



CHAPTER 4 -- THE LAND USE PLAN: DESCRIPTIONS AND POLICIES FOR THIRTEEN PLANNING AREAS

NORTH COAST CAC PLANNING AREA

4.2 ROCKPORT TO LITTLE VALLEY ROAD PLANNING AREA (Includes Westport, Inglenook)

This planning area is characterized by two distinct natural settings: the narrow or nearly non-existent coastal shelf north of Ten Mile River and the gentle slopes separated from the ocean by dunes extending from the river to Little Valley Road north of Cleone.

Potential development hinges upon access via Highway 1 and Branscomb Road. Any substantial capacity improvement to Highway 1 would require some cuts and fills and bridges. Most traffic on this segment of the highway also will use the section between Little Valley Road and Fort Bragg, where no additional capacity will be available.

North Coast CAC proposes improvement of Branscomb Road, with a possible future connection to the Central Valley to divert trips between U.S. 101 and the Westport area away from Fort Bragg.

Major development in this area is constrained due to the topography, the agricultural and timber resources and the highly scenic character of much of this segment of the coast. North of the Ten Mile River the coastal zone boundary is 1,000 yards from the shoreline, nearly all of it visible from Highway 1. This stretch is grand in scale, containing spectacular meetings of land and sea as the highway climbs to provide sweeping views of the Lost Coast and drops to narrow gulches near the shore. The most spectacular views have been permanently protected through public acquisition of lands lying between Highway 1 and the ocean. 80% of the land west of Highway 1 in this area is in public ownership. This plan has given further protection to the scenic and rural qualities of this area by ruling out creation of major new subdivisions and by the retention of rangelands and timberlands in large parcels and by designating specific areas between Hardy Creek and the Ten Mile River as highly scenic areas within which new development must be subordinate to the character of its setting consistent with Policy 3.5-3. The plan recognizes the existing subdivisions: Ocean Meadows, Seaside and Westport Beach Subdivision where each existing legally created parcel in each subdivision is allowed one residence as a principal permitted use.

The Coastal Element meets further Coastal Act requirements by directing growth to areas with available services. The plan does not anticipate formation of new districts to provide water or sewage services in this area but does recognize that the formation or expansion of existing districts requires a coastal development permit (30254).



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The Coastal Element calls for most new housing units to be in Westport Beach Subdivision and in the town of Westport. Illustrated on the Land Use Maps are other areas where land divisions could occur - mainly between Inglenook and Little Valley Road.

Westport Beach Subdivision

The Westport Beach Subdivision Map (dated 1971) shows that this subdivision lies east of Highway 1 with the exception of one parcel and that 33 of its 80 20-acre residential parcels are located wholly within the coastal zone. A study prepared by the California Coastal Commission staff in 1978 concluded that 20 parcels are bisected by the zone and that of those twenty only three parcels has the primary building site within the coastal zone, thus at full buildout 37 homes will be constructed on roughly 700 acres (some parcels are larger than 20 acres) within the coastal zone."

Coastal Element Policy: Westport Beach Subdivision

- 4.2-1 All of the existing parcels of the Westport Beach Subdivision which are located wholly or partly within the coastal zone shall be recognized as legal subdivision lots.

That portion of the subdivision which is located within the coastal zone shall be designated on the land use maps as Remote Residential, with a minimum parcel size of 20 acres (RMR-20), corresponding to the average size of the existing parcels.

One housing unit shall be allowed as a principal use on each existing parcel, except as designated visitor service facility on the Land Use Maps, provided that prior to the issuance of a coastal development permit for any new development, all of the applicable standards and policies of this plan shall be met. Site development review shall be a requirement for new development within the Westport Beach Subdivision applying the standards or policies 3.5-3 and 3.5-4.

Westport

During the 1880's, Westport was a lumber shipping point and supply center for mills and lumber camps north of Ten Mile River, potentially rivaling Mendocino in size. Today its cluster of 50 buildings huddled against the elements retains clearly defined town edges almost unknown in



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California. Westport's spectacular setting and its compact form contribute more to its character than does the architecture of individual buildings. Except for the Switzer-Fee house (c.1884) just south of town, Westport consists of modest homes, most old, a few new or remodeled. Its grocery store, post office, two inns, restaurant and deli provide as many services as resident and tourist populations can support. Many residents work in Fort Bragg.

The Westport County Water District provides service water and sewage collection and disposal to 54 users. Expansion of system capacity is not contemplated by the District or proposed by this plan. Westport does need a community building, a building to house fire equipment, and a playfield. Gradual increases in visitor traffic and new homes in Westport Beach Subdivision to the north will support increased retail sales and service in town.

Coastal Element Policies: Westport

- 4.2-2 Westport shall be designated a Rural Village, as described in the Land Use classification section. Commercial uses shall be limited to both sides of Highway 1 between the southern boundary of the treatment plant on the north to the east jog in the highway to the south.
- 4.2-3 Shoreline access for residents and visitors shall be provided at Pete's Beach in conformance with Policy 4.2-10.
- 4.2-4 Future development of Westport as a Rural Village shall require that new development be compatible with existing development relative to scope and character.

Designated Access Points, Trails, and Recreation Areas

Policies for all access points, trails, and recreation areas are in Section 3.6 and 3.7. Policies specific to locations in this planning area are listed below in geographic order from north to south. Each access point (other than fee access where designated) will need to be acquired by acceptance of an offer of dedication or by purchase, by an appropriate public agency or private organization as described in Section 3.6.

Cottaneva Creek/Rockport Bay

Location: 0.75 mile west of Highway 1 at Rockport.

Ownership: Private. (LP)

Characteristics: Large flat that was former mill site; beach is used for rock and surf fishing and abalone diving.



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Existing Development: Access from Highway 1 along Louisiana Pacific logging road to beach and old mill site. Picnic tables, camping area, lagoon during some months.

Potential Development: RV campground

Policy:

4.2-5 Site is designated for privately developed campground and/or hostel. At those times when the campground is open for business on specific days and hours an entrance fee may be charged to the general public as long as the visitor serving use remains. Public access without an entrance fee shall be provided consistent with policy 3.6-5 if a use other than a visitor serving use is permitted on the site.

Juan Creek

Location: 0.5 miles south of where Highway 1 turns east to Leggett.

Ownership: Private.

Potential Development: Public parking in Caltrans turnouts, pedestrian access to beach by trail east of Highway 1 down to Juan Creek then under the bridge to and along the beach.

Policy:

4.2-6 Offers to dedicate an easement for public access shall be required for the areas shown on the land use plan map consistent with Policy 3.6-5.

Westport - Union Landing State Beach

Location: In two segments, .4 and 2.6 miles long, west of Highway 1, north of Westport.

Ownership: Private (except 60 acres)

Characteristics: The park unit extends along 3.3 miles of shoreline, and consists of sandy beaches, tidepools and reefs, and blufftop area adjacent to and west of Highway 1.

Existing Development: This park unit is virtually undeveloped; facilities have been limited to portable toilets, trash cans and informal parking areas. The combination of limited formal development and the lack of visitor supervision with heavy use has resulted in erosion, sanitation, resource degradation and user safety problems.

Potential Development: (as proposed by Immediate Action Plan prepared by the California Department of Parks and Recreation, dated February, 1983) Restore damaged scenic resources



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using landscaping techniques. 180 - vehicle parking limit includes 50 day use sites. Day use areas will allow access to De Haven and Howard Creek Beaches, one will be designated for use by elderly and handicapped people. 10 concrete block restrooms, trash collection facilities and a mobile or modular residence/ headquarters building.

Policy:

4.2-7 The California Department of Parks and Recreation shall develop a management plan which provides a combination of daytime and overnight accommodations for this area. Facilities and uses shall be installed and maintained in a manner which will be least disruptive of this fragile coastline environment, which will not be visually obtrusive from Highway 1 and which will provide safe viewing and beach access for elderly and handicapped persons.

Branscomb Road Inland Trail

Location: One mile north of Westport; Highway 1 northeasterly to Laytonville.

Existing Development: East-west partially dirt partially paved road, unsuitable for cyclists; designated on County Trails Plan.

Policy:

4.2-8 Branscomb Road should be placed on a high priority as a major access road from Highway 101 to the coast.

Wages Creek

Location: West of Highway 1, 0.7 miles north of Westport.

Ownership: Private; two ownerships.

Existing Development: 175 unit campground.

Policy:

4.2-9 At those times when the campground is open for business on specific days and hours an entrance fee may be charged to the general public as long as the visitor serving use remains. Public access without an entrance fee shall be provided consistent with policy 3.6-5 if a use other than a visitor serving use is permitted on the site.

Westport - Union Landing State Beach: Pete's Beach

Location: .3 miles north of Westport, west of Highway 1.



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Ownership: California Department of Parks and Recreation.

Existing Development: Trail to blufftop and shoreline; large turn out along Highway 1. Major beach for Westport residents.

Potential Development: Day use for residents and visitors. Improved parking area and Highway 1 access sign.

Policy:

- 4.2-10 Department of Parks and Recreation shall develop and manage this area as an important access point for Westport residents and others if consistent with the overall management plan. After development, coastal access shall be signed along Highway 1.

Caltrans Scenic Easement (Chadbourn Gulch Property)

Location: West of Highway 1 extending 0.5 mile north and .7 mile south of Chadbourn Gulch.

Ownership: Acquired by Caltrans with federal funds. Terms of grant do not permit intensive use, defined to include camping.

Existing Development: Dirt road leads to beach at Chadbourn Gulch providing one of few beach access points for handicapped.

Potential Development: Parking area and trail to beach at Bruhel Point.

Policy:

- 4.2-11 The California Department of Parks and Recreation or Caltrans should develop a management plan for day use in this area which includes access to the beach at Chadbourn Gulch and to the coastal headlands trails extending southward from this area within the Caltrans property. This plan should provide for an adequate parking area and sanitary facilities to accommodate the day use visitors. Tree removal shall be a part of this management plan to improve the views to the coast while at the same time providing proper landscaping to screen the parking area and sanitary facilities.

Chadbourn Gulch to Newport

Location: Caltrans scenic easement (Chadbourn Gulch property) to Newport.



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Ownership: Private.

Potential Development: Blufftop trail on Caltrans easement and along the blufftop of privately owned parcels consistent with 3.2-14, access in agricultural areas.

Policy:

4.2-12 Offers to dedicate an easement for public access shall be obtained for those areas shown on the Land Use Plan Map and as described above. A vertical access at Newport and south laterally along the bluff top shall also be required.

South Kibesillah Gulch Fishing Access

Location: West of Highway 1; .5 miles north of Abalobadiah Creek.

Ownership: Wildlife Conservation Board (WCB), California Department of Fish and Game--6 acres.

Existing Development: Restrooms, picnic tables, and improved trail down the bluff to the beach are maintained by the Mendocino County Department of Parks and Beaches.

Policy:

4.2-13 Existing offers of lateral access dedication on 2 parcels north of South Kibesillah Gulch Fishing Access, one for 25 feet from the property boundary, the other for 25 feet from the mean high tide, by Cronemiller and Garcia, are found inappropriate because there is sufficient public access at the Fishing Access, a continuous blufftop trail is not proposed by the Coastal Element, and no beach exists. These offers shall be relinquished.

Potential Development: An access stairway should be provided.

Seaside Creek

Location: One mile north of Ten Mile River Bridge at the mouth of Seaside Creek and the beach extending south to Ten Mile River.

Ownership: Seaside Beach is listed by Mendocino County Department of Parks and Beaches as a County operated beach owned by Caltrans, but boundaries are uncertain. The beach west of Highway 1 may be privately owned; prescriptive rights may exist.



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Existing Development: Sand beach allowing trail connection between Seaside Creek and Ten Mile Beach during summer. County maintains bumper logs and trash receptacle.

Potential Development: Improved parking area; restrooms.

Policy:

- 4.2-14 The Department of Parks and Recreation shall be requested to clarify beach ownerships at Seaside Creek and should acquire and accept access offers for easements to any private beach area extending from this point south to Ten Mile River. The resultant stretch of beach access should be incorporated with that which is currently owned and managed by the Department of Parks and Recreation. This would coincide with the manner in which the public is now using this stretch of the shoreline. Any future improvements to the Seaside Beach access shall facilitate its use by elderly and handicapped persons.

Seaside Creek to Pudding Creek Trail

Location: Extending along shoreline from Seaside Creek-Ten Mile River south to Pudding Creek.

Ownership: Mostly public (MacKerricher State Park); private at Ten Mile River mouth. The beach parcel adjoining Ocean Meadows subdivision appears to have been retained by the subdivider; however, a walkway 15 feet wide from the top of the bluff has been improved and dedicated to public use. Owners of four lots (Dorn, Perkins, Miller and Aurswald) have recorded offers of dedication of 1/31 interest in the beach parcel and access along the west property line to the toe of the bluff. See above for ownership at Seaside Creek.

Potential Development: Hiking and equestrian trail following beach for 8 miles. Usable from Seaside Creek in summer and from Ten Mile Bridge and Pudding Creek year round. Alternative coastal trail for non-vehicular use.

Policy:

- 4.2-15 Existing offers of dedication from lot owners in Ocean Meadows shall be accepted after construction of improvements at Seaside Creek and additional offers shall be required as a condition of permit approval so that public access to the toe of the bluff is assured. The existing public walkway shall remain open to public use, but shall not be indicated on Highway 1 signs.



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Because of the sometimes hazardous conditions occasioned by tidal action and stream conditions at the mouth of Ten Mile River, the coastal trail in this area shall be segmented, rather than indicated as a continuous trail system. One segment shall extend from Seaside Creek Beach south to the northern bank of Ten Mile River. Another segment shall extend from the south side of Ten Mile River along the shoreline of MacKerricher State Park to Pudding Creek.

Ten Mile River

Location: Four sites for boating access have been evaluated:

- North bridgehead, Old Highway 1 bridge;
- County Road 428 at north bank;
- Offer of dedication of floating easement along 1 mile of north bank by Willihan;
- State property on south bank adjoining west side of Highway 1 bridge.

Ownership: Private.

Existing Development: Public access to Ten Mile River currently is available only on weekends holidays and some winter months via Fort Bragg to Georgia-Pacific haul road. No boating access is currently available on the Ten Mile River.

Potential Development: The southwest bank access point can be opened by the Department of Parks and Recreation on public lands.

Policies:

- 4.2-16 Power boats shall be prohibited on Ten Mile River, except for outboard motors traditionally used for trolling.
- 4.2-17 Department of Parks and Recreation should develop access, including boating, from the south bank, in conjunction with the present weekend holiday Georgia Pacific haul road access program on public lands. At such time as any coastal development permit is sought for land adjacent to the river, if this boating access has not been established, as a condition of permit approval, an offer to dedicate river access shall be required for the area adjacent to the public lands consistent with Policy 3.6-5. If boating access is subsequently established on the public lands, this offer shall be extinguished.
- 4.2-18 The existing offer of dedication on the north side of Ten Mile River by Willihan shall be relinquished at the time boat launching access becomes available on the south side of Ten Mile River. If



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boat launching access does not become available on the south side of Ten Mile River within five years, this policy will be re-evaluated to determine the possibility of other options.

MacKerricher State Park (Northern portion) (Inglenook Grange Trail)

The park is approximately 8 miles long and falls into two planning areas. Funded acquisition could add about 800 acres more or less to the park in the Ten Mile Dunes and Inglenook Fen areas.

Location: South bank of Ten Mile River at Bridge (see discussion above under Ten Mile River Access).

Location: Inglenook Grange.

Ownership: Private and public.

Potential Development: Parking location for limited scientific access to Inglenook Fen.

Policy:

4.2-19 The Department of Parks and Recreation shall be requested to prepare a General Plan for MacKerricher State Park that provides access to Ten Mile River and Inglenook Fen at designated locations and subject to conditions necessary for preservation of the natural environment of the park. Off-road vehicles shall be excluded.

A parking area shall be signed and improved by DPR utilizing the existing widened Caltrans right-of-way located on the west side of Highway 1 several hundred feet south of the Ten Mile River bridge. A trail system shall be developed by DPR, in conjunction with Caltrans and private property owners, to connect this parking area via an existing trail entrance which is located at the southwest corner of the bridge. A fenced trail and a marked, at-grade crossing of the Georgia-Pacific haul road shall connect with the DPR lands on the south bank of Ten Mile River.

Limited access for scientific study of the Inglenook Fen and Sand Hill Lake area shall be provided immediately adjacent to Highway 1 in the vicinity of the Grange Hall upon property to be acquired by the Department of Parks and Recreation.

Policy:

4.2-20 The Land Use Maps indicate that several parcels owned by the Bureau of Land Management are located in the area between Ten



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Mile River and Sandhill Lake and Inglenook Fen. These lands should be transferred to the California Department of Parks and Recreation. These lands should be incorporated into the existing holding of the adjoining MacKerricher State Park. The area shall be managed as a natural habitat area in conjunction with passive recreational uses and dunes stabilization program.

Policy:

4.2.21 The Georgia-Pacific Corporation haul road, under a special management agreement with the California Department of Parks and Recreation, presently provides weekend and holiday vehicular access to the long stretch of public beaches which extend from Fort Bragg north to Ten Mile River. This private roadway, which travels through the entire length of the MacKerricher State Park, should be acquired by DPR and incorporated into its management plan for the park, if at any time during the life of the Local Coastal Plan the property owner desires to sell, trade or surrender this property.

Visitor Accommodations and Services: Visitor accommodations and services are designated as a principal permitted use in the Rockport to Little Valley Road Planning Area at the following locations:

Howard Creek Ranch	existing inn
DeHaven Valley Farm	existing inn
Wage's Creek Beach Campground	existing campground
Stone Painting Museum	existing service

In addition, several visitor serving facilities are located in the Rural Village of Westport, but have not been designated on the land use map. These include the Westport Inn, the Lost Coast Restaurant, and the Cobweb Palace.

The following sites have been designated as a conditional use for visitor serving facilities:

Rockport Bay, Cottaneva Creek	proposed campground
Juan Creek	proposed inn
Union Landing	proposed inn and/or restaurant
Westport Union Land State Beach	proposed campground
Wage's Creek, east of Highway 1	proposed campground
Wage's Creek, north	proposed restaurant



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Chadbourne Gulch	proposed campground
Smith Ranch, southeast of Ten Mile bridge	proposed motel
Newport, Hemmingway Ranch	proposed inn
Sergeant House	proposed inn