



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

SOUTH COAST CAC PLANNING AREA

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

This planning area covers 12 miles of a narrow coastal shelf and high bluffs interrupted only by deep gulches at Elk and Greenwood Creeks. The Coastal Element designates most of the planning area west of Highway 1 as a "highly scenic area" within which development "shall be subordinate to the character of its setting" as required by Section 30251 of the Coastal Act. Only two exceptions exist west of Highway 1: the Rural Village of Elk and a small residential area know as Little Geyserville. The town of Elk is a "unique community," so distinctive as to make this portion of the coast worth a journey to many visitors.

In the northernmost mile of the planning area, immediately south of the Navarro River, the Cameron Road neighborhood and Little Geyserville go almost unnoticed by the highway traveler. The remaining 11 miles of coast consist of grazing land on the coastal shelf and timberland in the gulches and upper slopes. The most northerly remaining dairy ranch in the coastal zone is near the south end of the planning area.

Outside Elk, the Coastal Element calls for almost no additional land division because of the absence of urban services and the difficulty of accommodating new development subordinate to the landscape.

Traffic on this segment of Highway 1 is lighter than at any other location south of Westport. The plan calls for widening narrow sections to provide 12-foot vehicle lanes and 4-foot shoulder for bicycles. At some locations, construction of this 32-foot road section may so disrupt the environment that it should not be built.

Elk

Clearly a "unique community" within the intent of the Coastal Act, Elk (Greenwood) is the coast's only linear historic town. Since lumbering operations stopped the vestiges of the lumber town gradually have disappeared. A few elegant houses, trees along the road, vacant highway frontage, the post office, small stores, and the garage with stamped metal "brick" siding combine to establish Elk's man-made character. It is difficult to imagine any change that would improve Elk; however, a few additional housing units could be built both east and west of the highway that would not be visible from the road. Large inns or motels would be inconsistent with the town's character.



-MENDOCINO COUNTY COASTAL ELEMENT-



Coastal Element Policy: Elk

- 4.10-1 Elk shall be designated a Rural Village, with residential, commercial, and cottage industry uses limited mainly by sewage disposal standards. Additional overnight accommodation units shall be limited to 20 and commercial floor area limitations shall be set to keep visitor serving uses in scale with community size.

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.

Navarro River

Location: South bank, between bridge and river mouth along County Road 517 and 517A (Navarro Bluff Road).

Ownership: Wildlife Conservation Board; portion is private property over which prescriptive rights of access have been proven (Dietz vs. King).

Existing Development: Parking and day use facilities, sand beach; major water access point for divers and fishers. Operation is by Mendocino County Department of Parks and Beaches.

Potential Development: Rehabilitation of former resort, which is shown on plan as conditional use; resolution of access road problem. A proposed trail from the south bank utilizing the old state highway to the beach.

Policies:

- 4.10-2 The County and the Wildlife Conservation Board shall endeavor to reach an agreement with the private property owners that will allow maintenance of an access road to the Navarro river and the ocean beach.
- 4.10-3 Implementation of a proposed trail by Mendocino County Parks and Beaches from the south bank utilizing the old highway to the Navarro River beach.

Highway 1 Bicycle Easement



-MENDOCINO COUNTY COASTAL ELEMENT-



Location: North of Cavanaugh Grade, west of Highway 1 between highway markers 37.30 and 36.85.

Ownership: Offer of dedication for 25 foot wide easement along Highway 1 by Frankel.

Policy:

4.10-4 Accept offer of highway easement to connect with future offers for use of non-motorized traffic (Frankel).

Cavanaugh Gulch

Location: 2.2 miles north of Elk, just north of the old cemetery, west of Highway 1.

Ownership: Private.

Characteristics: 200-foot sand beach reachable from moderately sloping bluff. Most suitable shoreline access point in six mile stretch between Navarro River and Elk.

Potential Development: Off-road access parking to be developed for up to five automobiles. Non-vehicular access to beach down moderately sloping gully way to beach.

Policy:

4.10-5 Vertical access to the beach shall be obtained consistent with Policy 3.6-5 and developed leading from the existing Caltrans turnout south of Cavanaugh Gulch at milepost 36.85. This turnout should be improved to accommodate up to five cars.

Cuffey's Point

Location: 1 mile north of Elk.

Ownership: Private.

Characteristics: Superb view of coast across Greenwood Cove and seastacks to south. Suitable for viewpoint, not shoreline access.

Potential Development: Turnout and parking area; picnic tables.

Policy:

4.10-6 Caltrans should acquire an area west of Highway 1 of sufficient area to construct a parking area and vista point overlooking Cuffey's Cove. An offer to dedicate a parking area and vista point at this location shall be obtained consistent with Policy 3.6-5 if



-MENDOCINO COUNTY COASTAL ELEMENT-



Caltrans is not successful in acquiring this area prior to application for a coastal development permit. If the land use on this large area changes in the future, an offer to dedicate an easement for public access shall be required for the area delineated on the Land Use Map, consistent with Policy 3.6-5.

Greenwood/Elk State Park (tentative name for reference only)

Location: West of Highway 1 extending from center of Elk to south side of Greenwood Creek beach.

Ownership: California State Department of Parks and Recreation (DPR), 47 acres.

Existing Development: Plateau at town center with road leading to former mill site at creek; undeveloped.

Potential Development: DPR Lists potential for five picnic sites at north end of park and parking for 20-50 vehicles.

Policies:

- 4.10-7 The California State Department of Parks and Recreation shall be requested in accordance with LCP Policy 3.7-7 to prepare a general plan for day use only providing parking and picnic areas screened from Highway 1 north of Greenwood Creek. The Greenwood/Elk community shall participate in preparation of the park plan. The park plan shall be integrated with existing Rural Village land uses to prevent deterioration of coastal resources including the scenic highway, the historic town and the coastal bluffs and beaches.
- 4.10-8 An offer of dedication of a 10-foot trail, from the highway one mile south of Greenwood Creek to the ocean, obtained as a condition of permit approval (Matson), is found inappropriate and shall be relinquished, because the high bluff is hazardous and because alternative access will be available nearby at Greenwood/Elk State Park.

Elk Creek

Location: Two miles south of Elk.

Ownership: Private.

Characteristics: 40 acres west of highway loop includes 500 foot sandy beach and 3 acre lagoon. Lagoon and riparian habitats can tolerate only limited use.



-MENDOCINO COUNTY COASTAL ELEMENT-



Potential Development: Day use.

Policy:

4.10-9 The California State Department of Parks and Recreation shall be requested to acquire and develop for day use only.

Visitor Accommodations and Services: No sites have been designated as a principal permitted use for visitor serving facilities on the land use maps in the Navarro River to Mallo Pass Creek Planning Area; however, a variety of visitor accommodations and services are available in the Rural Village of Elk. These include the Sandpiper Inn, Harbor House Inn, Greenwood Lodge, Elk Cove Inn and others.

The following sites have been designated as a conditional use for visitor serving facilities on the land use map:

Navarro by the Sea	abandoned inn
South of Navarro River, east of Highway 1	proposed motel
Southeast of Navarro River bridge	proposed restaurant
One mile south of Elk, east of Highway 1	abandoned restaurant, proposed motel