would like to improve their property if reasonable financing were available.

3. A plan for administering the grant using existing local agencies such as the Humboldt County Housing Authority, the County itself, the Redwood Community Action Agency and The Redwood Region Economic Development Commission should be included.

4. The community should have some recent past accomplishments it can point to which indicate that the community is trying to move ahead on its own.

A grant of this type could give Orick some resources to make major improvements in the community and pave the way for future private investment.

5320 Goal

To focus public investment to assist private efforts to improve the community.

5330 Policies

1. The County should submit an application for Community Development Block Grant funds for a project in Orick which would include housing and commercial building rehabilitation, landscaping and sidewalk construction.

5340 Private Investment Opportunities

There will be private investment opportunities in Orick over the next few years. To some extent, the likelihood of these investments being made and being successful will depend on the community's success in improving its image. Other possibilities are dependent on broader economic factors beyond the community's control.

As mentioned previously, the construction of the Redwood National Park bypass and the Redwood Creek Bridge would provide a short term stimulus to the areas economy. In particular, these construction projects would create an opportunity for a trailer park for construction workers which could be converted to a recreational vehicle park when the construction projects end.

Increasing visitor traffic will gradually create a demand for additional tourist serving retail uses such as gift stores, restaurants and general retail, however, for the near future the emphasis should be on increasing the sales per square foot of existing businesses through mutual promotion.

The Orick theater has been substantially restored within the last few years and could be used to attract visitors in the area into the town during the evenings. While the theater is not likely to be economically viable as true motion picture theater, it could be used during the summer season as a site for local live theater groups to present plays.

Many National Parks include large lodges or resorts which are major tourist attractions in themselves. Such a resort would be a major asset to Redwood National Park and Orick. While such a resort is not likely to be located in Orick proper, it could still have a major impact on the

community if it were nearby. The feasibility of such a project should be explored as funds permit.

Rehabilitation of the Orick Inn into a small hotel/bed and breakfast inn has been discussed in the community. With the rising popularity of such facilities and the historical and architectural qualities of the Orick Inn building, this reuse might be feasible. A potential developer, however, should be aware that renovation costs would at least equal new construction costs per square foot.

Considerable interest has been expressed by both local residents and visitors in the development of a small, quality dinner house in the Orick area. The present restaurants, by menu and physical design are basically cafes or snack bars. Such a dinner house would have the greatest chance of success if developed in conjunction with an existing restaurant, bar, or motel to reduce overhead.

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