



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

NORTH CENTRAL CAC PLANNING AREA

4.4 FORT BRAGG CITY LIMIT TO HARE CREEK PLANNING AREA (Includes Noyo)

The Noyo community is identified with the harbor and the fishing and boat-building industries on the flat. Portions of the community are within the boundaries of the City of Fort Bragg and additional annexation would be logical. Hare Creek appears a likely southern limit for planning purposes, but it does not represent a well recognized community boundary. Although the coastal zone extends inland 1.5 miles east of Highway 1 along Highway 20, much existing and potential development within the CAC area lies outside the zone.

Noyo Harbor

Some 300 boats are moored in the Noyo Harbor District, including 15 to 30 sportfishing or recreational craft. The waiting list for berths has remained constant at about 150 for several years; but since the wait varies from two to five years, depending on ship size, this is not a reliable measure of demand for space. The District proposed to start construction in 1981 on 75 new berths, a 100-ton straddle carrier, administrative offices, and public restrooms. However, the expansion project has been postponed indefinitely because of lack of funding. Dolphin Cove Marina, half a mile upstream, has empty berths, but the channel is too shallow for larger boats. The LCP cannot resolve engineering questions such as the desirability of additional dredging inside the breakwater or building a new breakwater in Noyo Bay; however, both issues will be studied during the next four years by the U.S. Corps of Engineers. Construction of new breakwater would require an amendment to the Coastal Element.

Future space needs and employment in the fishing industry are difficult to predict. Seasonal catches, market conditions, and national policies that encourage importation of processed fish affect the size and economic health of the industry. The current construction of half a dozen or more boats in the 60-foot range at Noyo demonstrates the availability of capital for more intensive use of the fishery, although these boats may be used elsewhere.

It is unlikely that another all-year harbor will be built between Bodega Bay and Eureka; therefore, Noyo's potential expansion should not be curtailed either by development that does not require a location close to the water or by overly rigid environmental controls. Noyo is shown as a Fishing Village on the Land Use Maps, with fishing and boating as the primary uses. Expansion of existing restaurants and trailer parks on the flat will not be permitted unless it can be shown that the space need not be reserved for coastal dependent industry. Sites at the bluff



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level overlooking the harbor, mainly in Fort Bragg, should be developed for view restaurants and visitor accommodations.

Coastal Element Policies: Noyo Harbor

- 4.4-1 In order to provide for Noyo Harbor's potential port expansion, development on the flat lands within the harbor area shall be limited to uses which are directly related to the coastal-dependent industries of fishing and boat-building. Recreational boating facilities shall be designed and located so as not to interfere with the needs of the commercial fishing industry.

The number of restaurant facilities and housing accommodations on the flats shall be limited to the existing square footage unless it can be clearly shown that a particular parcel or building is not needed by coastal dependent industry. Appropriate sites at the bluff level overlooking the harbor may be utilized for restaurants and other visitor accommodations.

- 4.4-2 The selection and use of dredge spoils disposal sites on flatlands along upstream portions of the Noyo River within the coastal zone shall be coordinated with all concerned public agencies, including the Harbor District and the City of Fort Bragg.

Harbor expansion that involves development of wetlands areas shall be carried out in accordance with applicable provisions of the coastal act, including Section 30233, and this plan. Such developments shall be permitted only where there are no feasible less environmentally damaging alternative sites, and where feasible mitigation measures have been provided to minimize adverse environmental effects. This plan shall support harbor related construction in accordance with the Noyo Harbor District Plan and policies of this Coastal Element.

County policies shall support the maintenance and improvement of existing harbor facilities of the region including the design and construction of a breakwater at Noyo Harbor, formulation of a master plan for Albion Harbor, and completion of the Noyo Harbor Master Plan.

- 4.4-3 The County shall develop an evacuation route for the Noyo Harbor area, in addition to North Harbor drive, by re-opening the road west of Agostino's (AP# 18-120-19) for emergency use only. The County



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shall coordinate evacuation procedures with the U.S. Coast Guard and all concerned law enforcement agencies.

See also Policies 3.10-1 and 3.10-2.

Todd's Point; Highway 20 Intersection

Todd's Point is located west of Highway 1 between Noyo Bay and Hare Creek. The Todd Subdivision occupies approximately one-half of the peninsula with a commercial strip along the highway. The area is served by individual water supply and by one access road (Ocean View Drive).

The intersection of Highways 1 and 20 is located between the Noyo River and Hare Creek bridges, a distance of .4 miles. The major intersection and the two narrow bridges create a bottleneck for north-south through traffic.

Ingress and egress to Highway 1 from Ocean View Drive is hazardous and further complicated by a lack of traffic control improvements.

In June of 1980, the College of the Redwoods expressed renewed interest in locating an educational center on Todd's Point just north of Hare Creek. The location of such a facility would require that the City of Fort Bragg connect the area to its water and sewer systems. Current City policy requires an area to be annexed before City water would be available. Todd's Point residents have expressed opposition to both annexation and the location of an educational center in the area.

On December 3, 1981, the Coastal Commission granted approval for a permit to College of the Redwoods contingent upon meeting five conditions. These conditions (paraphrased) required C.R.: 1) to participate in an intersection improvement district for Highway 1 and 20; 2) to redesign the parking area to provide fifteen public parking spaces at the trailhead; 3) to provide an improved accessway across C.R. property to Hare Creek Beach trail; 4) building elevations and schematics are to be approved by the Executive Director; and 5) C.R. must submit verification from the City of Fort Bragg that public sewer and water will be provided to the complex.

Since the Commission's action on this permit, the City of Fort Bragg has annexed this area, so sewer and water should be available now. However, other conditions of the permit have not been met and therefore, the permit has not been issued to date.

Coastal Element Policy: Todd's Point; Highway 20 Intersection

4.4-4 Any major new development of Todds Point shall be contingent upon



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annexation and provisions for sewer and water facilities by the City of Fort Bragg, and highway intersection improvement sufficient to handle increased traffic related to major new development of Todds Point.

At such time as annexation occurs, the Coastal Element should reflect the pre-zoning identified in the Fort Bragg Local Coastal Plan.

Designated Access Points, Trails, and Recreation Areas

Policies for all access points, trails, and recreation areas are in Sections 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.

Noyo Bay

Location: Soldier Point to Noyo Bridge.

Ownership: Private; Georgia-Pacific; public.

Existing Development: Steep bluffs except for a 600-foot beach bordering the dredge spoils storage area immediately north of harbor entrance. A small portion of the blufftop is occupied by Native Americans; the remainder adjoins the Georgia-Pacific log storage area and airstrip. Shoreline access is available only at the beach area, labeled Ocean Front Park and Spoils Area in the Fort Bragg Local Coastal Plan. An unpaved parking area at the base of the breakwater is heavily used for beach access.

Potential Development: Day use shoreline park at beach area. Public use of the bluffs to the north of the beach would require extensive fencing to avoid interference with Georgia-Pacific operations. This site is less scenic than the bluffs on south side of the harbor entrance.

Policy:

4.4-5 Public access shall be maintained at the Noyo Bay Beach and the area improved and maintained under the jurisdiction of the Noyo Harbor District. Should the Industrial use of the land be changed or augmented by use or uses other than Industrial then vertical and lateral access shall be obtained consistent with Policy 3.6-5.

Noyo Harbor



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Location and Ownership: Three existing boat launching ramps (one private ramp on north side and two public ramps on south side, including Wildlife Conservation Board ramp.)

Policies:

- 4.4-6 Existing boat launching ramps and dry docks (haul out for large boats) shall be maintained in Noyo Harbor.
- 4.4-7 Those offers of dedication of 15-foot vertical and lateral accessway along 45 feet of harbor frontage (Schnaubelt Fisheries) and an offer of dedication of a 5-foot vertical access on property adjoining Schnaubelt (Carine) shall be relinquished. There are sufficient access and view points within the harbor to meet the requirements of the Coastal Act.
- 4.4-8 The Harbor District shall be requested to provide public viewing access to the water's edge at several locations along the south shore as a condition of approval of harbor expansion.

North Harbor Drive

Location: Immediately north of Noyo River Bridge, east of Highway 1 transversing east then south to Noyo Fishing Village. Pass through village (northward) then west under bridge to harbor entrance and shoreline. Northern portion is in the City Limits of Fort Bragg.

Existing Development: Existing accessway on County Road 415A. West of bridge is large, unimproved parking area within view of harbor entrance and shoreline. Major tourist route into Fishing Village and attractions.

Potential Development: Improve parking area for viewing at harbor entrance and shoreline access.

Noyo River

Location: North bank, three miles upstream from mouth.

Ownership: Private.

Characteristics: Offer of dedication of a 25-foot lateral floating easement; no vertical accessway.

Policy:

- 4.4-9 The offer of floating easement shall be released because a trail system to connect to the easement is not feasible and a vertical accessway does not exist.



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South Harbor Drive

Location: East of Highway 1, transversing north from Highway 20 into Noyo Fishing Village (south bank).

Existing Development: Existing accessway on County Road 415. Large improved parking area at terminus.

Todd's Point

Location: Lots north of west end of Ocean View Drive, Todd Subdivision.

Ownership: Private; prescriptive rights may exist.

Existing Development: Chicken Point traditionally is used by fishermen as a viewpoint to assess weather conditions before going to sea. Others enjoy watching boats enter and leave Noyo Harbor. The heavily used viewpoint is denuded of vegetation and is subject to littering.

Status: The parcel along the north bluff of Todd's Point may be subject to prescriptive rights and is unsuited for development. (See Noyo Bay above for legal status.) The Land Use Plan shows a trail on this site, where fine views would be possible. The trail would link Todd's Point (specifically Chicken Point) with South Harbor Drive passing under Noyo Bridge. This parcel, together with two adjoining parcels to the south at Chicken Point, is shown as "park" on the Fort Bragg adopted General Plan.

Potential Development: Acquisition, development for viewing only, and surveillance are essential to protect the privacy and quality of environment for Todd Subdivision residents.

Policies:

- 4.4-10 An accessway shall be acquired along the northern bluff top at Todd's Point, linking Chicken Point with south Harbor Drive by an existing trail which passes under the Noyo Bridge. A parking area, suitably screened from adjacent residential parcels, shall be developed in the vicinity of Chicken Point. Soil and vegetation restoration work shall be incorporated as part of any public acquisition of this highly scenic area. Day use only shall be permitted.
- 4.4-11 All existing offers of blufftop access in Todd Subdivision (Myers, Spath, Ritchie) shall be relinquished. The blufftop offers are inappropriate because they lack vertical access connections, and because no blufftop trail around the headland is planned, and



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because they infringe upon privacy.

Ocean View Drive

Location: West of Highway 1, just south of Noyo Harbor Bridge extending .5 mile to blufftop.

Existing Development: Existing accessway into Todd Subdivision transversing on County Road 439 to blufftop and outstanding views to ocean and Noyo Bay.

Potential Development: See discussion on Todd's Point (above).

Hare Creek

Within the Fort Bragg to Hare Creek Planning Area, Ocean View Drive, North Harbor Drive and South Harbor Drive are shown on the Land Use Maps as existing shoreline access.

Location: West of Highway 1 Bridge, south of Highway 20.

Ownership: Private.

Existing Development: Sandy beach currently reached by path adjoining Bellow-Seacrest Subdivision on south side. Prescriptive rights may exist. Recorded offers of dedication of lateral access along the south side of Hare Creek by Patterson, Trombetta and Emerson.

Potential Development: Access near Hare Creek Bridge from the north side in conjunction with development of the adjoining parcel to the north.

Policy:

4.4.12 Public access to Hare Creek beach shall be an important feature of the local coastal plan in this area which is subject to rapidly increasing urbanization. A proposed shoreline access trail to Hare Creek beach is indicated on the land use map.

As part of its planned development, the College of the Redwoods shall be required to provide for an internal pedestrian pathway and a public parking area conveniently situated on its property.

Access beyond the college property to Hare Creek beach shall be required as a condition of approval for any future development involving those properties which adjoin the west side of Highway 1 south of Ocean View Drive (County Road 439), and these properties adjoining the north side of Hare Creek and Hare Creek beach. As an alternative to this proposal, the purchase



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and management by a responsible public agency of a shoreline access trail extending from the north side of Hare Creek in the vicinity of Bay View Avenue (County Road 439A) to Hare Creek beach is recommended by this plan.

Visitor Accommodations and Services: No visitor accommodation or service has been designated as a principal permitted use on the land use map in the Fort Bragg City Limit to Hare Creek Planning Area. However, an abundance of visitor accommodations and services are available in the Fishing Village at Noyo. These include Anchor Lodge, Salmon Inn, Noyo River Inn, the Wharf and several other restaurants. In addition, a small commercial area has been designated north of Noyo Bay and additional visitor accommodations are expected to be constructed on Highway 1 commercial frontage, south of Noyo Bridge.