



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

NORTH CENTRAL CAC PLANNING AREA

4.5 HARE CREEK TO JUG HANDLE CREEK PLANNING AREA (South Fort Bragg)

South of Hare Creek, the Coastal Zone boundary is located approximately one and one-half miles east of Highway 1 thus including residential neighborhoods as far as two miles away from the coast.

A commercial zone on both sides of Highway 1 between Hare Creek and Boice Lane contains a building supply store, two equipment rental businesses, neighborhood grocery stores, a dairy, two motels, several campgrounds, and other highway-oriented and neighborhood commercial businesses.

Residential areas on either side of the commercial area along tributary roads such as Simpson Lane and Boice Lane are largely built out with one acre per single family dwelling parcel size predominating. Away from the tributary roads, parcel size may be five acres or larger. Although some of the larger parcels are used for agriculture, mainly grazing, the Rural Residential land use classification would encourage these uses to continue. Few parcels of 20 acres or larger exist between Hare Creek and Jug Handle Creek in the Coastal Zone.

Between Hare Creek and Boice Lane, Highway 1 has a median turn lane and bike lanes are planned in the future. The intersections of Highway 1 with Simpson Lane and Boice Lane are the sites of numerous vehicle accidents. Caltrans is considering installing a signal at the Simpson Lane intersection. Because Simpson Lane is heavily used by pedestrians, bicyclists, and equestrians, the North Central Coast CAC and the Northern California Trails Council have recommended that the 2.5 miles of Simpson Lane between Highway 1 and Mitchell Creek Drive be included in the County Trails Plan and have a high priority for road shoulder improvement.

A high water table and moderately intensive commercial development have caused septic system failures along Highway 1. Visitor facilities, including two heavily-used trailer parks, have contributed to these problems. Although the commercial zone needs sewer service, area residents strongly oppose annexation to the City of Fort Bragg which has designated Suburban Residential densities for the area. Residents of the area value the rural atmosphere and oppose high density development. Additional development would depend on provision of water and sewage disposal on each property or on the extension of Fort Bragg systems.

Designated Access Points and Recreation Areas



-MENDOCINO COUNTY COASTAL ELEMENT-



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.

Mendocino Gardens

Location: Garden entrance is located west of Highway 1 north of Digger Creek. The Garden extends to the shoreline via developed network of paths.

Ownership: Private and public. Of 47 acres, 12 acres were purchased in 1982 with State Coastal Conservancy funds and now managed by the Mendocino Coast Recreation and Park District.

Existing Development: Botanical garden developed with paths, concert area and blufftop and beach access. Restaurant at gate entrance.

Policy:

4.5-1 The Mendocino Coast Botanical Gardens shall be recognized in this Coastal Element as an important visitor service and public access facility. The Open Space and Planned Development designations shown on the Land Use Map for this property provide for viable land uses which will sustain public use of the gardens, the access trail and ocean view areas.

The entire property shall be evaluated by the County at the time of any proposed development, to assure that public access is maintained and improved.

Policy:

4.5-2 The offers to dedicate easements to the public for access shall be accepted and additional offers of dedication for public access easements shall be obtained for those areas shown on the land use plan map consistent with Policy 3.6-5 in order to complete this trail system. Vertical access from Pacific Ocean Drive to blufftop access shall be limited to non-motorized use.

Policy:

4.5-3 The Rapatz offer of access dedication, 25 feet wide along 210 feet of blufftop between Hare Creek and Digger Creek, shall be relinquished because there is no connecting vertical access nor plans for a coastal trail in this area.

Mitchell Creek

Location: West of Highway 1, south of Mitchell Creek, adjoining Pine Beach Inn to the south.



-MENDOCINO COUNTY COASTAL ELEMENT-



Ownership: Private

Existing Development: Paved trail from motel leads to 250-foot protected cove with sand beach. Offers of 25-foot accessway from mean high tide along the bottom of the bluff have been obtained from two adjoining lot owners, Day and Booth.

Policy:

4.5-4 An offer to dedicate public access to Mitchell Creek Beach for pedestrian use shall be required as a condition of permit approval for those areas delineated on the land use plan map. The California Department of Parks and Recreation should develop a public parking area on State property and develop a trail from the parking area to the beach.

Policy:

4.5-5 The offers to dedicate beach access by Booth and Day shall be accepted for these properties adjoining Mitchell Creek Beach. Access offers shall be required as a condition of permit approval from the other property owners surrounding Mitchell Creek Beach for the portion of the properties below the toe of the bluff, including all of the beach portions of the properties.

Jug Handle Area Trail

Location: Jug Handle State Reserve and adjoining properties; Old Highway 1 at Pine Beach Inn to then west across DPR parcel, then south to Jug Handle Creek.

Ownership: Primarily California State Department of Parks and Recreation (DPR). DPR owns a conservation easement on a large parcel south of Jefferson Way (Seitz) and a right of first refusal to purchase. DPR also owns three parcels in Jefferson Subdivision constituting a 3/14 interest in the subdivision and therefore a 3/14 interest in the recreational parcel in common, allowing public use of the shoreline parcel held in common by lot owners. In addition, DPR owns the adjoining land south of Jefferson Subdivision which has a deeded right of its owners to use this same recreational parcel.

Characteristics: Trail shown on Land Use Plan provides access to bluff top and shoreline from Old Highway 1 at north edge of Reserve and at the interpretive center south of Jug Handle Creek and at a point just north of the Seitz property driveway. The State Park parcels may be connected by a beach trail below the bluff westerly of the Jefferson Subdivision.

Policy:

4.5-6 Existing offers of dedication of access on a common, fractionally owned parcel from lot owners in Jefferson Subdivision shall be accepted.



-MENDOCINO COUNTY COASTAL ELEMENT-



Jug Handle State Reserve North Access

Location: West of Highway 1, between Mitchell Creek and Bromley Creek.

Ownership: DPR, Jug Handle State Reserve; 40 acres reached by 80-foot wide access from old Highway 1.

Characteristics: Unimproved trail to headlands and beach. Part of Jug Handle Area Trail.

Potential Development: Day use with parking near entrance.

Policy:

4.5-7 The Department of Parks and Recreation should prepare a management plan for the Jug Handle State Reserve. As indicated on the Land Use Maps, a hiking trail should be developed through State Department of Parks and Recreation property. Identified entrances, with adequate off-street parking and limited day-use facilities, strategic locations to provide access to the trail system.

Areas of Jug Handle State Reserve east of Highway 1 in the Gibney Lane area should be considered for park status so that low impact, walk-in campsites may be developed.

An equestrian trail east of Highway 1 parallel to the highway and a trail connecting Highway 1 with Jackson State Forest should be designated.

The Department of Parks and Recreation should be required to institute a brush management program to remove Gorse and Scotch Broom in conjunction with County efforts (as directed by Policy 3.1-20) which have become a fire hazard and a threat to adjacent private lands.

Jug Handle Creek

Location: Jug Handle Creek.

Ownership: DPR, Jug Handle State Reserve.

Existing Development: Residence and interpretive center; trail to beach and Ecological Staircase. Part of Jug Handle Area Trail.

Potential Development: DPR proposes to relocate parking south of residence. The State Department of Parks and Recreation will provide, in their management plan, for a safe access and egress to the beach at the mouth of Jughandle Creek.



-MENDOCINO COUNTY COASTAL ELEMENT-



Visitor Accommodations and Services: Visitor accommodations and services are designated as a principal permitted use in the Hare Creek to Jug Handle Creek Planning Area at the following locations:

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|-----------------------|-------------------------------|
| Pomo Campground | existing campground |
| Woodside Trailer Park | existing campground |
| Pine Beach Inn | existing motel and restaurant |

In addition, many visitor accommodations and services are available along the commercial strip of Highway 1, but have not been designated on the land use map. These include the Mendocino Botanical Gardens, the Coast Motel, the Shoreline Motel and Hidden Pines Campground.