



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

SOUTH COAST CAC PLANNING AREA

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

South of Mallo Pass Creek, the coastal shelf broadens, landforms become softer, and Highway 1 moves inland, sometimes out of sight of the ocean. The San Andreas fault zone intersects the shoreline near Alder Creek, runs east of Manchester, continuing parallel to and outside the coastal zone, which widens to about four miles between Manchester and Iversen Road.

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 cows at the two grade A dairies. Cattle and sheep graze on large ranches both inside and outside the coastal zone.

The upper limit of residential development in this planning area is partially determined by the capacity of Highway 1. Current peak hour traffic operates at a lower service level, on narrower sections of the highway where lanes are 9 feet wide. In most locations the roadbed could be widened, and the Coastal Element calls for construction of 12 foot lanes with 4 foot bike lanes where feasible. Improvement plans should include protected left turn lanes and passing lanes where possible.

It is difficult to predict how additional trips by both residents and visitors, would be distributed among the existing roads. From Irish Beach, the Bay Area may be reached in nearly the same driving time on Highway 128 or via Jenner and Highway 116. Weekday and weekend surveys show about 57 percent of Irish Beach traffic uses Highway 1 south, but some of these trips are for shopping in Manchester. Although Highway 128, Philo-Greenwood Road, and Mountain View Road can carry some traffic to and from this section of the coast, many drivers, particularly second home users returning to the Bay Area, will travel through Gualala and Jenner during the peak hours.

The Sonoma County LCP indicates that Highway 1 will be at capacity at Jenner, even without increased traffic due to development of existing lots at Gualala. Further, this stretch offers less opportunity to locate development out of the Highway 1 viewshed than is possible south of Iversen Road, where the potential for conflicts with agriculture also are less. The only sewer and water systems in the planning area that are capable of accommodating growth are in the City of Point Arena; and the City has no plans to extend service beyond its limits.

Irish Beach



-MENDOCINO COUNTY COASTAL ELEMENT-



Since 1965 the developers of Irish Beach Subdivision, just south of Mallo Pass Creek, have recorded 341 lots, typically about 15,000 square feet. Parcels allowing construction of another 58 units have been approved by the Coastal Commission in 1980. Other approvals by the County would allow the addition of 692 units, raising the possible total to 1,091. About 100 homes have been completed.

Irish Beach County Water District serves the subdivision and a septic system maintenance district recently has been formed. The Coastal Element places limitations on future development for Irish Beach.

Even when fully developed, Irish Beach is unlikely to support more than second homes and vacation rentals. The market in Manchester, Point Arena or the supermarket in Gualala will attract residents' major shopping trips. Irish Beach does need sites for a rental office, a community meeting room, and storage for fire equipment. A view restaurant and inn or motel, could become viable projects as population grows. A site west of the highway adjoining the subdivision on the north would be ideal for visitor serving uses. The community center could be there or on a more centrally located open space parcel east of the highway. Development of commercial space should not be required as a permit condition at this time.

Minor modifications to the subdivision map and street system are needed to reduce the number of lots that have vehicular access only from Highway 1 and to connect all lots east of Highway 1 without requiring use of the highway.

The existing Caltrans viewpoint at Mallo Pass Creek provides a model for development elsewhere. The South Coast CAC has indicated that physical access to the nearby cove should not be permitted, as it would disturb the resident sea lions.

Manchester

The flat or gently rolling land and its distance from whitewater views and second home communities give Manchester the potential to develop moderately priced housing and cottage or light industry. As yet, no community sewage treatment or water systems exist, but growth could bring improved services. The area south of Elk to the northern boundaries of Point Arena has a historical use of agriculture land and has a history of being a producing dairy country. There are presently three existing dairies which are processing as much milk as 59 others which previously existed within this planning area.

Point Arena

(See City of Point Arena LCP)



-MENDOCINO COUNTY COASTAL ELEMENT-



South of Point Arena, Highway 1 traverses largely undeveloped coastline. Informal turnouts exist where the highway is close to the bluff, and views of the coastline and Saunders Reef are exceptional. The Coastal Element designates the area west of Highway 1 between Point Arena and Iversen Road as a "highly scenic area" within which development shall be subordinate to the character of its setting (Coastal Act, Section 30251). The sole exception is the Whiskey Shoals Subdivision as approved by the Coastal Commission on March 21, 1979.

Coastal Element Policy: Point Arena By-Pass

- 4.11-1 A "Proposed Point Arena By-Pass for Highway 1, utilizing a portion of Windy Hollow Road, shall be considered a part of this plan as a conceptual proposal. Future planning shall be coordinated with the City of Point Arena and the California Department of Transportation.

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.

Irish Beach-Manchester Alternative Coastal Trail

Location: Irish Beach to Stoneboro Road; Manchester State Beach

Characteristics: Trail along sandy beach with non-vehicular access at Irish Beach, Alder Creek Beach Road, Kinney Road and Stoneboro Road.

Policy:

- 4.11-2 Lateral access adjoining mean high tide shall be obtained where the trail crosses private lands consistent with Policy 3.6-5.

Irish Beach

Location: Adjoining south boundary of Irish Beach Subdivision immediately north of Irish Gulch.

Ownership: Private; property owners' association and developer.



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Existing Development: Road leads to sandy beach.

Potential Development: Parking area and trail to beach.

Policy:

- 4.11-3 Access shall be provided in accord with offer to dedicate right of pedestrian access over road to the beach and the developer's agreement to improve and dedicate a 10-car parking lot as required by Appeal No. 51-78. Caltrans shall be requested to provide a parking area within their easement east of Highway 1 at Irish Creek. Unless access and parking have been secured in accordance with this policy, an offer to dedicate pedestrian access to the beach, consistent with Policy 3.6-5, shall be required as a condition of development at Irish Beach. Parking shall be obtained either as provided in Policy 3.6-5, through acquisition, or through agreement with Caltrans.

Irish Gulch

Location: Second parcel south of Irish Gulch.

Ownership: Private

Existing Development: House (possibly abandoned).

Potential Development: Parking area and trail to beach.

Policy:

- 4.11-4 An offer to dedicate an easement for pedestrian access to the beach shall be obtained as provided in Policy 3.6-5, through acquisition, or through agreement with Caltrans.

Alder Creek Beach Road

Location: Manchester State Beach on County Road 515.

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

Existing Development: Manchester State Beach access.



-MENDOCINO COUNTY COASTAL ELEMENT-



Potential Development: Sign on highway, parking area improvements; rehabilitation of abandoned state owned houses as park interpretive center or for lease to non-profit organization or concessionaire for use compatible with park.

Policy:

- 4.11-5 The existing public access to Alder Creek Beach extending from Highway 1 via Alder Creek Beach Road (County Road 515) shall be properly identified by signing at Highway 1. The dilapidated state owned houses on the bluff top south of Alder Creek shall be restored for use as a park interpretive center or other public use, or leased to a non-profit organization or concessionaire for a use which will be compatible with the park environment in which they are situated.

Kinney Road

Location: One mile north of Manchester on County Road 512.

Ownership: DPR

Existing Development: Manchester State Beach access; 46 campsites; 75 space KOA campground adjoining on private land.

Stoneboro Road

Location: .7 mile south of Manchester on County Road 570.

Ownership: DPR

Existing Development: Manchester State Beach access; DPR holdings include all but 9 parcels in Hunter's Lagoon subdivision that is in process of acquisition to protect the lagoon and wetlands.

Potential Development: Sign on highway; southern end of trail connecting with Irish Gulch and Alder Creek access.

Policy:

- 4.11-6 The California State Department of Parks and Recreation shall be requested to prepare a general plan for Manchester State Beach incorporating development of access at Alder Creek, Kinney Lane, and Stoneboro Road and making use of the abandoned houses near Alder Creek. This plan shall include an effective dog control program to prevent livestock predation on adjoining ranches.



-MENDOCINO COUNTY COASTAL ELEMENT-



Manchester Beach/Garcia River Mouth

Location: West of Highway One, south of Stoneboro Road.

Ownership: Private

Existing Development: Dune and sandy beach south of Manchester State Beach, west of grazing lands.

Potential Development: Trail extension south of existing State Beach Park to Garcia River mouth on and along the beach for fishing, and passive recreation.

Policy:

4.11-7 Offers to dedicate easements for lateral shoreline accessway shall be obtained along this beach south to the Garcia River mouth as a condition of permit approval.

Garcia River

Location: End of Minor Hole Road (County Road 509A), one mile north of the City of Point Arena.

Ownership: Private; public use in accord with posted regulations is acceptable to owner; prescriptive rights may exist.

Existing Development: Fishing access.

Potential Development: Improved parking area; sign on highway.

Policy:

4.11-8 There should be no access through agriculture lands in this area, finding that over use of the encroachment will be detrimental to the agriculture resource. On the existing road, to its terminus, signs shall indicate that unleashed dogs, hunting and camping are prohibited.

4.11-9 A trail segment for hiking shall be acquired consistent with provisions of Policy 3.6-5 and developed connecting the western end to Lighthouse Road (County Road 509) and the Point Arena Light Station, through the former U.S. Coast Guard Loran Station, and into Point Arena Cove (by connection to a trail segment within the City of Point Arena consistent with Policy 3.2-14). (There shall be no



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bluff top trail until the ag land use changes.)

Point Arena Light Station

Location: End of Lighthouse Road (County Road 509), 3/4 mile north of the City of Point Arena.

Ownership: U.S. Coast Guard

Characteristics: The lighthouse, rebuilt after the 1906 earthquake, is an important landmark in a spectacular setting. Lighthouse Road, along eroding bluffs, offers exceptional views of the coast. Current U.S. Coast Guard policy is to allow tours with written permission from District Commander in San Francisco.

Potential Development: Trail designation and turnouts along Lighthouse Road with fencing or guard rail to protect bluff edge; lighthouse tours.

Policies:

- 4.11-10 The U.S. Department of Transportation (Coast Guard) shall be requested to allow no-fee daytime access to the historic Point Arena Light Station. Use shall be limited to ocean viewing and fishing. In the event that this federal installation is abandoned by the Coast Guard, the Department of Parks and Recreation or other non-profit organization such as the Point Arena Lighthouse Keepers shall be requested to acquire the property and to operate it as a museum or historical site in conjunction with continued no-fee general public usage.
- 4.11-11 A public agency shall be requested to construct and maintain view turnouts along Lighthouse Road.

Mendocino-Lake Community College Field Station

Location: West of junction of Lighthouse Road and Highway 1, one mile northwest of the City of Point Arena.

Ownership: Mendocino-Lake Community College District.

Potential Development: College District proposes to establish a field station and science labs for the Field Study of marine biology, geology, coastal agriculture, energy and meteorology. The residential units will be reserved for instructors and students on a reservation basis.



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Policy

- 4.11-12 The former U.S. Coast Guard Point Arena Loran Station was acquired by the Mendocino-Lake Community College to be used as a field station. It shall be operated in a manner which will provide educational, scientific, natural resource management and recreational use of the property. No fee public access limited to passive recreation uses such as daytime picnicking, fishing, hiking, and ocean viewing shall be allowed. Vehicle access shall be allowed on the existing roadway from Highway One. A hiking trail shall be developed that connects to the proposed coastal trail running from the town of Point Arena to the Point Arena Lighthouse and then to the Garcia River. Both public access and trail easements shall be obtained consistent with Policy 3.6-5. (There shall be no bluff top trail until the ag land use changes.)

P.G. & E. Road

Location: An existing road along the northern boundary of the City of Point Arena, providing vertical access between Highway One and a lateral blufftop trail proposed in Policy 4.11-12.

Ownership: Private.

Policy:

- 4.11-13 Offers to dedicate an easement for public access shall be required as a permit condition to provide a vertical pedestrian easement from Highway One to a planned blufftop trail. There shall be no access trail until the agriculture land use changes per Policy 3.2-14.

Point Arena to Whiskey Shoals Trail

Location: Along the coast from the City of Point Arena's southern boundary to Whiskey Shoals subdivision.

Ownership: Private. An as yet unrecorded offer of dedication of lateral, shoreline access 1.5 miles north of Whiskey Shoals was required as a condition of permit approval (Hendricks).

Potential Development: Trail along bluff and shoreline.

Policy:

- 4.11-14 Offers to dedicate easements for a lateral bluff accessway shall be acquired on those areas delineated on the Land Use Map consistent



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with Policy 3.6-5.

Mote Creek

Location: Wiskey Shoals Subdivision, two miles south of Point Arena

Ownership: California Coastal Conservancy

Existing Development: Dirt road to beach

Potential Development: Day use picnicking, hiking, and ocean viewing

Policy

- 4.11-15 The California Coastal Conservancy should develop this access point including a parking area, so that it can be used by the public. Offers to dedicate easements for an accessway and lateral bluff trail shall be acquired for public use consistent with Policy 3.6-5.

H Bar H Reversion to Acreage

Policy

- 4.11-16 The County will, upon receiving satisfactory proof from the Coastal Commission of a fully executed settlement agreement between H-Bar-H and the Commission that these parcels be reverted to acreage, initiate proceedings for reversion to acreage pursuant to Section 66499.12 of the Subdivision Map Act provided that the County can make the required findings in Section 66499.16

Ross Creek

Location: 2.5 miles south of Point Arena; adjoins Whiskey Shoals subdivision.

Ownership: Private.

Potential Development: Beach access.

Policy:

- 4.11-17 Offer of dedication for public easements shall be obtained providing vertical and lateral access to beach and blufftop trails consistent with policy 3.6-5, connecting to the acquisition at



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Schooner Gulch/Bowling Ball Beach.

Schooner Gulch/Bowling Ball Beach

Location: 3.3 miles south of Point Arena.

Ownership: Private. Auguste has recorded an offer of dedication for lateral, blufftop access just north of Bowling Ball Beach.

Characteristics: Path from highway turnout leads to sandy beach at Schooner Gulch. Bowling Ball Beach to north is named for 3-foot diameter rocks that have eroded from sandstone bluff and are lined up in shallow crevices below like rows of bowling balls.

Potential Development: In 1974, DPR prepared acquisition plan for about 80 acres, but no action has been taken. DPR development for day use would provide the only pocket beach state park south of Greenwood Creek. The area is suited to heavy use that would be attracted by the "bowling balls".

Policies:

- 4.11-18 The California State Department of Parks and Recreation shall be requested to place the Schooner Gulch/Bowling Ball Beach site on their high priority acquisition list. The portion of the proposed purchase located east of Highway One should avoid displacing existing residents and should provide an adequate parking area with access off Schooner Gulch Road and linked to the area west of Highway One via the existing undercrossing.
- 4.11-19 The offers of dedication for the 10 foot lateral blufftop and one 25 foot vertical access (existing roadway) on the parcel opposite Bowling Ball Beach (Auguste) shall be accepted for a blufftop trail and shall be opened for public use when maintenance and liability for the trail are assumed by an appropriate entity. Offers of dedication for public access shall be obtained on adjacent parcels where the proposed trails are shown on the Land Use Plan Map consistent with Policy 3.6-5. If the Elliot permit is issued, the offers to dedicate easements for public access should be accepted by an appropriate entity.

Hearn Gulch

Location: Milepost 10.08, immediately north of Iversen Subdivision.



-MENDOCINO COUNTY COASTAL ELEMENT-



Ownership: Private; prescriptive rights may exist.

Characteristics: Small cove and sand beach.

Potential Development: Parking area and trail from north side; could serve recreational development adjoining Hearn Gulch east of highway as proposed by landowner.

Policy:

4.11-20 Accessway dedication shall be obtained consistent with policy 3.6-5; purchase parking area.

Visitor Accommodations and Services: Visitor accommodations and services are designated as a principal permitted use in the Mallo Pass Creek to Iversen Road Planning Area at the following locations:

KOA, Manchester Beach	existing campground
Manchester State Beach	existing campground
Point Arena Campground	existing campground

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

North of Irish Beach subdivision, west of Highway 1	proposed motel
North of Irish Beach subdivision, east of Highway 1	proposed inn
South of Irish Beach subdivision, west of Highway 1	proposed motel
South of Point Arena, east of Highway 1	proposed motel
Iversen Road	proposed campground

In addition, a variety of visitor serving facilities are located in the City of Point Arena, which is located in the central part of this Planning Area.