

**STAND** FOR  
THE  
**REDWOODS**  
STAND FOR THE FUTURE

100 YEARS IS JUST THE BEGINNING

October 3, 2018

Humboldt County Planning Commission  
825 Fifth Street  
Board of Supervisors Chambers  
Eureka, CA 95501

Re: New Zoning Districts—APNs 519-231-018 and 520-012-013 (Orick)

Dear Commissioners,

Save the Redwoods League (League), a nonprofit organization whose mission is to protect and restore coast redwood and giant sequoia forests and to connect people with their peace and beauty submits this letter to respectfully request that the Planning Commission consider the addition of an X-Recreation combining zone overlay to APNs 519-231-018 and 520-012-013 in the Orick community.

The League, owner of the two parcels, is planning a project that would dramatically increase recreation and public educational opportunities and improve habitat for endangered species and other wildlife through the restoration of Prairie Creek and a new Redwood Visitors Center at the former Orick Mill site in Orick. The restoration of Prairie Creek would be designed to significantly increase salmonid abundance by increasing rearing and spawning habitat. The Redwoods Visitors Center, which would be transferred to Redwood National & State Parks, would include a traditional working Yurok Village, trails and other interpretive elements, and improvements to Libby Creek.

The League has retained GHD to assist with Project planning, management and permitting and has been in communication with County staff regarding the proposed County-wide zoning changes specific to the two APNs identified above. The League supports the County's proposed zoning changes to the two parcels which would include: Residential Agriculture (RA) 40-D (with a WR combined zone within the Streamside Management Area) and Highway Service Commercial Zone (CH)-D. However, the addition of an X-Recreation combining zone overlay to the two parcels would more accurately reflect the planned future uses of the property.<sup>1</sup> Based on GHD's recent communications with the County, the League was under

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<sup>1</sup> The X-Recreation combining zone is intended to be combined with any principal zone in which the addition of recreational uses will not be detrimental to the uses of the principal zone or of contiguous zones. Humboldt County Zoning Regulations § 314-39.1

the impression that an X-Recreation combining zone overlay would be included with the proposed zoning changes. The League was therefore surprised that the proposed zoning maps included in the October 4th Planning Commission staff report did not include this combining zone (*see* Planning Commission October 4, 2018 Staff Report p. 37 (Attachment 5 - Zoning Maps)).

Adding an X-Recreation combining zone to the parcels would be beneficial for the following reasons:

- It would reflect the proposed predominant use of the property. Recreation is intended to be a primary component of both the visitor center and creek restoration which will span the entirety of the parcels.
- Successfully adding the X-Recreation combining zone would preclude the need for a Conditional Use Permit (CUP), which would save the County time as it would not have to process the CUP.
- To date, the Orick community and Yurok Tribe have fully supported the Project.

The League has hosted multiple Orick community engagement efforts since 2014 to tour the Orick Mill site to discuss the Redwood visitors center and the Prairie Creek restoration. Many people, including community matriarchs and patriarchs, attended the events and appeared to fully support the Project's potential. Numerous stakeholder meetings have taken place since 2014 which focused on restoration and development project goals, the scope of the project, design features, trail potential, incorporation of the Yurok village, traditional Yurok houses. Humboldt County Planning staff were at the initial meeting held in October 2014, which undoubtedly helped guide the County's General Plan Update and appropriate land use designations, for which the League is grateful.

Adding the X-Recreation combining zone would streamline the Project, reduce the amount of County staff time necessary to implement the Project, and reflect the recreational uses of the property. We respectfully request that the Planning Commission take into consideration this request.

If you have any questions or need additional information, please feel free to reach out to Kerry McNamee of GHD at (707) 267-2226 with any questions.

Thank You,



Harry Pollack  
General Counsel  
Save the Redwoods League