



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

SOUTH CENTRAL CAC PLANNING AREA (Jug Handle Creek to Navarro River)

4.8 VAN DAMME STATE PARK TO DARK GULCH PLANNING AREA (Little River Planning Area)

The Little River Planning Area includes most of the larger inns on the Mendocino coast, both because this stretch of coast is exceptionally attractive and because it contains large houses built by prosperous settlers. The inns, totaling approximately 250 rooms, have been successful in remaining subordinate to the natural setting. They are patronized by visitors with few comparable choices for accommodations north of San Francisco.

Substantial expansion of the inns and hostels in this location would indicate that improvements to Highway 1 are necessary or desirable. Improvements of the sharp, badly banked curve at Dark Gulch would significantly improve safety conditions of Highway 1 in this area. There is a need in this area as well as other areas up and down the coast for Caltrans to acquire sufficient right of way through dedication or purchase of 30 foot half-width from the center of the road for the purpose of sufficient area for highway improvements and maintenance.

The Land Use Plan prescribes improvement of Highway 1 to 12-foot vehicle lanes and 4-foot shoulder - little more than what exists today. Several permit applicants have recorded offers to dedicate a 25-foot easement along the west side of the highway for a pedestrian and bicycle path in lieu of providing shoreline access.

Little River

The group of buildings situated east of the highway and north of the Little River crossing is essential to the character of Little River. This grouping is designated Rural Residential.

Designated Access Rights, 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.



-MENDOCINO COUNTY COASTAL ELEMENT-



Van Damme State Park

(See Big River, Section 4.7, for discussion of separated parcels north of Little River)

Location: Along Little River.

Ownership: Department of Parks and Recreation (DPR).

Existing Development: 74 campsites and a 50-person group camp; shoreline access to large sandy beach; handicapped access, improved parking area on shoreline, west of Highway 1 for approximately 50 vehicles.

Potential Development: DPR proposes relocation of the group camp to a site near Comptche Road.

Policy:

4.8-1 The Department of Parks and Recreation shall be requested to prepare a general plan with full participation of the community. The plan shall protect residents of Gordon Lane and Comptche Road from potential adverse effects resulting from relocation of the group camp.

Little River-Airport Road Inland Trail

Location: From Highway 1 at Little River, County Road 404 transverses northeasterly to Comptche-Ukiah Road.

Existing Development: Pedestrian, bicycle, and equestrian use, designated by County Trails Plan.

Highway 1 Bicycle Easement

Location: North of Schoolhouse Gulch; Stillwell Point.

Ownership: Private

Potential Development: Bicycle or pedestrian/equestrian path.

Policy:

4.8-2 Previously adopted policies relating to improvement throughout the Highway 1 area providing for 12-foot road strips and 4-foot shoulders, where possible, should be pursued in this particular area. Accept offers of Tramaine, Glassman, and Garote and obtain



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additional offers of dedication along Highway 1, consistent with Policy 3.6-5.

Buckhorn Cove

Location: North side of Buckhorn Cove; south of Little River, west of Highway 1.

Ownership: Private.

Characteristics: Highly attractive rocky cove with sandy beach.

Potential Development: Entrance would be 500 feet north of cove to permit a safe turn; parking could adjoin highway and be screened from view.

Policy:

4.8-3 An offer to dedicate an easement for public access and a public parking area shall be obtained for those areas shown on the land use plan map consistent with Policy 3.6-5.

Heritage House

Location: Smith Creek, just north of Dark Gulch, west of Highway 1.

Ownership: Private.

Existing Development: Beach on inn property. Deed restriction as condition of permit to ensure continued no-fee public access.

Policy:

4.8-4 The existing visitor serving facility consists of many separate cabin units located on several different contiguous parcels under one ownership. In order to allow for the continuation and expansion of the visitor accommodations an asterisk 5 designation shall apply to the ownership as a single facility and the future use of this designated site shall be limited to visitor serving accommodations and support services.

Dark Gulch to Albion Trail

Location: 0.25 mile south of Dark Gulch to the north edge of Albion Village.

Ownership: Private; an offer of dedication of a 6 foot vertical access and a 25 foot lateral access along 400 feet of bluff top was obtained (Roberts).



-MENDOCINO COUNTY COASTAL ELEMENT-



Potential Development: Trail around Albion Head offering spectacular views of the coast as well as views of the Albion River Bridge, Albion Village, and Albion Harbor.

Policy:

4.8-5 The offer of dedication (vertical and lateral) from Roberts shall be accepted and in addition offers of dedication for public access for those areas delineated on the land use plan map shall be obtained consistent with Policy 3.6-5.

Visitor Accommodations and Services: Visitor accommodations and services are designated as a principal permitted use in the Van Damme State Park to Dark Gulch Planning Area at the following locations:

Little River Inn	existing inn and restaurant
Fools Rush Inn	existing motel-type accommodation
The Ledford House	existing restaurant
The Victorian Farmhouse	existing bed and breakfast inn
School House Creek Inn	existing inn
Sea Foam Lodge	existing motel
Andiron Lodge	existing motel
Heritage House	existing inn and restaurant