

# Mendocino Coast Zones

Goals/Issues/Concerns

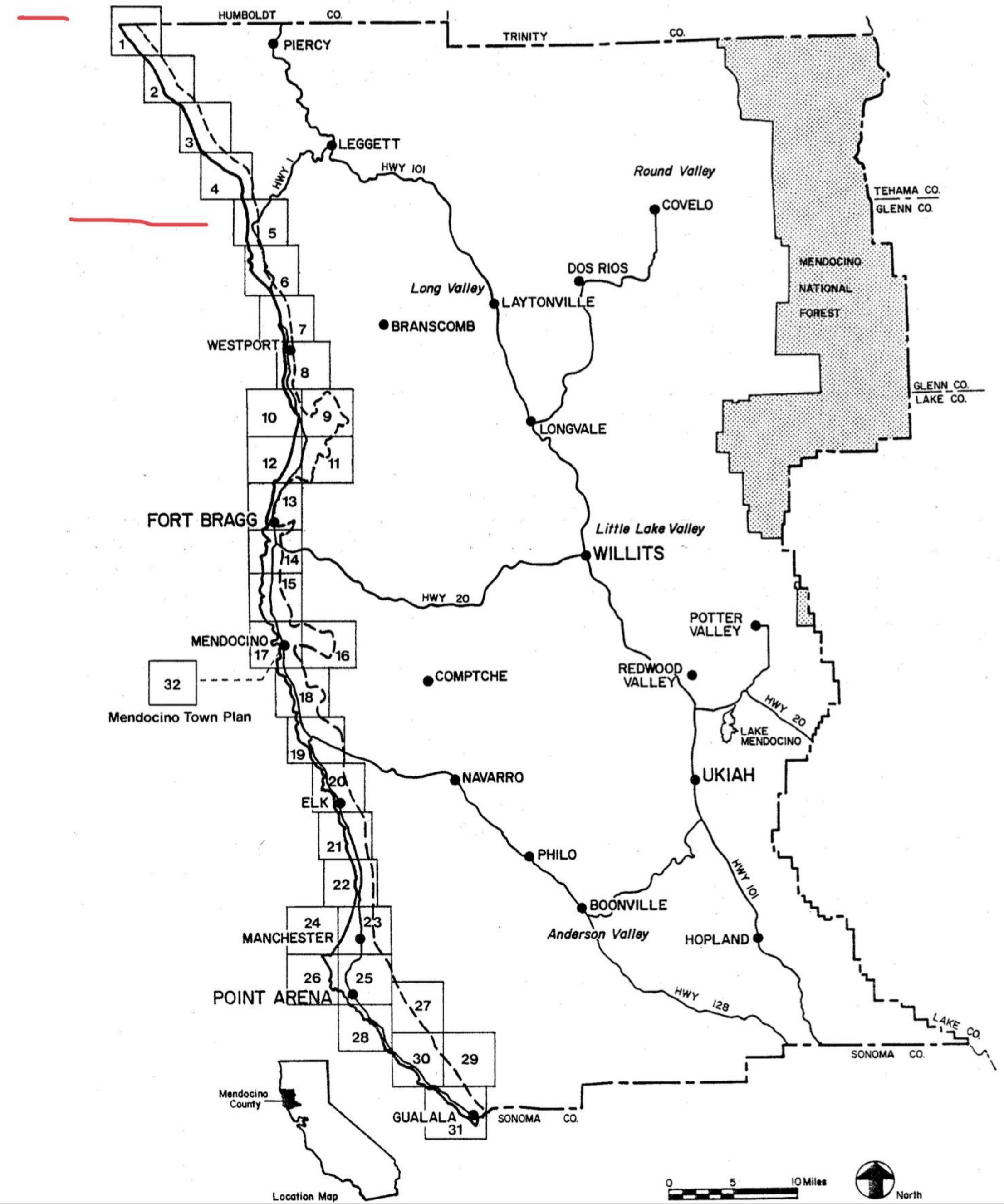
# Lost Coast

## Humboldt Co to Usal Rd & Hwy 1

- Mostly public wilderness with some timber
- Very limited public access mostly on poorly maintained roads and wilderness hiking trails.
- Principally used for wilderness recreation hiking and camping.
- Immediate issues are cost to state and local agencies to provide safe roads & trails. Additionally, law enforcement is not adequately resourced to police the area effectively.
- Off road vehicles often access the area and illegally degrade beach and forest areas.

### MENDOCINO COUNTY

Figure 2.1-1 Land Use Map Index



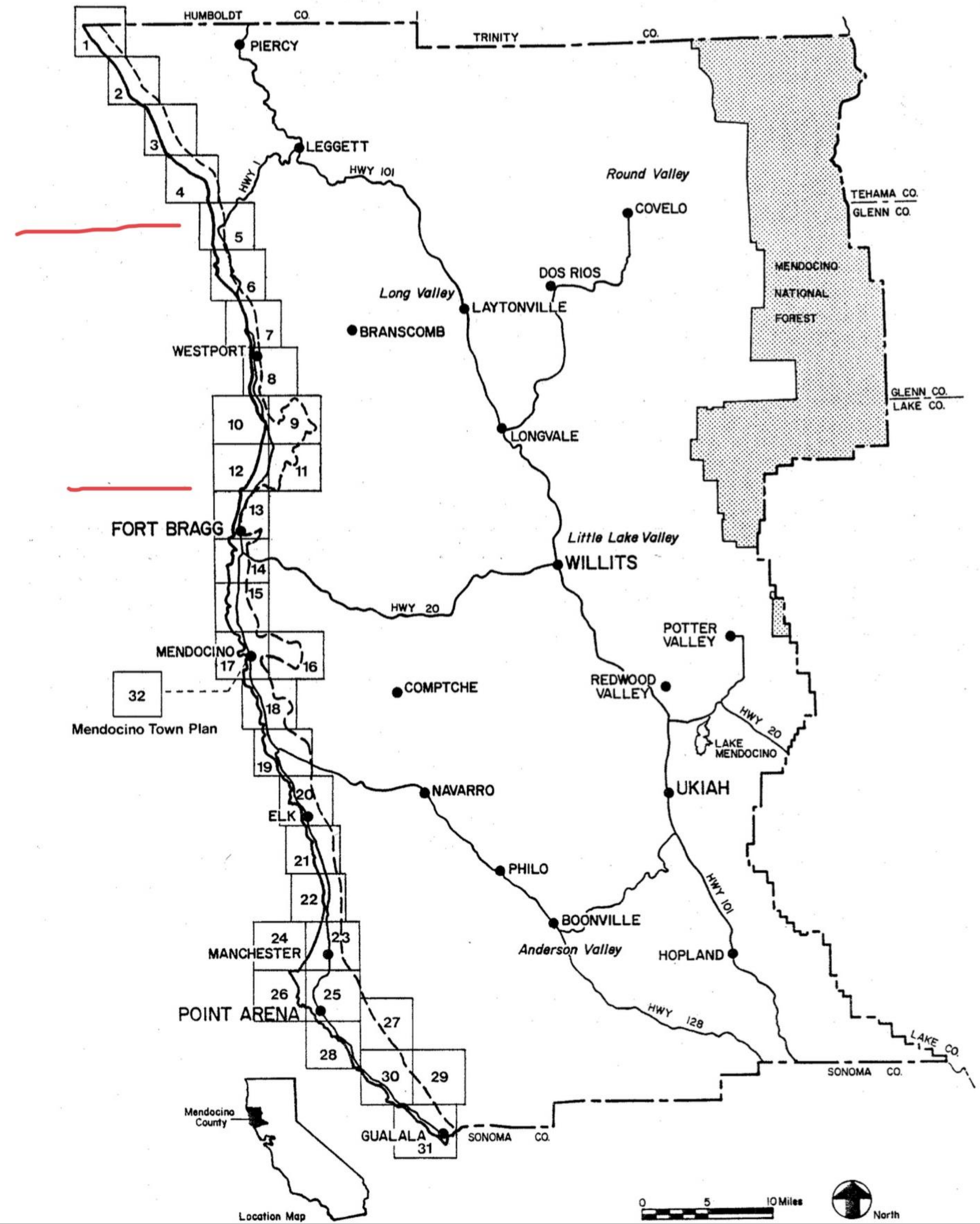
# ROCKPORT TO LITTLE VALLEY ROAD

Major development in this coastal zone area is constrained due to the topography, the agricultural and timber resources and the highly scenic character of much of the coast.

- Public access to beach west of Rockport is restricted.
- Erosion of ocean bluffs threatens Hwy 1 and camping areas along the bluffs.
- RV & Campground threatened by sea level rise and severe storm damage due to climate change
- Area residents desire better and closer public & private services - food, accommodations, fuel, health care, etc.
- Hwy 1 south of Westport is cut off by frequent land slides. Hwy 1 at Seaside Beach is also threatened by sea level rise and severe storm driven tidal flooding.
- Hwy 1 is narrow and dangerous for local and visiting cyclists. Abandonment of the GP Haul Rd exacerbated the cycling safety problem.

## MENDOCINO COUNTY

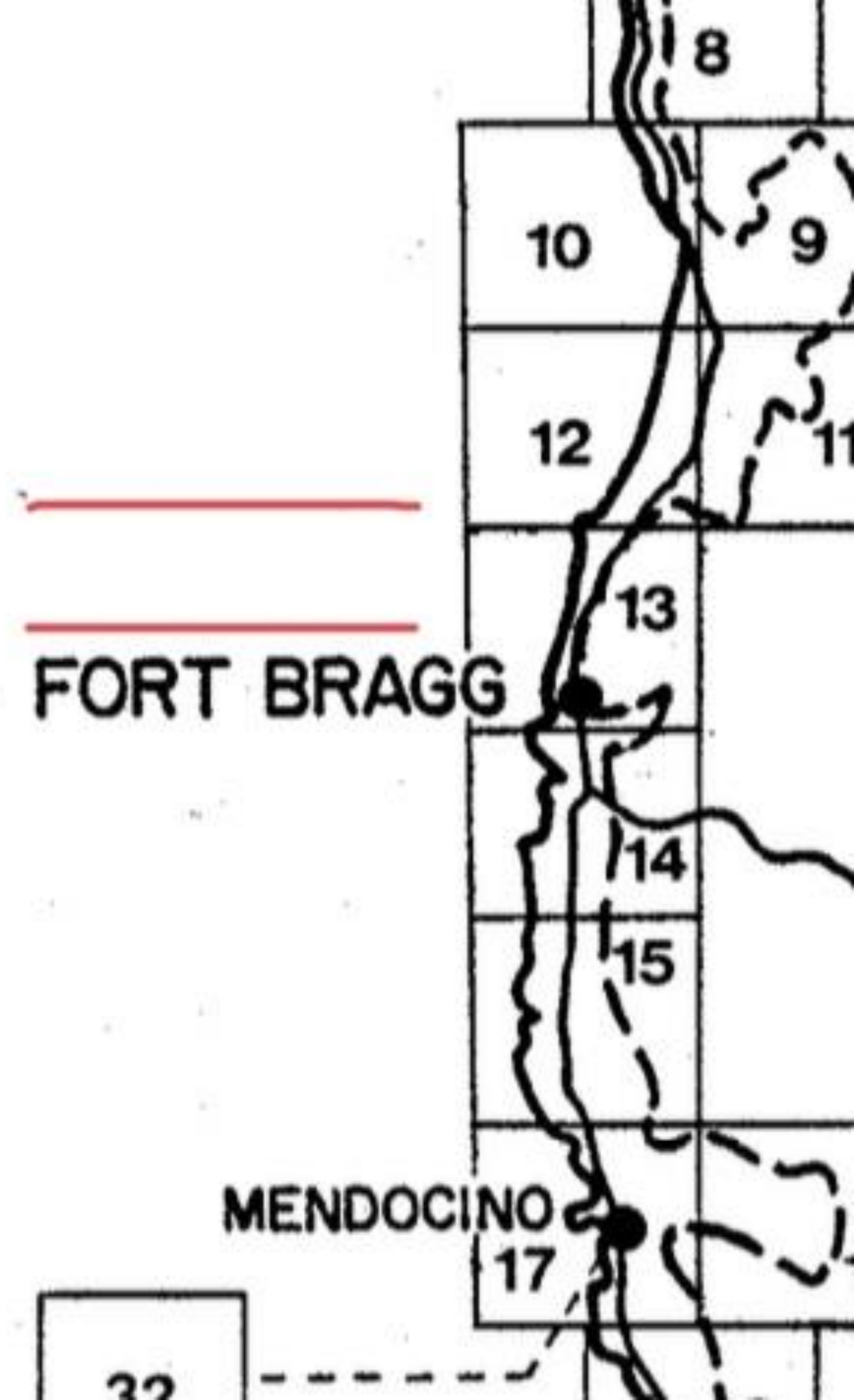
Figure 2.1-1 Land Use Map Index



# LITTLE VALLEY ROAD TO FORT BRAGG

South of Little Valley Road, the coastal zone extends east of Highway 1 until just north of Cleone where it narrows to the area west of Highway 1 and follows it south to Fort Bragg.

- In this portion of the coastal zone most of the land is public with the exception of the area from Cleone to Fort Bragg east of the old haul road.
- Sea Level Rise and storm tide flooding are major concerns since areas like Cleone are low lying.
- There is a sewer line along the GP Haul Rd threatened by sea level rise and severe storms.
- Pudding creek and the trailer park abutting it are also threatened by sea level rise and climate change amplified storms.
- The Haul Rd washes out annually at Lake Cleone.



# Fort Bragg Headlands

**The headlands are one fifth of the city. For much of the City's history it was the site of the largest lumber mill on the Mendocino coast. When the mill closed it left behind a toxic legacy that remains an obstacle to redevelopment.**

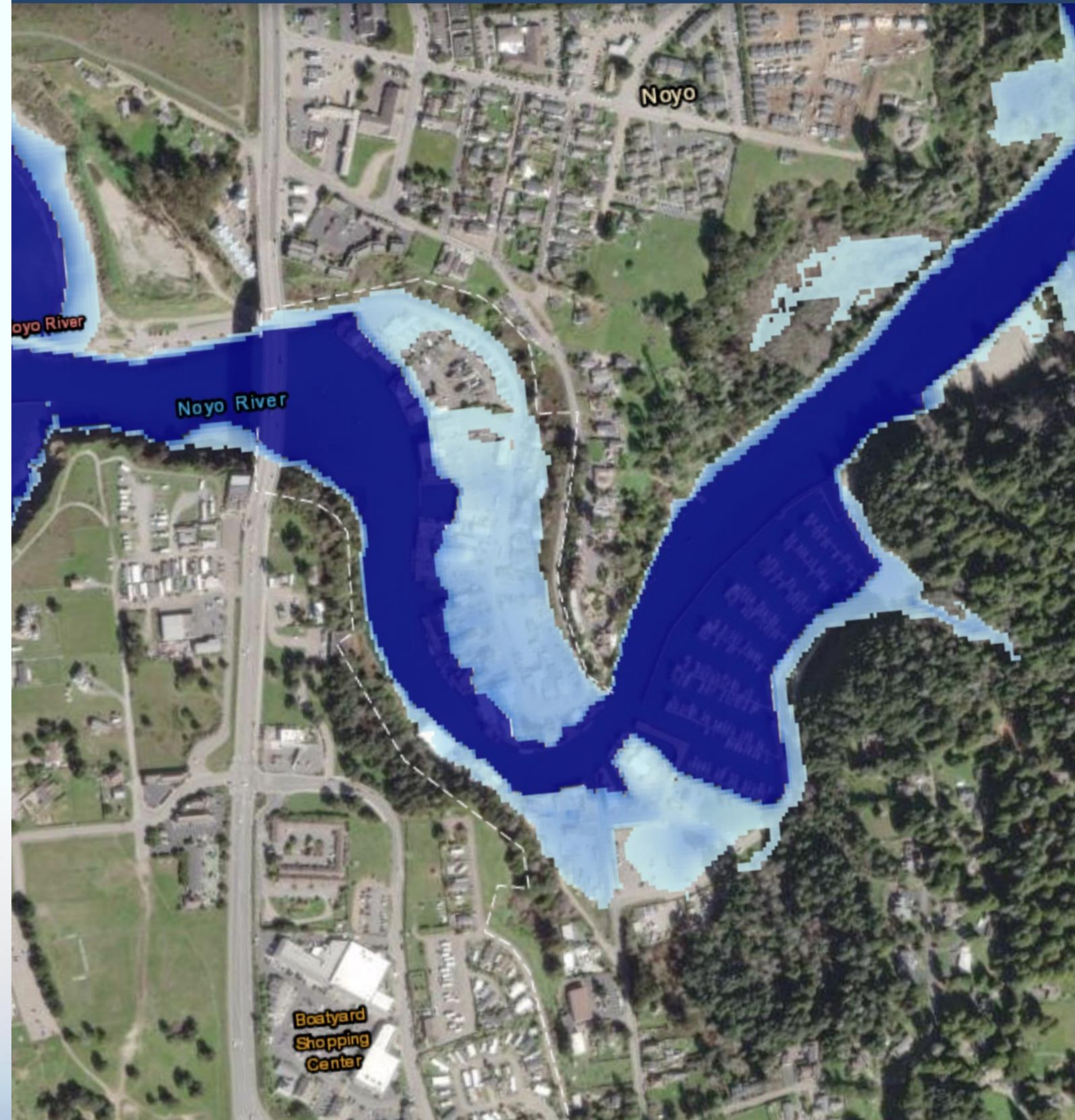
- **Mill ponds contain toxic chemicals left behind from the mill's operation. The creeks that flow into the ponds have been undergrounded and redirected.**
- **The toxic ponds and coastal bluffs are threatened by sea level rise, storm tidal surge and wave erosion.**
- **The city operates its waste water treatment facility on the headlands. Efforts are underway to develop a marine institute on the headlands.**
- **Mendocino Railway purchased most of the former mill site from George Pacific, and is in litigation with the City & the Coastal Commission concerning regulatory compliance.**



# Noyo Harbor

The harbor lies outside the City of Fort Bragg, but within the City's sphere of interest. It hosts commercial and recreational fishing businesses, a trailer park, restaurants and non-fishing dependent businesses.

- Harbor facilities are at near sea level surrounded by steep canyon bluffs at the mouth of the Noyo River making it susceptible to disasters from flooding, sea level rise, storm surge, and tsunamis.
- Pollution, climate change, and acidification have combined to undermine the health of the fishing industry, putting adverse pressure on the viability of fishing businesses. The Harbor Commission & the City are exploring redevelopment & blue economy options. Marine & bird wildlife are also impacted.
- There are health and safety concerns regarding fishing, tourism and residential use of the harbor due to climate change & sea level rise.



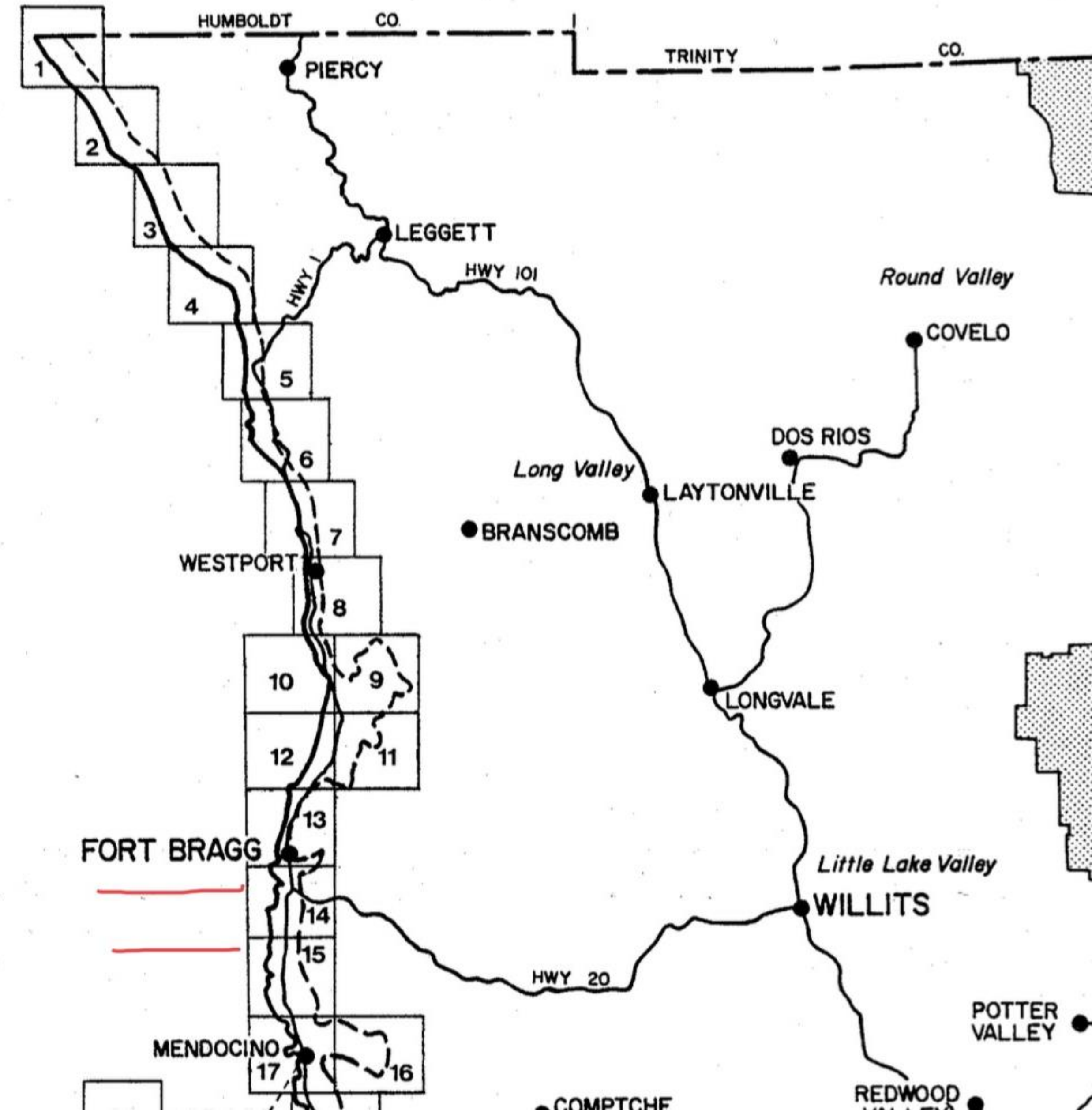
# Hare Creek to Jughandle

This portion of the coast is composed of ocean bluffs and pocket beaches with residential and commercial buildings. There is a mix of large lot residential & smaller lot homes and trailer parks.

- This area has been developed for both residential and commercial uses.
- Much of the current development is link to remodeling and rehabbing existing homes and businesses.
- There still remain some undeveloped lots but water and septic are challenges since this area is not supported by a municipal water or septic treatment system.
- Bluff erosion is a threat to some of the residential homes in this area.

## MENDOCINO COUNTY

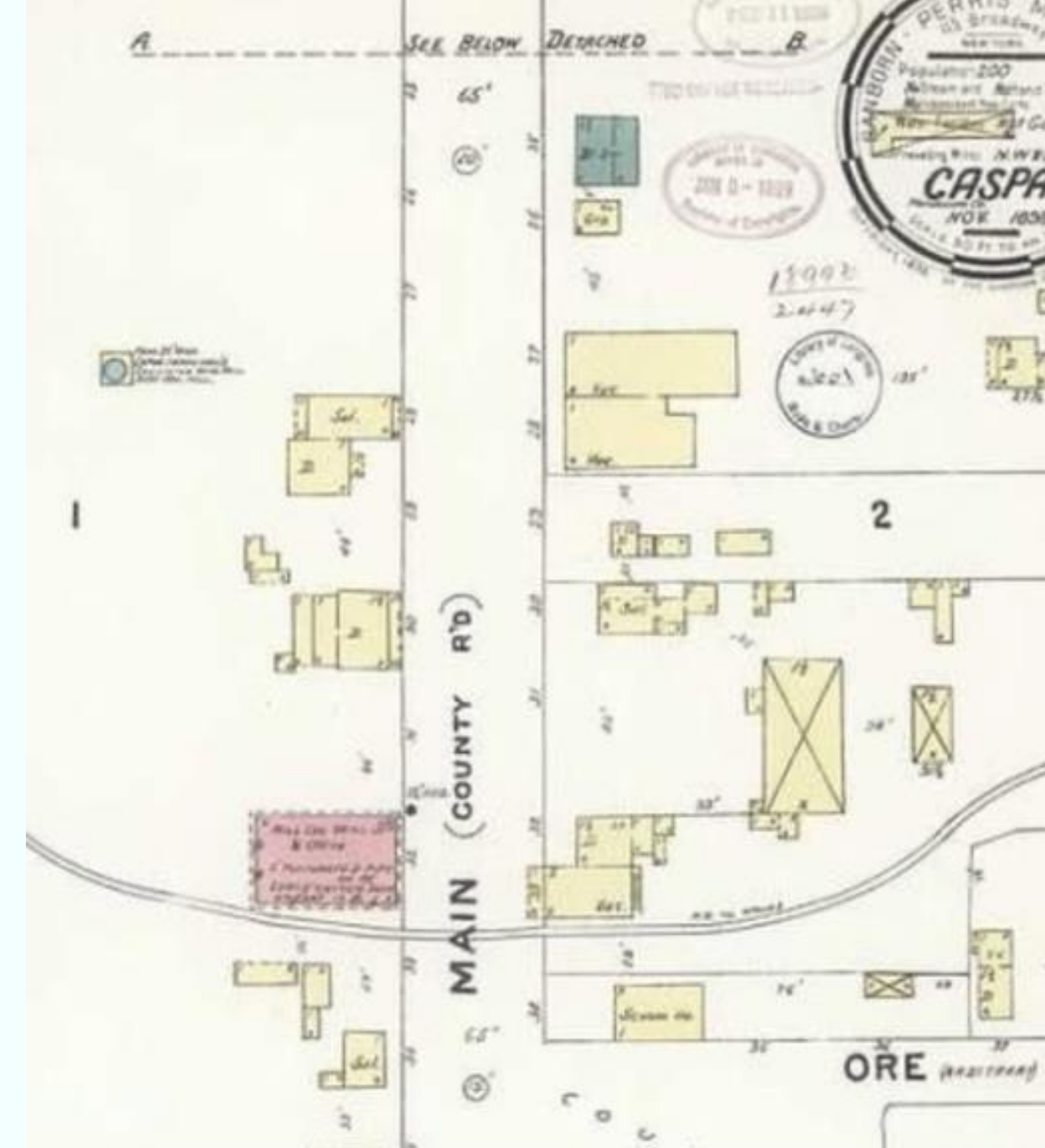
Figure 2.1-1 Land Use Map Index



# Caspar

Historically Caspar is one of many former mill communities that dot Mendocino's coast. Once a thriving commercial center, today it is largely rural residential. It is however the center of a strong civic culture with aspirations for expansion of commercial and civic institutions.

- Caspar hosts a community center which is a hub for social, civic and commerce. Additionally the community has a restaurant and a small store & trailer park.
- The community has developed a preliminary plan for economic expansion focusing on reducing commutes for food and possibly healthcare. The plan requires zoning changes to facilitate these objectives.
- The private water company serving Caspar wants to expand the number of homes and businesses it serves in order to enable improvements to the water system that would ensure its viability into the future.
- The Caspar beach trailer park and the road to it are threatened by sea level rise, storm tide surge and bluff erosion



**Raiser Breakfast**  
9 to 11:00am

Country Gourmet with a menu focused on local & Organic

**Pumpkin Spice Waffle**  
brown butter, creme fraiche, maple syrup - \$15

**Breakfast Strata** - layers of potato, mushroom, spinach, chard, caramelized onion, & eggs with gruyere, & cheddar cheese (Vegetarian & GF) - \$16

**Classic Eggs Benedict**  
2 poached eggs & Canadian bacon over an English muffin with lemon hollandaise & a side of home fried potatoes - \$17

**Vegetarian Eggs Benedict**  
2 poached eggs & sauteed greens over an English muffin with lemon hollandaise, avocado & a side of home fried potatoes - \$17

**Baked Goodies:** Apple walnut Coffee Cake \$4, Gluten free Apple

Benefits the Caspar Community Center  
month's chef is Heather King  
Additional Menu Items





# RUSSIAN GULCH TO VAN DAMME STATE PARK PLANNING AREA

**The Big River area includes the Town of Mendocino, defined for Coastal Element planning purposes as the area within the Mendocino City Community Services District,**

- **This portion of Mendocino Coast is one of the most intensely regulated areas because of its tourist attraction economy, scenic views & public access usage, and historic designation.**
- **The “Town of Mendocino” has volumes of highly detailed regulatory requirements that are complex and restrictive - intentionally designed to maintain the historic character of the village.**
- **While benefiting tourist industry by safeguarding it as a tourist attraction, the complex regulatory scheme also makes adapting to changing social, economic, environmental challenges difficult for businesses and residences in the coastal zone.**



# Mendocino Town LCP Updated 2017

## Required Components

- **The Coastal Act and the Coastal Commission LCP Regulations require the Mendocino Town LCP to include five components: (1) the Mendocino Town Plan, (2) the Mendocino Town Land Use Map, (3) the Mendocino Town Zoning Code, (4) the Mendocino Town Zoning Map, and (5) a specific Public Access Component ((Public Resources Code Sections 30108.6 and 30500(a); Title 14, California Code of Regulations Section 13519(b)).**
- **The Town of Mendocino is designated as a "special community" which, because of its unique characteristics, is a popular visitor destination point for recreational uses, pursuant to Section 30253(e) of the Coastal Act.**



# Mendocino Town

## LCP Planning Challenges

- **Water, both drinking and sewer treatment, remains a major challenge for the sustainability of the village. Residents rely heavily on shallow wells and water transported to the village from other areas, for drinking water. Also the Municipal Sewage Treatment facility is fully depreciated and needs upgrading in order to continue meeting the village's needs.**
- **Tourism, and tourist linked commerce, is the dominant economic driver in the village.**
- **Much of the coastal zone land in the village is owned by the state and used for coastal access as park lands, limiting available building sites.**
- **Sea level rise has the potential to adversely impact the community as a tourist destination.**



# Mendocino Bay to Van Damme

## Residential Coastal Bluff

- This is the area outside of the Town of Mendocino within the coastal zone.
- It is primarily residential homes and state park lands.
- Spring ranch state park provides significant public access to ocean bluff trails. Public parking for accessing coastal trails is a major challenge during peak tourist season.
- The land outside the public park land is mostly residential on large multi-acre lots.
- Bluff erosion and sea level rise pose significant challenges for local residents.



# **VAN DAMME STATE PARK TO DARK GULCH PLANNING AREA (Little River Planning Area)**

**The Little River Planning Area includes many of the larger inns on the Mendocino coast, both because this stretch of coast is exceptionally attractive and because it contains large houses built by prosperous settlers. The inns have been successful in remaining subordinate to the natural setting. They are patronized by visitors with few comparable choices for accommodations north of San Francisco.**

- Highway 1 is heavily used for thru auto and truck traffic, but also pedestrians and bicycles. Additionally, public parking to access ocean parks adds to normal hazards.**
- Sea level rise and climate change pose significant challenges to homes and visitor accommodations perched on coastal bluffs subject to erosion.**
- Sea level rise and increasingly severe climate driven storm surges pose significant threats to Hwy 1 and Van Damme State Park and Beach.**
- Lack of a common municipal water and septic systems, will continue to restrict expansion of residential and tourist accommodation grown in this area.**



# **DARK GULCH TO NAVARRO RIVER PLANNING AREA (Albion Planning Area)**

The Albion CAC area covers 35 square miles, much of it in timberland, though the view from Highway 1 consists of vistas of grassy hills on the headlands, coastal terraces and meadows. The coastal zone extends three miles up the Albion River which is estuarine and navigable by canoe, and four miles along the Navarro River. In addition to Albion Village and Albion Flats, which date from the lumber boom of the 1850's there are communities on Albion Ridge, Middle Ridge, Navarro Ridge and in the Pacific Reefs Subdivision.

- **Sea level rise and climate change intensified storm surge threaten erosion of beaches and bluffs - Albion and Navarro beaches and tidal areas are acutely impacted.**
- **The Albion Hwy 1 bridge remains an on-going challenge for CalTrans, local residents and visitors.**
- **Financial constrains of the county limit its ability to maintain county roads.**
- **All of the above pulse lack of water, sewer, broadband, reliable electricity and telecommunications infrastructure continue to retard expansion of commerce and housing stock in the area.**



## **NAVARRO RIVER TO MALLO PASS CREEK PLANNING AREA (Includes Greenwood/Elk)**

Twelve miles of a narrow coastal shelf and high bluffs interrupted by deep gulches at Elk and Greenwood Creeks. The Coastal Element designates most of the planning area west of Highway 1 "highly scenic area." Elk and a small residential area know as Little Geyserville are exceptions. Elk provides limited services for local residents and tourists.

- Historically this portion of the coastal zone has and continues to be used for cattle grazing with few homes or commercial businesses disrupting the views from high coastal bluffs disrupted on the north by Navarro State Beach and on the south by the community of Elk.
- This is a low population density area with limited public infrastructure - limited access to electrical and telecommunication, homes and businesses are primarily supported by private wells & septic systems, broadband access is limited, and transportation is via the two lane Hwy 1 and a few public and private roads.
- There is potential for residential and commercial expansion immediately to the east of Hwy 1, but it would require significant rezoning and land use planning and development requirements.

## **Town Plan**



## **MALLO PASS CREEK TO IVERSEN ROAD PLANNING AREA (Irish Beach/Manchester/Point Arena)**

**A majority of the coast's full time, large-acreage ranches and prime agricultural soils are found in this planning area. The primary crop, silage, is used to feed cattle and sheep on ranches both inside and outside the coastal zone. Irish Beach and Manchester are the principal residential and commercial unincorporated areas. The City of Point Arena abuts the zone and provides limited commercial services.**

- Growth is restrained by Coastal Act restrictions and the lack of public infrastructure - Broadband, Electricity, Roads, Water, Sewer, etc.**
- Much of the housing stock are vacation homes. The area has several State Park beaches used by locals and by tourists.**
- Remoteness from critical healthcare and commercial services are an obstacle to local residents.**





# City of Point Arena

Point Arena's is one of the smallest incorporated communities in California. It's economy is largely based on retail commercial and tourism. Its harbor is at the mouth of a steep narrow canyon susceptible to significant negative sea level rise and storm surge impacts.

- **Point Arena's size, economy and remoteness limit its potential growth.**
- **Lack of access to robust public infrastructure - Healthcare facilities, Electricity, Water, Sewer, Hwy 1 Congestion, etc - limit potential growth.**
- **Many homes and properties are under pressure from non-local investors seeking second home and tourist accomodation rentals.**



## **IVERSEN ROAD TO SONOMA COUNTY LINE PLANNING AREA (Anchor Bay- Gualala) - MendoNoma**

The "banana belt" section of the Mendocino Coast is distinguished by dense forests of small coniferous and broadleaf trees, extending to the cliffs at many points. Although much of the wooded shoreline is developed, the forest dominates the scene, often blocking ocean views and hiding all evidence of development except for an occasional gate or mailbox. The coastal zone boundary, following the ridge along Ten Mile Cutoff Road, is 1.4 to 3 miles inland.

- **Most residential and commercial development is in the area of Anchor Bay/Gualala. Residents of Sea Ranch often rely on Gualala for shopping and commercial services.**
- **There is room for growth both in and outside of the coastal zone where trees and distance obscure ocean views.**
- **Chief growth constraints are remoteness, lack of public infrastructure for Broadband, Telecommunications, Electricity, Water, Sewer, Hwy 1 Congestion, etc.**
- **Sea level rise and storm surge threaten Hwy 1 where it dips to near sea level, coastal bluff erosion and Anchor Bay's trailer/camping.**

