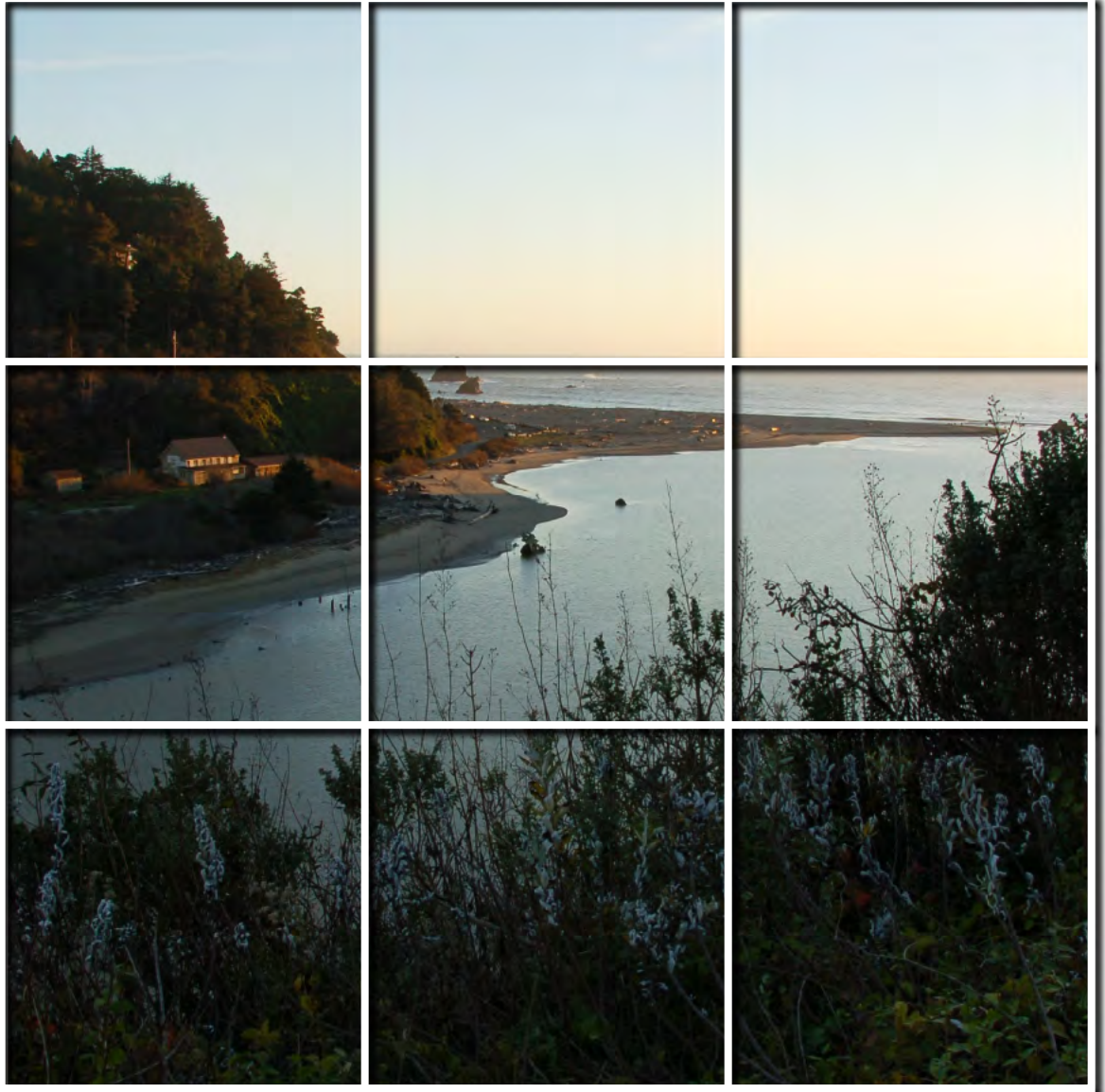


Navarro-by-the-Sea Specific Plan

Navarro River Redwoods State Park



December 16, 2008
Draft



Navarro-by-the-Sea Center
for Riparian and Estuarine Research



Draft

Navarro-by-the-Sea Specific Plan

Prepared for:

California State Parks • Mendocino District



Navarro-by-the-Sea Center

Navarro-by-the-Sea Center
for Riparian and Estuarine Research

Funded in part by:

California Cultural and Historical Endowment



Prepared by:

2M Associates



December 16, 2008



EXECUTIVE SUMMARY

NSCR Purpose:
*to promote education
and interpretation
activities of the
California State parks
system, principally in
the Mendocino County
area, support scientific
and historic
investigations relating
to the area, and
present these subjects
to the public.*

VISION

The Navarro-by-the-Sea Specific Plan area, located next to the Navarro River at the gateway to Navarro Beach and the Pacific Ocean, encompasses valuable historic and sensitive natural resources that offer unparalleled opportunities for resource protection, enhancement and interpretation.

This Specific Plan envisions the rehabilitation and management of both the Navarro-by-the-Sea Historic District and the estuary ecosystems. The historic buildings and cultural features will be rehabilitated to support a variety of individual and community day use activities. Major estuary activities will include riparian and estuarine research, vegetation and watershed management, and wetland enhancement, all of which support a healthy and diverse natural landscape. Active stewardship, interpretation, and education programs will enhance the visitor experience by highlighting the area's rich heritage and exceptional resources. The rehabilitation of the Historic District will ensure that future generations can experience what remains of the vibrant settlement that prospered during the logging and ship building periods.

The preparation of this Specific Plan is a collaboration of the local non-profit Navarro-by-the-Sea Center for Riparian and Estuarine Research (NSCR) and the Mendocino District of California State Parks (CA State Parks). This collaboration is consistent with the stated purpose of NSCR to support CA State Parks and foster the rehabilitation of the historic structures at Navarro-by-the-Sea, as further defined in a Memorandum of Understanding entered into by both parties in January, 2006. This Specific Plan has been funded in part by a grant NSCR received from the California Cultural and Historical Endowment. The grant also includes funds for the preparation of construction plans for the rehabilitation of Captain Fletcher's Inn.

AREA DESCRIPTION

The 726-acre Navarro River Redwoods State Park is located in Mendocino County, California. This plan presents information on a fairly small 8.5-acre area at the western terminus of this State Park, located west of Highway 1 along Navarro Beach Road. The study area includes the Navarro Inn Historic District (Historic



District) that contains Captain Fletcher's Inn, the Navarro Mill Manager's House, auxillary buildings, the beach campground and parking area, and related cultural landscape features.

PURPOSE OF THE SPECIFIC PLAN

The purpose of the Specific Plan is to provide an overview and context for the potential future uses in the study area, focusing on the rehabilitation and reuse of Captain Fletcher's Inn as a Visitor and Interpretive Center, and the Navarro Mill Manager's House for continued use as offices for CA State Parks and NSCR, and as a potential ranger residence in the future. The Specific Plan identifies the location, size, and configuration for visitor-serving facilities including access roads and foot paths, parking areas, restrooms, interpretive facilities, operations and maintenance facilities, utilities, and other related actions. No major changes to the beach campground and parking area are proposed as part of this Specific Plan.

PLANNING CONTEXT

This Specific Plan was prepared to identify existing resources in the study area, provide an analysis of alternative future uses, and define steps which allow for the rehabilitation of the historic structures at Navarro-by-the-Sea.

The Navarro River Redwoods State Park does not have a General Plan. As defined in California Public Resources Code, Section 5002.2.(c) certain types of projects are exempt from General Plan requirements if the only development contemplated consists of the repair, replacement, or rehabilitation of an existing facility; the construction of a temporary facility, so long as such construction does not result in the permanent commitment of a resource of the unit; any undertaking necessary for the protection of public health or safety; or any emergency measure necessary for the immediate protection of natural or cultural resources; or any combination thereof.

The rehabilitation of the currently vacant Captain Fletcher's Inn, if accomplished in a way that the sensitive natural and cultural resources are adequately protected and enhanced, would be consistent with that code provision.

The study area is within the Coastal Zone where development is subject to the goals and policies of the Mendocino County General Plan Coastal Zone Element. Therefore, implementation of many of the various physical improvements recommended in this Specific Plan, subject to approval by CA State Parks, will require a Coastal Development Permit and related building permits from Mendocino County. This Specific Plan is exempt from the California Environmental Quality Act under Statutory Exemptions.

KEY ISSUES AND OPPORTUNITIES

Issues, opportunities, and alternatives addressed in this Plan include:

- Traffic, parking, safety
- Pedestrian connections and circulation
- Compatibility with existing park/use patterns
- Drainage and flooding around Captain Fletcher's Inn
- Water supply
- Wastewater disposal
- Geotechnical considerations including liquefaction and lateral movement related to Captain Fletcher's Inn
- Preservation and enhancement of environmentally sensitive wetland areas
- Removal and control of highly invasive non-native vegetation to restore native vegetation and wildlife habitat
- Cultural protection
- Retention and enhancement of the integrity of the Historic District, particularly as it relates to removal of non-contributing features and structures

KEY PROPOSALS AND PLANNING CONCEPTS

Planning goals, guidelines and actions contained in this Specific Plan are outlined below, including rehabilitation and enhancement actions. Key to this program is rehabilitating Captain Fletcher's Inn as a Visitor and Interpretive Center. Also shown are general priorities associated with each action. It should be noted that these priorities present a logical sequencing of actions and may be altered based on available funding and other implementation opportunities such as donor support

and volunteer assistance. No changes are proposed for the Navarro Beach area, including the campground and parking lot.

LOCATION	ACTION	PRIORITY+		
		1	2	3
OPERATIONS PROGRAM (Facilities, Circulation, Utilities)				
Captain Fletcher's Inn	<ul style="list-style-type: none">• Raise Inn structure approximately three feet on new foundation• Remove front bar addition and back additions• Remove motel structure• Reconstruct full-width front porch• Install a retaining wall at the rear of building• Deconstruct chimney and roof, and weatherize remaining openings in building.	X		
	<ul style="list-style-type: none">• Rehabilitate remainder of exterior and building interior to be ADA compliant• Place new fill around the Inn to recreate setting• Install underground wastewater vault (above the floodplain)• Develop downstairs as multi-functioning space suitable for visitor interpretive services, school and small group use, and community meetings.		X	
	<ul style="list-style-type: none">• Develop small parking area on west side of Inn with 5 spaces (1 ADA-compliant space)• Develop at-grade ADA-compliant access ramp from parking to Inn• Finalize landscape enhancements around Inn including path from parking area, interpretive area with signage, flag pole, and landscaping; use forms, colors and textures consistent with the historic character of the District.		X	
	<ul style="list-style-type: none">• Relocate electrical service to Inn			X
	<ul style="list-style-type: none">• Develop ADA restroom at back of Inn			X
Mill Manager's House	<ul style="list-style-type: none">• Rehabilitate sanitary sewer system	X		
	<ul style="list-style-type: none">• Rehabilitate structure to stabilize foundation, close openings, and upgrade electrical and other systems	X		
	<ul style="list-style-type: none">• Develop well and water tank for potable water consumption and fire control		X	
	<ul style="list-style-type: none">• Remove two structures (shed and chicken coop) across Navarro Beach Road		X	

LOCATION	ACTION	PRIORITY+		
		1	2	3
	<ul style="list-style-type: none"> Consider repair of two ancillary buildings across Navarro Beach Road as storage buildings 		X	
	<ul style="list-style-type: none"> Relocate and place underground electrical service line to Navarro Beach Road shoulder 		X	
	<ul style="list-style-type: none"> Rehabilitate house as ranger residence 			X
Navarro Beach Road	<ul style="list-style-type: none"> Identify Historic District as a slow street with traffic calming measures to allow pedestrians and vehicles to share the road including: <ul style="list-style-type: none"> Entrance identity signs at Historic District boundaries 5 mph speed signs Three (3) speed tables with striping 		X	
	<ul style="list-style-type: none"> Construct new ADA compliant pedestrian trail on the south shoulder of Navarro Beach Road connecting the Inn with the Mill Manager's House 		X	
	<ul style="list-style-type: none"> Develop Coastal Trail along the old road grade (Navarro Bluffs Road) from Navarro Beach Road through NRR State Park 			X
Other	<ul style="list-style-type: none"> Underground utilities between the Inn and Mill Manager's House under road / pedestrian trail; remove existing overhead lines where feasible 		X	
RESOURCE MANAGEMENT PROGRAM				
Area-wide	<ul style="list-style-type: none"> Develop revegetation strategy for disturbed areas that utilizes site-specific native species grown from seed or cuttings collected on-site 	X		
	<ul style="list-style-type: none"> Develop a cultural landscape strategy for the Historic District prior to the installation of any non-native plants, public access features, or outdoor interpretive areas 	X		
	<ul style="list-style-type: none"> Implement a program to control the spread of and eventually remove invasive non-native noxious plants in the study area 	ongoing		
	<ul style="list-style-type: none"> Implement revegetation and cultural landscape plans in association with other rehabilitation and enhancement actions 	ongoing		
East of Inn	<ul style="list-style-type: none"> Restore and enhance disturbed wetland area Remove pavement underlying disturbed wetland area (approximately 3,900 sq. ft.), regrade as seasonal wetland Revegetate perimeter with appropriate species as identified in the revegetation plan Enhance and stabilize drainage along the 		X	



LOCATION	ACTION	PRIORITY+		
		1	2	3
	east side of the Inn that leads to the enhanced seasonal wetland (approximately 2,825 sq. ft.)			
Area-wide	<ul style="list-style-type: none"> Develop mitigation plan for potential Townsend's big-eared bat impacts including methods to prevent inadvertent take during construction, the feasibility and options of providing on-site replacement habitat, 	X		
Navarro Bluffs behind Inn	<ul style="list-style-type: none"> Revegetate slopes behind the Inn for stabilization and conversion to native plants 			X
Mill Manager's House	<ul style="list-style-type: none"> Remove the majority of the eucalyptus grove east of house leaving healthy eucalyptus specimens as historic features 			X
INTERPRETATION AND EDUCATION PROGRAM				
Navarro Beach Road	<ul style="list-style-type: none"> For visitor safety, install vehicular-oriented direction signs on Highway 1, identity signs at the Historic District boundaries, and 5 mph speed limit signs along Navarro Beach Road Develop and install pedestrian-oriented safety signs along Navarro Beach Road at gateways to the Historic District 		X	
Captain Fletcher's Inn Visitor and Interpretive Center and Navarro Beach Road	<ul style="list-style-type: none"> Rehabilitate Inn as Visitor and Interpretive Center. Develop ground floor of Inn as an open room(s) with period furnishings and photo-exhibits Install a series of outdoor interpretive signs with images of the original town, structures, life stories, and the natural and cultural land use relationships that affect Navarro River Estuary and watershed Install historic flagpole "landmark" 		X	

LOCATION	ACTION	PRIORITY+		
		1	2	3
Captain Fletcher's Inn Visitor and Interpretive Center	<ul style="list-style-type: none"> • Coordinate and partner with other area interpretive facilities for the development of interpretive displays and programs to make the Inn one stop in a north coast regional historic interpretive trail • Coordinate and partner with watershed restoration organizations to develop exhibits and programs to improve public understanding about watershed issues, including sedimentation, changes in water temperature, hydrologic patterns, etc. • Coordinate and partner with the private forest landowners to develop exhibits and programs to improve public understanding of timber harvesting past and present, and its sustainable future using "green" timber harvest and agricultural methods 			ongoing
WEB	<ul style="list-style-type: none"> • Link CA State Park's web pages (including to State Parks PORTS online resources for teachers and students) to those of NSCR. Over time, and through interpretive partnerships, develop educational materials such as oral interviews, interactive web pages, and downloadable activity books. 			ongoing

+ Priorities indicated present a general sequencing of actions and may be altered based on available funding and other implementation opportunities such as donor support and volunteer assistance.



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ATTACHMENTS

ATTACHMENT A: Public Workshop Summaries

ATTACHMENT B: Potential Jurisdictional Wetlands Maps





INTRODUCTION



Early 1900's - Meadow and Mill Managers House

1.1 LOCATION AND REGIONAL CONTEXT

This Specific Plan presents information on a relatively small 8.5-acre study area within the 726 acres of the NRR State Park located in Mendocino County, California (see Figures 1 and 2). The study area includes the Navarro Inn Historic District (Historic District) that contains Captain Fletcher's Inn (ca. 1865, and also known as the "Navarro Inn" or the "Navarro-by-the-Sea Inn", hereinafter referred to as "the

Inn”), the Mill Manager's House (ca. 1864, and also known as the "Company House" or "Superintendent's House"), auxiliary buildings, and related cultural landscape features, as well as the campground and parking lot at the beach.

The NRR State Park is a linear unit and, as its name implies, is located along the Navarro River as it flows alongside Highway 128. The State Park is not continuous and is divided into two segments by an approximately 1.4-mile reach immediately east of Highway 1 where the shoreline is privately owned. Upstream from the study area, the majority of the State Park extends for an approximately 11-mile reach along the main stem and North Fork of the river. The study area is located along the south side of the Navarro River, approximately one half mile west of Highway 1 and includes Navarro Beach (see Figures 2 and 3). The study area is located approximately 7 miles south of the village of Mendocino, and the largest incorporated area along the coast is Fort Bragg 18 miles to the north.

The NRR State Park and study area are about a 3-hour drive from the major metropolitan centers of San Francisco and Oakland, and about a 2-hour drive from Santa Rosa. The Mendocino coastal region is a tourist destination containing numerous small towns, rural housing, visitor-serving facilities, agriculture, and commercial timber operations. Highway 1 through Mendocino County provides varied, and often dramatic views to the coastline and Pacific Ocean. The NRR State Park is one of thirteen units along the Mendocino coastline administered by the Mendocino District of California State Parks (CA State Parks). These resources are complemented with numerous commercial campgrounds, private group camps, and other visitor-serving recreation facilities along the coastline and throughout the Navarro River watershed.

1.2 PLANNING BACKGROUND

The preparation of the Specific Plan is a collaboration of the Navarro-by-the-Sea Center for Riparian and Estuarine Research (NSCR) and CA State Parks. This collaboration is consistent with the stated purpose and by-laws of NSCR to support CA State Parks and facilitate rehabilitation of the Inn and other historic resources

at Navarro River Redwoods State Park, as defined in a Memorandum of Understanding (MOU) entered into by both parties in January, 2006.

In March of 2006, NSCR applied for and was eventually awarded a Proposition 40 grant (California Clean Water, Clean Air, Safe Neighborhood, Parks and Coastal Protection Act of 2002) from the California Cultural and Historical Endowment (CCHE). That grant included funds for technical studies and preparation of a Specific Plan for future reuse of the Navarro-by-the-Sea complex, and preparation of construction plans for the rehabilitation of the historic Captain Fletcher's Inn. These will consist of schematic plans, design development plans, working drawings and specifications and would be accomplished consistent with the recommendations of the Historic Structure Report (Carey and Company, 2003), the National Register Nomination by CA State Parks, and the recommendations in this Specific Plan. The CCHE grant recognizes that the preparation of this Specific Plan and construction drawings for the Inn will allow NSCR and CA State Parks to move forward with pursuing funding for the actual rehabilitation of the Inn.

1.3 PURPOSE OF THE SPECIFIC PLAN

The purpose of this Specific Plan is to integrate stewardship responsibilities of CA State Parks for both the natural and cultural (historic) resources present at Navarro-by-the-Sea. Based on assumptions within the Historic Structure Report of February, 2003, the rehabilitation and reuse of the Inn and Mill Manager's House are presented in this plan. The location, size, and configurations for visitor-serving facilities including access roads and trails, parking areas, restrooms, interpretive facilities, operations and maintenance facilities, utilities, and habitat enhancements are outlined in this Specific Plan. The Specific Plan will serve to facilitate environmental compliance, define permitting requirements, and provide direction for plans and specifications for rehabilitation work and future reuse of the Historic District NRR State Park.

Implementation of a majority of measures identified for the Specific Plan will be consistent with California Public Resources Code, Section 5002.2.(c). While the

NRR State Park has been classified as a "State Park", a general plan has yet to be prepared for the overall unit. However, CA State Parks is not required to prepare a general plan for a unit that has no general plan if the only development contemplated consists of:

- the repair, replacement, or rehabilitation of an existing facility;
- the construction of a temporary facility, so long as such construction does not result in the permanent commitment of a resource of the unit;
- any undertaking necessary for the protection of public health or safety;
- any emergency measure necessary for the immediate protection of natural or cultural resources; or
- any combination thereof at a single unit.

It should be noted that any development within the NRR State Park is subject to the requirements of the California Environmental Quality Act (see also Section 1.7 below). One role, therefore, of the Specific Plan is to coordinate and summarize baseline information generated from technical studies and present that information suitable for subsequent project-level environmental review.

1.4 SITE CHARACTERISTICS

The site is generally composed of the low-lying areas along the southern edge of the Navarro River estuary. The study area is traversed by Navarro Beach Road, with a series of buildings, some historic and some not. The landscape comprises a variety of native habitat associations and includes a number of non-native plants with some highly invasive exotics present.

Of the structures, the historic Inn has been the focus of a series of remedial actions over the past eight years to prevent it from further deterioration and collapse. These are listed in Table 1.

TABLE 1: Recent Rehabilitation History of Inn from 1999-2008

DATE	ACTION
October, 1999	Captain Fletcher's Inn is designated a project of the <i>Save America's Treasures Program</i> of the National Trust for Historic Preservation.

DATE	ACTION
March, 2000	A matching grant from the California Endowed Fund for Historic Preservation of the National Trust for Historic Preservation secured by NSCR. The grant was used for a preliminary architectural report and planning document for Captain Fletcher's Inn.
April, 2001	Initial architectural report completed by Avila and Tom, Architects, of Oakland for Captain Fletcher's Inn, ca. 1865, Navarro-by-the-Sea.
October, 2001	Dedication of the temporary metal roof, historic signboard and preliminary architectural report, co-sponsored by CA State Parks, NSCR, and The Charles Fletcher Society.
February, 2003	Historic Structure Report completed by Carey and Co. of San Francisco for the California Department of Parks and Recreation. New discoveries concerned an original covered, outside stairway on the east side; no inside stairway in the building ca. 1865; only a single front door on the west side of the front; interior bathrooms; change in interior stairs and addition of the front porch, all dating to ca. 1920-30 (probably after 1922).
October, 2004	Initial phase of the rehabilitation and weatherization project completed by CA State Parks and NSCR including removal of non-historic material from the interior of the Inn, replacing falling redwood clapboard, and covering windows and doors following the Secretary of Interior's Standards for the Treatment of Historic Properties.
May, 2005	Archaeological report for the Inn completed by Sonoma State University under contract to NSCR. No significant finds were made regarding pre-European cultural use in the immediate vicinity of the Inn.
January, 2006	CA State Parks and NSCR update a Memorandum of Understanding for NSCR to continue coordinating the planning, preservation, and reuse of the Historic District, to identify and secure funding for the development of planning and construction documents, implementation, and to help coordinate the adaptive reuse of the site.
August, 2007	CCHE provided a Proposition 40 (California Clean Water, Clean Air, Safe Neighborhood, Parks and Coastal Protection Act of 2002) grant to NSCR for the preparation of this Specific Plan and construction plans for rehabilitation of the historic Inn.
2008	CA State Parks submits an application to designate the Navarro Inn Historic District for National Landmark status, encompassing the Inn and Mill Manager's House.

1.5 SENSE OF PLACE

The study area has a long, rich history that has contributed to the character of the Mendocino Coast, serving as a place of interest and destination for local residents and visitors from outside the region. From inland and the east, after winding over

rolling hills and through the Anderson Valley, motorists traveling northwest along Highway 128 enter an eleven-mile-long "redwood tunnel to the sea" along the Navarro River through Navarro River Redwoods State Park. That tunnel opens up at the Navarro River estuary where the highway meets the coastline and study area.

Traveling south along the coastline, the Highway 1 crossing of the Navarro River involves a dramatic 3/4-mile-long descent to the Navarro River bridge. Traveling from the south side of the Highway 1 bridge to Navarro Beach, the Historic District is a key element in this portion of the State Park's identity because of its:

- gateway introduction to Navarro Beach
- open visibility as Highway 1 climbs the northern bluffs that overlook the river outlet and study area
- rich history that speaks not only to that of the study area itself, but to the natural and cultural attributes of entire the Navarro River watershed.

1.6 ORGANIZATION OF THE SPECIFIC PLAN

Chapter 1 – Introduction that gives an overview of the characteristics of the NRR State Park and the region.

Chapter 2: Existing Conditions – identifies the natural, cultural, interpretive, recreation, and aesthetic resources of the study area, including a discussion of the demographic trends in California that are relevant to the planning process, as well as regional planning influences. This information provides a foundation for understanding specific park issues.

Chapter 3: Issues and Alternatives – describes site-specific challenges within the study area, overviews alternatives that were considered, and presents a recommended course of action to successfully implement the Specific Plan.

Chapter 4: Specific Plan – presents a vision statement, describes use zones within the Historic District, and recommends area-specific goals, guidelines, and actions that address existing issues and provide park management and development proposals. The Specific Plan is considered the project description for environmental review purposes.

1.7 ENVIRONMENTAL REVIEW

The Specific Plan is exempt from the California Environmental Quality Act (CEQA) under Statutory Exemptions. However, all projects that are proposed within State Parks are subject to review under CEQA. In addition, the study area is within the Coastal Zone where development is subject to the goals and policies of the Mendocino County General Plan Coastal Zone Element. Prior to any development activities, a project-level environmental review prepared in accordance with CEQA guidelines will be required for the issuance by Mendocino County of a Coastal Use Permit and associated building permits. While recommendations provided within the Specific Plan have been planned to be self-mitigating, the adequacy of such measures will be reviewed by Mendocino County as part of the permitting process.

1.8 THE PLANNING PROCESS

Background studies conducted as part of the Specific Plan were initiated in 2007. Specific baseline technical studies included:

- Topographic Survey
- Drainage-Flooding Investigations
- Environmental Site History and Sol Investigation
- Septic System Study
- Water Supply Study
- Geotechnical Reconnaissance and Investigations
- Wetland Delineation (see Attachment A for wetland maps)

- Biological Assessment
- Archaeological Study
- National Register Nomination

Copies of these studies and other related studies are available for downloading or viewing at:

- The NSCR website: <http://www.navarro-by-the-sea-center.org/planning.html>
- The California State Parks Mendocino District offices located 9500 Hwy. 1, Mendocino, CA (2 miles north of Mendocino on the east side of Highway 1 at Russian Gulch).

A public workshop on the scope of the Specific Plan was held on May 22, 2008. A summary of the issues, suggestions, and concerns raised is contained in Attachment B.

The purposes of the May workshop were to:

- Solicit perspectives about a "Vision" for the rehabilitation and reuse of the Inn, the Mill Manager's House, and the surrounding area
- Identify resource management and/or outdoor recreation and education facilities and activities to be evaluated for inclusion in the Specific Plan
- Consider alternative uses and options for reuse raised by the public.

A second workshop was conducted in November, 2008 to review the contents of the draft Specific Plan, including draft recommendations and options for reuse.

2

EXISTING CONDITIONS



Village of Navarro ca. 1880

Courtesy of the Robert J. Lee Collection

2.1 REGIONAL LAND USE

The Navarro River Watershed encompasses 315 square miles (see Figure 1). The five major subdrainage basins include the Navarro River, North Fork Navarro River, Indian Creek, Anderson Creek, and Rancheria Creek. Land use patterns along the Navarro River and the Mendocino coastline have not changed dramatically in the recent past. Private timber-producing properties, public and private campgrounds and resorts, and private residences are the major land uses in the immediate area of the State Park. The general character of land use in the surrounding coastal region is a mixture of natural forest lands, coastal terrace, limited agriculture, and scattered low-density rural residential properties. Larger properties in the area around the NRR State Park and upstream from the project area are owned by Save the Redwoods League and the Mendocino Redwood Company.

The study area is within the Coastal Zone and is designated in the Mendocino County Local Coastal Plan, an element of the General Plan, as Public & Semi-Public Facilities. The Navarro River estuary is considered a "Natural Area and Area of Special Biological Significance" by the California Natural Areas Coordinating Council and is designated on the Land Use Map of the Local Coastal Plan as such.

2.2 REGIONAL RECREATION AND HISTORIC FACILITIES

PUBLIC RECREATION FACILITIES

A number of State Park units exist along the Mendocino coastline. The nearest State Parks to the study area are Van Damme State Park approximately 8 miles to the north and Greenwood State Beach approximately 6.5 miles to the south. Hendy Woods State Park is located on the Navarro River approximately 21 miles upstream and to the southeast from the study area.

- Van Damme State Park consists of 1,831 acres of beach and upland on the Mendocino Coast. It includes a full complement of day-use facilities, 70 campground spaces, 10 miles of trail going along the fern-carpeted canyon of Little River, and beach parking and access. The beach is popular with abalone divers. Visitors can get a unique perspective of the coastline by taking the kayak tours, available through a concession at the Van Damme beach parking lot.
- Greenwood Creek State Beach offers beach access via a 1/2-mile-long trail. The State Beach also has picnicking, and a picturesque view of the Pacific Ocean. It includes a visitor center in the Town of Elk.
- Hendy Woods State Park consists of 854 acres located along the Navarro River. It features two virgin redwood groves and includes campgrounds, day-use area, a small visitor center, and trails.

The Mendocino coastline and its rivers are rich in history and historic sites. The National Register of Historic Places includes the following districts and sites:

- Arena Cove Historic District, Point Arena
- Main Street Historic Commercial District, Point Arena
- Mendocino Woodlands Recreational Demonstration Area
- Mendocino and Headlands Historic District

- Point Arena Light Station
- Point Cabrillo Light Station

Visitor and Interpretive Centers near the study area include the following:

- Mendocino Headlands State Park Visitor and Interpretive Center: located in the historic Ford House on Main Street in Mendocino and operated by the Mendocino Area Parks Association. The center interprets a number of coastal topics, and includes permanent exhibits that reflect Mendocino's early settlement era. Changing seasonal exhibits showcase the local flora and fauna.
- Van Damme State Park Visitor Center: features a "Living With The Sea" diorama and mural that depicts people's interaction with the sea.
- Greenwood Creek State Beach Visitor Center: located in Elk in a historic lumber mill office. Exhibits interpret the region's environment, logging industry and Native American traditions.
- Hendy Woods State Park Visitor Center: a computer-interactive center interpreting the redwood forest ecology and history of the park.



Mouth of the Navarro River with Inn and Mill Managers House

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2.3 EXISTING PARK LAND USE AND FACILITIES

PARK ATTENDANCE LEVELS

Overall attendance at NRR State Park during the 2006-2007 year is estimated to be 142,000 visitors. This includes visitors to both Navarro Beach and the Paul M. Dimmick campground and day use area.

OVERNIGHT FACILITIES

Developed facilities open to the general public in the NRR State Park consist of campgrounds at Paul M. Dimmick Campground and Navarro Beach. The Paul M. Dimmick Campground is located on Highway 128, 8 miles east of the junction with Highway 1. The campground is located at the confluence of the main stem and the North Fork of the Navarro River. It has toilet facilities and 23 camp sites. Camping is available on a first-come first-serve basis.



The Navarro Beach Campground is located within the study area. There are 10 primitive campsites with no potable water available. The campsites are oriented in a continuous line at the toe of the Navarro bluffs, with an informal parking area separating the campsites from the beach. Each campsite contains a picnic table, storage unit, and fire ring. One portable toilet at the north end of the parking area and a permanent vault toilet at the south end of the parking area service the campground.



DAY USE FACILITIES

Other than the informal parking area, toilets, and signboards, there are no specific day use facilities at Navarro Beach. The toilets are shared with campground users.

CIRCULATION



Vehicular access to the study area and Navarro Beach is provided from Highway 1 by Navarro Beach Road. Coastal Access signs announce the road, with a NRR State Park identity sign that is directed to visitors once the turn onto the Navarro Beach Road has been made. Navarro Beach Road varies in width from approximately 18 feet near Highway 1 to as little as 12 feet in the study area. A 15 mph speed limit is posted in the westbound direction on the approach to the Mill Manager's House.

There is informal parking for up to three cars across the road from the Mill Manager's House adjacent to a workshop building. There are no designated parking spaces near the Inn, although a pullout area is frequently used at the west end of the motel building. Existing public parking is approximately 600 feet to the west of the Inn at Navarro Beach. This consists of an informal open gravel area approximately 0.8 acres in size. Vehicular access to the beach is prevented by large driftwood log barriers. There are no formal public trails connecting the facilities within the study area. With the exception of the vault restroom at the south end of the Navarro Beach parking lot, none of the structures within the study area are accessible pursuant to the Americans with Disabilities Act (ADA) guidelines.

ADMINISTRATION AND MAINTENANCE

The NRR State Park is administered by the Mendocino District of California State Parks, and is considered part of the South Area of the District. The South Area extends along the coast from Van Damme State Park to Schooner Gulch State Beach located three miles south of Point Arena. Inland the South Area extends to Mailliard Redwoods State Natural Reserve and Hendy Woods State Park within the Navarro River Watershed and to Montgomery Woods State Reserve located about 15 miles east of the town of Comptche. South Area staffing currently includes 3 maintenance workers, including a restoration work specialist, and 4 rangers.



UTILITIES

Electrical service in the study area is provided by Pacific Gas & Electric Company. A connection line extends from a pole located on the old highway grade above the Inn to the motel structure. The service line extends from the old highway grade, across the Navarro Beach Road into wetland areas, then back to the north of the Mill Manager's garage building. From there underground service is provided back across Navarro Beach Road to the Mill Manager's House. Electrical service is functioning in the Mill Manager's House but not the Inn.

There is currently no potable water supply to the Inn, campground, or beach day use area. The Mill Manager's House has a water supply from a source on the slopes above it. A 500-gallon plastic tank is located east of the house.

The Mill Manager's House is currently heated with propane, and was historically heated by fires in four fireplaces in the building. A propane tank is located east of the house.

EMPLOYEE HOUSING

There is no employee housing within the State Park.

CONCESSIONS

There are no concession operations within the NRR State Park or the study area.

2.4 STUDY AREA CONDITIONS AND RESOURCES

NATURAL RESOURCES

The study area contains a diverse, rich mosaic of habitat types, formed at the confluence of the Navarro River with the Pacific Ocean. The Navarro River is seasonally under tidal influence through the entire study area, and several miles upstream, creating brackish water conditions which become less saline as the mouth of the river eventually becomes blocked with sand during the summer months and water backs up behind it. Habitat types in the study area include the

marine environments of the ocean; the open water and exposed beaches and mudflats at the mouth of the river; coastal scrub along the bluffs above Navarro Beach and slopes above the Inn; brackish water marsh, freshwater marsh, and seasonal wetlands along the valley floor and river terraces; willow and alder dominated riparian scrub and forest along the edge of the river and the larger tributary drainages; and conifer forest on the upper slopes that border the valley floor. These vegetation assemblages support a wide range of terrestrial and aquatic fish and wildlife species, some of which are considered to be highly sensitive because of their limited numbers, loss of habitat, and other factors.

A habitat suitability analysis was conducted in 2007 by CA State Parks staff for special-status plant and animal species initially considered to have some potential for occurrence in the study area. CA State Parks staff prepared detailed lists of special-status species, identifying their status, typical habitat characteristics, and known range and distribution. Field inspections of the study area were then conducted by CA State Parks staff and conclusions made regarding the potential for occurrence of the initial scoping lists of special-status species. The results of the habitat assessments for special-status species are summarized below under the respective discussions of vegetation and wildlife.



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Vegetation: Vegetation in the study area consists of a mosaic of native assemblages, non-native grasslands, and ornamental landscaping. Dominant vegetation types include: the marshlands along the valley floor, riparian scrub and woodland along the riverbank and segments of drainages, coniferous forest on the hillside slopes to the south, and coastal scrub along the bluffs above the beach.

In 2007 systematic surveys for special-status plant species were conducted by CA State Parks' environmental scientists in the vicinity of the Inn, Mill Manger's House, associated outbuildings, and access roads. Based on this assessment, a total of 55 special-status plant species were suspected to possibly occur in the study area (California State Parks, Mendocino District - Peter Warner and Bill Maslach, 2007) No populations of special-status species were detected, with the exception of an occurrence of sea watch (*Angelica lucida*) on the north-facing slope along the access road to the beach. Sea watch has no legal protective status under the

State or Federal Endangered Species Acts, but is maintained on the California Native Plant Society's CNPS List 4.2. List 4 is a watch list of plants that are of limited distribution or infrequent throughout California, and their vulnerability or susceptibility to threat appears relatively low. No impacts to the population of sea watch or its habitat are expected to occur because of its location. However, supplemental detailed surveys would be necessary to confirm presence or absence of populations of other special-status plant species if construction or vegetation management activities are proposed outside the vicinity of existing structures and roadways.



Based on a review of historic photos, there are few exotic landscape plants within the study area specifically associated with the historic structures dating from the period of significance (1861-1893). Based on photographs from the early 1900s the only exceptions to this appear to consist of a grove of blue gum eucalyptus (*Eucalyptus globulus*) east of the Mill Manager's House and Monterey cypress (*Cupressus macrocarpa*) used as ornamental trees on either side of the walkway entering the house. No Monterey cypress remain today, but the grove of blue gum eucalyptus has spread considerably and now occupies approximately an acre of the hillside east of the Mill Manger's House.



There are a variety of exotic species around the Mill Manager's House that are relatively old and provide shade and a sense of maturity to the house landscape. These include, but are not limited to:

- Naked lady (*Amaryllis belladonna*)
- Escallonia (*Escallonia* sp.)
- Blue gum eucalyptus (*Eucalyptus globulus*)
- Eucalyptus varieties (*Eucalyptus* spp.)
- English holly (*Ilex aquifolium* - variegated cultivar)
- Japanese red pine (*Pinus densiflora*)
- London plane tree (*Platanus acerifolia*)
- Rhododendron (*Rhododendron* sp.)

Two non-native noxious plant species are particularly prevalent within the study area. These are periwinkle (*Vinca major*) and English ivy (*Hedera helix*), the latter of

which may be a contributing factor to the decline of the trees on the hillside slopes. These species are spreading through areas of coastal scrub on the bluffs above the campground, and ivy is climbing tree trunks and choking the canopy of many of the alders and pines in the vicinity of the Mill Manager's House. In addition, the stand of blue gum east of the Mill Manager's House continues to expand in size, creating large volumes of duff and broken limbs that often litter the access road, and replacing native vegetation along the margins of the nearby marshland.

Animals: The variety of vegetation types, available surface water, and dense protective cover supports a diverse assemblage of terrestrial and aquatic animal species within the study area and surrounding undeveloped lands. These include both resident and migratory species, including a wide range of birds which utilize the diverse habitats, including open water of the ocean and river, marshlands, riparian scrub, and conifer forest. The aquatic habitat supports large numbers of invertebrates, fish, and amphibians, as well as harbor seal, sea lion, and river otter which frequent the lower reaches of the Navarro River. Although their numbers have declined significantly, a number of special-status fish species continue to utilize the Navarro River watershed, such as steelhead and coho salmon. Mammals common in the terrestrial habitats of the study area include black-tailed deer, grey fox, brush rabbit, California vole, dusky-footed woodrat, deer mouse, and Bottae's pocket gopher.

The potential for occurrence of special-status animal species was also evaluated by CA State Parks in 2007. Based on this assessment, a total of 39 special-status animal species were suspected to possibly occur in the study area (California State Parks, Mendocino District - Peter Warner and Bill Maslach, 2007). Of these 39 species, a total of 22 were considered to have some varying potential for occurrence in the study area. Table 2 identifies these 22 species, summarizes potential direct and indirect impacts, and makes recommendations for avoidance and need for mitigation.

TABLE 2: Special-Status Animal Species with Confirmed Potential for Occurrence in Study Area and Avoidance Measures

SCIENTIFIC NAME	COMMON NAME	POTENTIAL IMPACT	AVOIDANCE MEASURES
Invertebrates			
<i>Helminthoglypta arrosa pomoensis</i>	Pomo bronze shoulderband	Ground disturbance.	Survey by qualified biologist and relocate snails prior to any construction in natural habitat.
Reptiles & Amphibians			
<i>Clemmys marmorata marmorata</i>	Northwestern pond turtle	General disturbance.	Survey by qualified biologist and avoid marsh/ponds.
<i>Rana aurora aurora</i>	Northern red-legged frog	Disturb breeding sites.	Survey by qualified biologist and avoid wetlands with suitable habitat. Provide for relocation by a qualified biologist if any individuals are encountered during drainage improvements/maintenance, and work in wetland areas associated with enhancement/restoration of wetland and pedestrian path installation.
<i>Rhyacotriton variegatus</i>	Southern torrent salamander	General disturbance or potential breeding disturbance.	Survey by qualified biologist and avoid streams and wetlands. Provide for relocation by qualified biologist as described above for red-legged frog.
Birds			
<i>Accipiter cooperii</i>	Cooper's hawk	Noise, large tree removal (if necessary). Eucalyptus trees and some forested areas may provide habitat. Nesting near roads and structures unlikely.	Qualified biologist to conduct preconstruction survey for nests if construction is to occur during active nesting season (March 1 to August 31). Provide appropriate construction setback and avoid working in area until any young have successfully fledge.
<i>Accipiter gentilis</i>	Northern goshawk	Noise, large tree removal (if necessary). Some forested areas may provide habitat. Nesting near roads and structures unlikely.	Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
<i>Accipiter striatus</i>	Sharp-shinned hawk	Noise, large tree removal (if necessary). Eucalyptus trees and some forested areas may provide habitat. Nesting near roads and structures unlikely.	Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.

SCIENTIFIC NAME	COMMON NAME	POTENTIAL IMPACT	AVOIDANCE MEASURES
<i>Agelaius tricolor</i>	Tri-colored blackbird	Low impact. No plans to enter cattail freshwater marshes. Not known to breed on the coast in Mendocino County.	Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
<i>Dendroica petechia brewsteri</i>	Yellow warbler	Nest removal if riparian brush removal (if necessary).	Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
<i>Elanus leucurus</i>	White-tailed kite	Noise, large tree removal (if necessary). Some trees in open areas such as coyote scrub may provide habitat. Nesting near roads and structures unlikely.	Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
<i>Pandion haliaetus</i>	Osprey	Noise, large tree removal (if necessary). Eucalyptus trees and some snags or large open trees may provide habitat.	Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
<i>Progne subis</i>	Purple martin	Noise, removal of trees with visible cavities.	Conduct preconstruction survey for nests. Avoid working in area during active nesting, as described above for Cooper's hawk.
Fish			
<i>Eucyclogobius newberryi</i>	Tidewater goby	Sediment. Entry into the estuary.	Avoid sediment delivery to estuary through appropriate controls on construction and use of Best Management Practices during grading.
<i>Lavinia symmetricus navarroensis</i>	Navarro roach	Sediment. Entry into the estuary.	Avoid sediment delivery to estuary as described for tidewater goby.
<i>Oncorhynchus gorbuscha</i>	Pink salmon	Sediment. Entry into the estuary.	Avoid sediment delivery to estuary as described for tidewater goby.
<i>Oncorhynchus kisutch</i>	Coho salmon	Sediment. Entry into the estuary.	Avoid sediment delivery to estuary as described for tidewater goby.
<i>Oncorhynchus mykiss irideus</i>	Steelhead trout	Sediment. Entry into the estuary.	Avoid sediment delivery to estuary as described for tidewater goby.

SCIENTIFIC NAME	COMMON NAME	POTENTIAL IMPACT	AVOIDANCE MEASURES
<i>Oncorhynchus mykiss irideus</i>	Summer-run steelhead trout	Sediment. Entry into the estuary.	Avoid sediment delivery to estuary as described for tidewater goby.
Mammals			
<i>Arborimus pomo</i>	California red tree vole	Tree removal or pruning of large limbs.	Conduct preconstruction survey by qualified biologist if any conifer trees are to be affected. Avoid trees with known nests.
<i>Bassariscus astutus</i>	Ringtail	Structure demolition/remodel.	Conduct preconstruction survey by qualified biologist for signs of ringtail denning. If necessary, consult with California Department of Fish and Game if any evidence of denning activity is found in structures, and implement appropriate avoidance and exclusion measures.
<i>Corynorhinus townsendii pallescens</i>	Pale big-eared bat	No known occurrences in structures.	Utilize avoidance and mitigation approach for Townsend's western big-eared bat.
<i>Corynorhinus townsendii townsendii</i>	Townsend's western big-eared bat	Breeding site disturbance. Known occurrence in structures (see Heady, 2000).	Construction activities preferably conducted between September 1 and April 15. Qualified biologist to develop Bat Exclusion and Habitat Replacement Program prior to any major construction work on Inn.



California red tree vole
(*Arborimus pomo*)

Evidence of only one species listed in Table 2, the California red tree vole (*Arborimus pomo*), was actually observed during the field inspection of the study area in 2007. A large red tree vole nest occurs in a grand fir tree (*Abies grandis*) on the south side of the Navarro Bluff Road approximately 50' from the intersection of the old Highway 1 grade at the eastern edge of the study area. In 2000, a bat survey was conducted at the Navarro Inn and recorded the presence of Townsend's western big-eared bat (*Corynorhinus townsendii*) in the building (Heady, Paul, 2000, *Bat Survey and Conservation Recommendations for Deferred Maintenance Re-roofing Projects*). Steelhead trout (*Oncorhynchus mykiss*), Coho

salmon (*Oncorhynchus kisutch*) and other special-status aquatic species are known to utilize the Navarro River and tributary drainages.



Townsend's western big-eared bat (*Corynorhinus townsendii*)

Supplemental surveys by a qualified biologist would be necessary to confirm presence or absence of a number of special-status animal species in the vicinity of existing structures and roadways. A mitigation program must be prepared addressing special-status bat species in the project area to include: methods to provide an effective bat exclusion program for the Inn during rehabilitation to avoid inadvertent take; and the feasibility of providing on-site replacement habitat. Additionally, appropriate avoidance measures will be necessary to prevent inadvertent take of species associated with wetlands, possible bird nesting habitat, and possible occupation of structures by mammals. Appropriate controls on construction would be necessary to prevent secondary affects of sedimentation on special-status fish species associated with the aquatic habitat of the estuary.

Wetlands: A Preliminary Wetland Delineation (PWD) was conducted by CA State Parks according to methodology defined by the U.S. Army Corps of Engineers. Eleven characteristic plant communities (uplands and wetlands) were identified within the study area as part of the PWD each with its own hydrology, hydric soils, and hydrophytic vegetation indicators. These are listed in Table 3 along with their wetland designation based on either California Coastal Act criteria as administered by the California Coastal Commission, or Section 404 of the Clean Water Act criteria as administered by the U.S. Army Corps of Engineers (USACOE). Wetland maps keyed to Table 3 are found in Attachment A. Figure 4 illustrates these communities and potential jurisdictional areas in the immediate vicinity of the Inn and Mill Manager's House. The existing structures, paved areas around buildings, and access roads are considered non-jurisdictional together with some limited stands of non-native grasslands areas in the historic floodplain of the Navarro River where wetland vegetation and other wetland indicators are absent. The USACOE must still verify the extent of jurisdictional wetlands and other waters, but the PWD provides a thorough estimate of the extent of potential jurisdictional areas in the study area.

Roadside drainages and culverts within the study area may be considered “other waters” of the United States and could be regulated by the USACOE. Some drainages support a cover of red alder, such as portions of the drainage east of the Inn and the channel west of the Mill Manager’s House. Stands of red alder and other mapped wetland features meet the definition of wetlands according to the Coastal Act, and are considered Environmentally Sensitive Habitat Areas (ESHA’s) under the policies of the Mendocino County Local Coastal Plan.

TABLE 3: Habitat Types and Potential Acreages (see also Attachment A)

PLANT COMMUNITY	SOIL	HYDROLOGY	VEGETATION	CALIFORNIA COASTAL ACT	US CLEAN WATER ACT	ACRES
Marshy Grassland	Yes	Yes	Yes	Yes	Yes	0.23
Arroyo Willow Thicket	Yes	Yes	Yes	Yes	Yes	2.93
Non-Native Grassland / Shrubs	No	No	No	No	No ¹	0.27
Marshy Disturbed Land	Yes	Yes	Yes	Yes	Yes	0.10
Red Alder	No	No	Yes	Yes	No	1.39
English Ivy / Blackberry	Yes	Yes	No	Yes	No	0.06
Coyote Brush Coastal Scrub	No	No	No	No	No	10.53
Coastal Beach	Yes	Yes	No	Yes	Yes ²	3.79
Arroyo Willow Thicket	No	No	Yes	Yes	No	0.29
Bulrush / Cattail Wetland	Yes	Yes	Yes	Yes	Yes	2.88
Developed / Ornamental Landscaping / Eucalyptus	No	No	No	No	No	2.14

1 The unit falls within the FEMA mapped floodplain.

2 Wetland vegetation was not present, but the USACOE will assume jurisdiction over a coastal beach below the spring high tide elevation.

GEOLOGY

A geotechnical review of the study area was made by a registered geologist in relation to the Inn (Jensen-Van Liended Associates, Inc., 2008). The slopes in the study area are generally covered with dense vegetation obscuring the ground surface, soils, and bedrock conditions. Widely scattered bedrock exposures in the site vicinity indicate that the slopes are underlain by sandstone and shale of the Franciscan Complex. Typically, the bedrock is relatively hard and strong. However, portions of the Franciscan can become sheared and clayey, resembling a stiff soil.

No active faults have been mapped within or projecting toward the study area. The most likely sources of a large earthquake that would affect the study area are the San Andreas Fault, located offshore approximately 2.5 miles west of the site and the Maacama fault, located 27 miles to the east of the site. The risk of fault rupture beneath the structures in the study area is very low. It is possible that a large earthquake could cause liquefaction of soils on the river terrace along the valley floor in the study area. In the event that a large earthquake causes liquefaction, a number of effects could occur, including settlement of the on-site soils, sand boils, and lateral spreading (a lateral movement of the soil toward the river.)

Both the current and former alignments of Highway 1 upslope from the Inn were constructed by cutting into the hill and placing fill on the downslope side. The fills appear stable and show no indications of landsliding. The cuts along the uphill side of the roads are typically inclined at about 1:1 and show some indications of localized sloughing and erosion. There is no evidence of active landslides on the slope above the Inn. There is no evidence to indicate that a landslide will occur above the Inn. However, there is some sloughing and erosion on the cutslope behind the Inn that can be mitigated by constructing a properly designed retaining wall.

The slope to the south of the Inn consists of native and stable fill material. A 1938 photo shows a drainage with a wooden bridge crossing it at about the location of the currently abandoned roadbed. The swale in the photo appears to be very different from the current conditions (i.e., deeper and more pronounced). The current topography and other conditions at the roadbed are highly suggestive that fill was placed in the swale. A wooden inlet box at the inboard edge of the road currently directs water from the road grade into a pipe that eventually discharges near the southeast corner of the Inn. A cutslope of exposed bedrock exists behind the Inn, at the western end. The depth to bedrock at the front of the Inn is unknown, based on borings taken at the front of the building in 2008. Surface soils toward the river from the toe-of-slope may be susceptible to liquefaction during earthquake shaking.

DRAINAGE AND FLOODING

The hydrology of the project area is influenced by the dynamics of the Navarro River Estuary and by drainage from the slopes to the south (I.L. Welty & Associates, 2008). The lands north of Navarro Beach Road are within the 100-year-flood zone as indicated on the Federal Emergency Management Agency (FEMA) map. However, the delineation of this zone was based on a storm event modeled at mean sea level and has not considered the effects of storm surge, high tides, or tsunamis. Historically, drift wood and logs have washed up on the roadway and in front of the Inn. The geotechnical hazard zones as shown in the Mendocino County General Plan Seismic Safety Element does not label the study area as having a tsunami potential. However the 100-year flood elevation is assumed to be between 10 and 11 feet above mean sea level. The existing elevation of the land immediately around the foundation of the Inn ranges from approximately 10.5 feet near the western front and 13 feet near the eastern back sides of the Inn.



Inn , ca. 1938, showing bridge over drainage behind the Inn. Robert J. Lee Collection (Johnson/Racine)

Within the project area the slopes behind the Inn and Mill Manger's House are an average 30% gradient to the east to approximately an 80% gradient immediately behind the Inn. Drainage down the slopes to the Navarro River is interrupted and

channeled by the drainage features associated with State Highway 1, the old highway bench immediately above the Inn and Mill Manger's House, and the Navarro Beach Road. Uphill from the Inn, there is a drainage that follows a steep ravine between Highway 1 and the old state highway bench where it enters a 5'+ square wood cribbed 20-foot deep drop inlet. Storm water from that drainage is then directed via a 36 inch diameter storm drain that terminates in a shallow ditch near the northeast corner of the Inn. A 36 inch diameter storm drain system that once transported water across Navarro Beach Road and into the river is now silted in.

SOILS

An environmental site history and soil investigation was conducted (Baseline, 2008) of the study area. Soil samples were collected from six locations where past land uses included potential sources of contamination. None of the soil samples analyzed for metals exceeded the Total Threshold Limit Concentration for classifying hazardous waste in California (California Code of Regulations, Title 22).



Navarro Mill and town, 1880's, Robert J. Lee collection (Ginsberg)

CULTURAL RESOURCES

Archaeological Resources: An archaeological review of the study area was conducted (Philip Kaijankoski, Sonoma State University, 2008), which expanded on an earlier study conducted in 2005 which focused on the immediate vicinity of the Inn. Ethnographic literature indicates that at the time of historic contact, the study area was at the boundary between the territory of the speakers of the Central and Northern Pomo languages. While the lower Navarro River was controlled by the Central Pomo, the immediate study area was apparently uninhabited. The nearest reported ethnographic sites were within 15 miles of the Navarro-by-the-Sea complex.

Two potential archaeological resources consisting of a depression identified during the field survey conducted in 2008 and a grave location depicted on the 1960 USGS topographic quadrangle were noted but not recorded.

Based on the cultural evaluation by Sonoma State University, one previously recorded site has been reported in the study area: a historic period refuse scatter and the abandoned paved road adjacent to the Inn. One previously unrecorded historic period site, consisting of the abandoned segment of Highway 1 uphill from the Inn and Mill Manager's House, was identified during the field investigations for the updated cultural resources assessment (Kaijankosk, 2008).

There is a high possibility that subsurface archaeological and historical archaeological deposits may exist in the study area, given the fact that many portions of the study area are likely covered by flood deposits.



Inn ca. 1920



Inn ca 1940
Robert J. Lee Collection

Historic Resources: The Inn and Mill Manager's House represent the primary architectural resources of the study area, and the area has been nominated (California State Parks - Carol Roland, 2008) for the National Register of Historic Places as the Navarro Inn Historic District (the Historic District). Additional information about the history of the study area can be found on the NSCR website located at: <http://www.navarro-by-the-sea-center.org/history.html>.



Engraving with home ca. 1870

Significance: The Historic District is significant for its association with the early settlement and economic development of the Mendocino Coast. The building complex is one of the few sites directly associated with early settlement and industry of the region. Very few buildings of this vernacular type survive, particularly that can be clearly dated to the 1860s. While the town of Mendocino retains some residences and public buildings from this era, these are more sophisticated in design and embellishment than the more remote rural buildings at the original town of Navarro. Overall the complex retains its integrity and continues to convey a sense of time and place and the reasons for which it is significant.

The following provides a summary of the remaining structures and the history of the study area.



Mill Manager's House
ca. 1930

- **Captain Fletcher's Inn:** The Inn was constructed by Captain John Fletcher circa 1865. It served as a boarding facility for single male mill workers at the Navarro Mill (established in 1861) and as a stopping place for sailors whose cargo vessels anchored at the "doghole" of the Navarro River to take on timber shipments.
- **Mill Manager's House:** The Mill Manager's House, also known as the "company house" or the "Navarro Mill Company House", was constructed in the early 1860s as a part of the development of the Navarro Mill Company. It is an example of a traditional New England vernacular house of the "Cape Cod" type.

The two buildings are of wood construction with side gable roofs. Constructed in the early period of Mendocino County settlement, they are best categorized as examples of vernacular architecture, specifically variations on a traditional New England house with massed plan (two rooms deep). The Mill Company House is frame and the Inn is plank construction. There are some sheds and small guest cottages, dating from the 1930s, scattered between the Mill Manager's House and the Inn. These are functional in design but generally in poor condition. The Mill Manager's House has been intermittently occupied from circa 1864. The Inn, which became a popular resort in the mid-20th century, operated continuously from 1864

until the 1970s. The Mill Manager's House is in good condition, while the Inn is deteriorated with only minimal stabilization efforts haven taken place as the result of a "Save America's Treasures" grant in 2004 that provided for a new roof.. Both buildings have undergone some alterations, but overall retain integrity of location, setting, workmanship, materials, feeling and association.

Historic Context - Redwood Lumbering, Ships, and Fishing Resort: Coast redwood (*Sequoia sempervirens*) has provided commercial lumber in California since the 1770s. Unique to the western coastal forest, redwoods occur primarily between the Monterey Peninsula and the Oregon border. The discovery of gold in 1848 sent the demand for lumber soaring. The more remote redwood forests of Mendocino and Humboldt counties were opened up to lumbering as a direct response to the sudden demand for building materials. The first timber operation on the Mendocino coast was established at Mendocino in 1852. Under the auspices of San Francisco merchant Harry Meigs, mill manager J.B. Ford traveled to Mendocino where he met the brig, *Ontario*, which carried on board all of the machinery necessary for the construction of a saw mill. Within a year, Meigs built a second mill, known as the California Lumber Company. Both of these mills, which operated through the 1850s, logged in the Big River basin.



Captain Charles Fletcher

Charles Fletcher was the first Euro-American to settle at Navarro and one of the earliest settlers of Mendocino County. Fletcher established himself at the mouth of the Navarro River where he built a rough cabin and began operating a ferry across the river. In 1861 a lumber mill was built on the flats adjacent to Fletcher's house. It was the fifth lumber mill in the Mendocino County.



The Navarro Mill operated there from 1861 until 1893 and was the center of a thriving community of approximately 200 residents. The mouth of the river provided a stopping place for cargo ships with a wharf and a breakwater. The establishment of the mill opened new opportunities to Fletcher who with two partners began to build lumber schooners. In 1862 the partners constructed the "Sea Nymph," considered the first ship built in Mendocino County. All of these ships were built with local lumber. In 1865, Fletcher purchased one and one-half acres adjacent to his house and constructed the Inn, a store, tavern, blacksmith shop and a stone storage shed. The Inn originally had at least twelve small rooms on the second story, accessed by an exterior, enclosed stair on the eastern side of the building. The Inn served a mixed clientele of sailors waiting while cargo was being loaded and single mill hands who were not accommodated in the company's cabins. As roads developed in the remote coastal area, the Inn also became a stage stop and served coach travelers. Navarro was on the original coast road leading from Gualala to Mendocino, and near the terminus of an overland road to Cloverdale through Anderson Valley. The original Mill operated 1890 when a devastating fire

destroyed it and part of the town. The company responded by immediately rebuilding, locating a new mill upstream on the north side of the Navarro and east of the present day Highway 1 bridge. In November 1902 the second Navarro Mill burned down under mysterious circumstances. Many remaining structures were subsequently destroyed by the 1906 earthquake and by a major flood on the Navarro River in 1907. Another fire in 1913 burned down the remaining buildings that had been associated with the Mill, leaving the Inn and Mill Manager's House as the only surviving elements of the thirty year period of the Navarro Mill Company's operations.



Second Navarro Mill ca 1890

Despite the loss of the Mill and its employees, Fletcher continued to operate the Inn until his death in 1902. For the next twenty-three years the Inn stayed in the Fletcher family as a room and board fishing resort. Beginning in the late 1930s additions were made to the property in the form of cottages, a store and gas station. In 1948 the owners enclosed a portion of the front porch on the Inn to create a separate bar area. The establishment became a popular diner and roadhouse continuing under a series of owners until the 1980s when the Inn ceased to operate. The last private owner, Robert Wingo, purchased the Inn with

the intention of restoring it, but was never able to accomplish this goal. The closed and deteriorating Inn was obtained by the California Department of Parks and Recreation in 1996.



1906-07 earthquake and flood damage. Railroad "round house" in the background. Robert J. Lee Collection (Ward)



Integrity: The Inn retains many aspects of its historical integrity despite several additions and alterations. It retains its original location and setting, sited between the river and the high bluffs that rise directly to the south. The narrow road that provides access to the Inn has been in existence since the 1860s. Most importantly, the Inn represents a rare form of plank wall construction with few examples in California. This unsophisticated and relatively low-cost form of building is representative of a somewhat primitive, rural form of construction technology that is no longer practiced. The *Historic Structure Report* (Carey & Co, 2003) found that this construction is largely intact throughout the main building. The integrity of workmanship remains good and is of considerable value as an example of a construction method that has disappeared.

The Mill Manager's House also retains a high level of integrity. It has retained its original location and large elements of its setting. This house, along with a small number of others, was sited on the south side of the entry road somewhat separated from the main complex of mill buildings. It retains its essential design characteristics, including its steeply gabled roof, dormers, upper-story original fenestration, cladding and symmetrical arrangement. The major changes to the building include window replacements and the side additions, of unknown date.



First Navarro Mill 1861
Courtesy of Robert J. Lee
Collection

Period of Significance: The period of significance of the property is 1861 to 1893, a period that covers the establishment and active operation of the Navarro Mill and Fletcher's involvement with the economically important coastal logging trade. The Inn and the Mill Manager's House are directly associated with the original town of Navarro in its Mill town era, while the Inn represents Fletcher's integration from initial settler to active participant in the major economic trends of the period. The buildings are significant for their association with Charles Fletcher and his settlement of the Navarro River, for their association with the Navarro Mill, and the early history of redwood lumber operations. In addition to lumber production, Fletcher was associated with the production of cargo trade vessels.



Cottage behind Inn ca. 1940

Non-contributing Features: In addition to the two early 19th century buildings, a number of other structures built in the 20th century remain in the study area. (see Figure 5). Three shed structures are located directly across Navarro Beach Road from the Mill Manager's House. They are in good to poor condition as described below.

- Shed #1 is a simple, rectangular plan outbuilding with a gable roof that has an extended slope on the southwest side. The roof has overhanging eaves and gables with exposed rafter tails and purlins. The roof is covered with long redwood shakes. It is wood frame single wall construction with vertical board cladding. The shed was constructed after 1934.
- Shed #2 is in a serious state of deterioration and is near collapse. It is rectangular in plan and has a slightly baled roof, part of which is missing. The walls were clad with vertical board on wood frame, but most of the siding is now gone. The building once served as a chicken coop.
- Shed #3 is much larger than the other two, and appears to be of more recent origin. Rectangular in plan, it has a low pitched side gable roof which is clad with composition shingle. Gables and eaves overhang and the eaves exhibit exposed rafters. Fenestration consists of six-light fixed

wood frame windows arranged asymmetrically. A garage door of vertical planks is located on the northeast side of the front elevation.

There are two rustic guest bungalows and a "motel" unit in the immediate vicinity of the Inn. These latter buildings belong to the period 1930-1960 when the Inn was operated as a resort and roadhouse. They are in very poor and dilapidated condition. These appear to have been constructed in the 1930s. In 1934 there were two bungalows present northeast of the Inn. By 1938 two more had been added, one to the southwest of the Inn and one in the existing cluster of 1934 buildings. Of these structures, two remain on the property, both in poor condition. A circa 1930s duplex cabin was constructed directly southwest of the Inn. In the early 1960s this was replaced by a "motel" which is present but in poor condition.

- Bungalow #1 is a square plan hip roof one-story building. The roof has wide overhangs with exposed rafters. There is an extended "porch" covering which is now stabilized with wooden brackets. The porch is now missing. The guest cottage is frame construction on a pier and wood sill foundation with clapboard siding. Entry and windows are covered with plywood as part of a rehabilitation effort.
- Bungalow #2 is a rectangular plan front gable roof one-story building. The roof is moderately sloped with wide gable and eave overhangs and exposed rafters. It is wood frame construction with novelty siding. Entry and windows are covered with plywood.
- The motel is a multiple unit building with three guest rooms. This structure is rectangular in plan with a moderately sloped composition side gable roof. Cladding consists of clapboard on the side and rear elevations. On the front elevation the lower wall is brick veneer with plywood covering the upper wall to protect the window openings. The building has a partial cinderblock foundation.



Village of Navarro ca. 1880 Robert J. Lee Collection (Herbert)

AESTHETIC RESOURCES

The characteristic landscape of the study area is that of a river estuary and its riparian woodland, transitioning to conifer forest on the hillsides. The setting is dominated by a visually diverse and integrated quilt of spaces composed of open

water, sand spits, beaches, wetlands, and riparian vegetation. These are dramatically contrasted by distinct landforms including the Navarro Head, the wooded slopes behind the Inn, and sea stacks off the shoreline.

The aesthetic resources of the study area include the cultural landscape of the remaining buildings in the historic district, that visually mark the location of the once bustling settlement of ship building and logging operations that occurred at the mouths of rivers along the north pacific coast, and specifically where Redwood was logged. Views to these structures as seen from Highway 1 on the bluffs along the north side of the mouth of the Navarro River is a particularly scenic.

Visually prominent built features within foreground views of the study area include: the Highway 1 grade and associated landform modifications; residences at Navarro Head, along the Navarro Ridge, and one residence immediately above the Inn; the structures of the Historic District, and the utility lines within the wetland areas and along the old road grade above the Inn. The Highway 1 bridge over the Navarro River is not seen from the study area.

The study area is experienced by the visitor from along Navarro Beach Road in four distinct sequences of space. Each space is visually separated from the other by vegetation and/or landforms. From Highway 1 these are:

- Entrance from Highway 1 to the Mill Manager's House
- The Mill Manager's House
- The Inn
- Navarro Beach

INTERPRETATION AND EDUCATION RESOURCES

A temporary historic display board installed by the Charles Fletcher Society and NSCR is located in front of the Inn. The Mill Manager's House is opened to the public at an annual event sponsored and hosted by NSCR and CA State Parks . The Mill Manager's House contains historic photos, period furniture, and other interpretive display.

RECREATION RESOURCES

The recreation resources in the study area are predominantly focused on the open waters of the Navarro River and Navarro Beach. With limited facilities in the State Park, the emphasis is on dispersed recreation. Popular activities include camping and picnicking at primitive facilities, warm weather swimming in the river at undeveloped locations, and beach activities. The NRR State Park is particularly popular with anglers, canoeists, and kayakers in the late winter and spring.

2.5 HISTORIC DISTRICT SUPPORT

NSCR will assist with operations, maintenance, and interpretation at the Historic District. The specific purposes for which NSCR was organized are: to promote education and interpretation activities of CA State Parks, principally in the Mendocino County area, support scientific and historic investigations relating to the area, and present these subjects to the public.

Consistent with its MOU with CA State Parks, after the Inn is rehabilitated, it is the intention of NSCR to become a Cooperating Association with CA State Parks. This would allow the NSCR to occupy a portion of the Inn as a scientific research center, serve as an archive for cultural and historic artifacts of the area, and to offer public displays and visitor programs of both the history and ecology of the Historic District, the Navarro River estuary and its watershed within the parameters of not adversely affecting the historical integrity and historical significance of the Inn.

Interpretive programs may also be linked with the programs of other organizations, such as the Mendocino Area Parks Association (MAPA). MAPA, in partnership with CA State Parks, supports the activities of six docent councils and the visitor centers at MacKerricher, Van Damme, Greenwood Creek / Elk, and Hendy Woods State Parks. These groups present historic and nature displays, school field trips, and various learning opportunities, such as whale walks in February, wildflower walks in March and April, the Mendocino Heritage Days (co-sponsored by the Ford House) in late May, and tidepool walks in May and June. MAPA provides for

summer naturalists and a State Park Interpreter, who offer local school and public educational programs.

Other organizations whose missions and interpretive interests overlap with the goals the NSCR as they relate the Historic District include:

- The Anderson Valley Land Trust: whose operational area of interest is the Navarro River watershed, and that offers outdoor education programs and workshops throughout the watershed.
- The Mendocino Land Trust: that owns and manages Navarro Point for botanical resources and public access.
- The Anderson Valley Historical Society: that focuses its programs on the valley where the Navarro River starts, where early settlers were involved in logging and other agricultural uses, and where yesterday's and today's agricultural practices affect the waters of the Navarro River.
- Mendocino County Historical Network

2.6 PLANNING INFLUENCE

Planning for any area within a unit of CA State Parks must be extensive to consider issues that cross statewide, regional, and local boundaries. Federal, State, county, and community agencies are responsible for providing oversight and review of various planning-related policies and laws. Additionally, local planning information is essential in assisting CA State Parks with relevant information regarding natural, cultural, recreational, and aesthetic resources, existing land uses, and education and interpretation programs pertinent to the State Park.

The following systemwide, regional, and regulatory planning influences were considered in developing the Specific Plan guidelines.

REGULATORY INFLUENCES

There are a number of agencies involved in planning or regulatory authority in the region. The study area is within the coastal zone and is under the jurisdiction of the Mendocino County Local Coastal Program. The coastal zone designation regulates development activities that could have implications for park improvements and visitor use.

California Coastal Commission, North Coast District: The California Coastal Commission was established by voter initiative in 1972 and made permanent by the Legislature in 1976 as the Coastal Zone Management Act (CZMA). The primary mission of the Commission, as the lead agency responsible for carrying out California's Federally approved coastal management program, is to plan for and regulate land and water uses in the coastal zone consistent with the policies of the CZMA. The most significant provisions of the CZMA give State coastal management agencies regulatory control (Federal consistency review authority) over all Federal activities and Federally licensed, permitted or assisted activities, wherever they may occur (i.e., landward or seaward of the respective coastal zone boundaries fixed under state law) if the activity affects coastal resources. Examples of such federal activities include: outer continental shelf oil and gas leasing, exploration and development; military projects at coastal locations; U.S. Army Corps of Engineers fill permits; certain U.S. Fish and Wildlife Service permits; and highway improvement projects assisted with federal funds. Federal consistency is an extremely important coastal management tool because it is often the only review authority given to any State agency over federal activities affecting coastal resources.

The California Coastal Commission jurisdiction in the coastal zone applies to all private and public entities. It covers development activities, including any division of land, change in the intensity of use of State waters or of public access to them. The Coastal Act includes specific policies (see Division 20 of the Public Resources Code) relating to such activities as public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, water quality, transportation, development design, and public works. For all projects at the Historic District, compliance with the

Coastal Act is administered through a Local Coastal Program by Mendocino County.

State Water Resources Control Board: The North Coast Regional Water Quality Control Board has regulatory authority in regard to water quality in the NRR State Park and falls within the oversight of the State Water Resources Control Board (SWRCB). The mission of the SWRCB is to ensure the highest reasonable quality of waters in the state, while allocating those waters to achieve the optimum balance of beneficial uses. The joint authority of water allocation and water quality protection enables the SWRCB to provide comprehensive protection for California's waters. The mission of the Regional Water Quality Control Boards is to develop and enforce water quality objectives and implementation plans which will best protect the beneficial uses of the State's waters, recognizing local differences in climate, topography, geology, and hydrology.

California Air Resources Board, Mendocino County Air Quality

Management District: The California Air Resources Board (ARB) regulates emissions sources and oversees the activities of the local Air Pollution Control Districts and Air Quality Management Districts. The ARB regulates local air quality by establishing State ambient air quality standards and vehicle emissions standards. The ARB is also responsible for monitoring and reducing greenhouse gas emissions. On September 27, 2006, the California Global Warming Solutions Act of 2006 (AB 32) was signed. This legislation will create a comprehensive multi-year program to reduce greenhouse gas emissions in California, with the overall goal of restoring emissions to 1990 levels by the year 2020. The Act also directs State agencies to consider and implement strategies to reduce their greenhouse gas emissions. The Mendocino County Air Quality Management District's (MCAQMD) mission is to protect and manage air quality, an essential public resource upon which the health of the community depends.

California Department of Fish and Game: The California Department of Fish and Game (CDFG) is the trustee agency for the State's plant and wildlife resources. As such, it has regulatory authority over the State's special plant and wildlife species.

Any project that has the potential for direct or indirect impacts to State-listed plant or animal species or Species of Concern requires consultation with CDFG. Authorization for “take” of listed species (i.e., an Incidental Take Permit) and mitigation may be required. Any project that involves work within a streambed or stream banks of any permanent or intermittent stream requires a permit from the CDFG under Section 1600 (i.e., a Streambed Alteration Agreement) of the Fish and Game Code. A Streambed Alteration Agreement is also needed for any project that will divert, obstruct, or change the natural flow of any river, stream, or lake; use materials from a streambed; or result in the disposal or deposition of debris, waste, or other material containing crumbled, flaked, or ground pavement where it can pass into any river, stream, or lake.

United States Army Corps of Engineers: The United States Army Corps of Engineers (USACOE) is a Federal agency mandated to regulate certain types of activities in wetlands and waters of the U.S. under the following sections of Federal law: 33 CFR – Navigation and Navigable Waters (COE); 40 CFR – Protection of Environment (EPA); Section 9 of the Rivers and Harbors Act of 1899; Section 10 of the Rivers and Harbors Act of 1899; Section 404 of the Clean Water Act; and Section 103 of the Marine Protection Research and Sanctuaries Act of 1972. Under these sections, the USACOE requires permits for the discharge of dredged or fill material into any water of the U.S. or wetland under its jurisdiction. A permit from USACOE must also be obtained for any and all structures, whether permanent or temporary, that are planned to be in or over any navigable water of the U.S. and those that affect the course, location, or condition of the water body. Permits are also required from the USACOE for any project that requires dredging of, or placement of fill into, any wetland or water of the United States.

United States Fish and Wildlife Service: The United States Fish and Wildlife Service (USFWS) has regulatory authority over Federal threatened and endangered plant and animal species. Whenever a Federally listed plant or wildlife species, or designated (or proposed) critical habitat occurs within a proposed project area, CA State Parks is required to consult with the USFWS on direct or indirect impacts to those species or their habitat as a result of a project and identify

appropriate mitigation for project impacts to these species or habitats. CA State Parks policies are to avoid activities that would require entering into incidental take (Section 10, HCP) consultation with USFWS.

National Marine Fisheries Service: The National Marine Fisheries Service (NOAA Fisheries) has regulatory authority over Federally-listed marine or anadromous fish species and their habitats. Whenever a proposed project has the potential to result in direct or indirect impacts to a Federally-listed marine or anadromous fish or their habitats, As with the USFWS, CA State Parks is required to consult with NMFS.

NON-GOVERNMENTAL ORGANIZATIONS

NSCR collaborates with CA State Parks for the planning, operations, maintenance, and interpretation of the Historic District consistent with its MOU with CA State Parks .

DEMOGRAPHICS, TRENDS, AND PROJECTIONS

During the last fifty years the importance of outdoor recreation to Californians has steadily grown. The following are key factors which will affect future use patterns, management decisions, and facilities and programs at the Historic District.

- **Population Increase and Park Visitation:** California's population approached 37.7 million persons as of January 2007, according to the California Department of Finance. California, the nation's most populous state, represents 12.5 percent – one out of every eight persons – of the United States population. The State's population grew almost 1.3 percent in 2006 – adding close to 470,000 residents – mirroring the growth pattern of 2005. The State has increased by nearly 3.8 million persons – 11.2 percent – since the last census on April 1, 2000.
- **Latent Demand for Outdoor Recreation:** Based on unmet demand and public support, Californians believe that visiting historic-cultural sites and engaging in beach activities are among the top ten recreation activities that should have top priority for expenditure of public recreation funds

(California State Parks 2002). The seventh in a series of surveys of 2,512 representative adults throughout California showed that the trend for all segments of the population during the 1990s was to engage in some outdoor recreation more often (Roper Starch Worldwide, Inc. 2000). California State Parks' 2002 *Public Opinion and Attitudes on Outdoor Recreation Survey* shows that outdoor recreation areas and facilities are very important to the quality of life for most Californians and that there is a strong public belief that the protection of the natural environment is an important aspect of outdoor recreation (California State Parks 2002).



Navarro Flat ca 1880. Mendocino County Historical Society Robert J. Lee Collection (Ginsgurg)

3

ISSUES AND ALTERNATIVES



Photograph: ca. 1880
R. Lee (qinsberg105995)

Worker's cabins
Mill Manager's house (fence/trees)

First Navarro Mill, 1861.

The Issues section identifies planning assumptions and key area issues that were identified during the analysis for natural, cultural, and recreational resources, public workshops, stakeholder meetings, and through discussions with park staff. The following are the primary planning issues the Specific Plan addresses, through area management guidelines.

3.1 PLANNING ASSUMPTIONS

The following assumptions are based on current State and Federal laws, regulations, and Department policy, which form the basis for planning and set the parameters for addressing ongoing planning issues for the State Park.

CA State Parks will:

- Manage and protect rare, threatened and endangered species and sensitive wildlife habitats, including the coastal, marine, and redwood habitats, as required by Federal and State laws.
- Protect sensitive species and wildlife habitats.
- Provide greater resources and efforts to control invasive species and prevent new introductions.
- Preserve, protect, and maintain the NRR State Park cultural and historical resources, including historic structures and landscapes, following the Secretary of the Interior's *Standards for the Treatment of Historic Properties* and utilizing the Historical Building Code when needed.
- Consult with Native Californian Indian groups and obtain a mutually respectful understanding of the long-term needs for protection and treatment of heritage sites, objects, or human remains; also, to determine future consultations that would be required during the subsequent planning, design and implementation projects.
- Maintain and increase, where appropriate, the overall level of recreational opportunities for State parks located in the Mendocino District.
- Consider the issues and concerns of adjacent land owners and residents during ongoing planning and implementation processes; seek input from local, regional, and statewide interests.
- Coordinate planning efforts with other agencies to evaluate potential connectivity and compatibility of recreational and interpretive opportunities and resource management programs.
- Continue to provide vehicle access from Highway 1 to the Navarro Beach.

3.2 SPECIFIC AREA ISSUES AND ALTERNATIVES

DRAINAGE AND FLOODING

The foundation of the Inn has been subject to damage from previous storm events. There are two factors that are affecting this reoccurring condition and impact to the structure. The first is that the Inn and much of the land around it is within the Navarro River floodplain. The second is related to stormwater from a culvert uphill from the Inn. Based on photographs from the early part of the 20th century, the original coastal road crossed the deep drainage located behind the Inn via a trestle. Also based on photographic documentation, the trestle was removed sometime between 1938 and 1947, the drainage was filled in, and a culvert was installed. Storm water from the culvert currently flows through a poorly maintained drainage located just east of the Inn, that has overtopped in the past and flooded the rear of the building causing damage. However this drainage is a regulated waterway and supports a seasonal wetland. East of the Inn, the wetlands and freshwater marsh are underlain by pavement as this area once served as a parking lot for the Inn.

Alternative	Opportunities / Benefits	Constraints / Impacts
Captain Fletcher's Inn		
Remove structure	<ul style="list-style-type: none"> Maximizes opportunity for wetland and natural habitat enhancement 	<ul style="list-style-type: none"> Would not meet historic rehabilitation goals of project As a demolition, it is an adverse effect on the historic property (eliminating the integrity and historic value of the property)
Relocate Inn out of the floodplain	<ul style="list-style-type: none"> Off-site opportunities would continue to provide a usable space 	<ul style="list-style-type: none"> No opportunity within the immediate study area exists Capital cost Eliminates the integrity and historic value of the study area Does not meet the historic rehabilitation or interpretive goals of project

Alternative	Opportunities / Benefits	Constraints / Impacts
Captain Fletcher's Inn		
Rehabilitate Inn at current elevation	<ul style="list-style-type: none"> • Maintain current elevation and setting of building 	<ul style="list-style-type: none"> • Does not provide for flood protection and leaves historic resources at risk • High probability of adverse effects on the historic structure, significant as an examples of pioneer construction
Raise ground floor level of Inn above the floodplain*	<ul style="list-style-type: none"> • Would provide a usable space and be consistent with historic preservation goals of project 	<ul style="list-style-type: none"> • Capital cost • Possible mitigation required if related fill impact surrounding wetlands, affecting costs
Drainage and Wetland Restoration		
Restore drainage above the Inn; remove culvert and fill materials associated with the old Highway 1 area; revegetate	<ul style="list-style-type: none"> • Final landform would be consistent with period of significance (1861-1893) • Would involve major restoration of original drainage and revegetation that would enhance habitat values 	<ul style="list-style-type: none"> • Hillside is currently stabilized and restoration activities may jeopardize slope stability, the Inn below, and one uphill private residence • Would impact wetlands • Would likely require constructing a bridge for Coastal Trail (assuming trail route is along old road grade) consistent with historic designs • Capital, maintenance and monitoring costs for drainage and possible future bridge
Leave fill materials intact; stabilize drainage only at toe of slope and east of Inn to minimize potential for flooding*	<ul style="list-style-type: none"> • Relatively low costs • Could be accomplished in conjunction with restoration and enhancement of existing disturbed wetlands east of Inn 	<ul style="list-style-type: none"> • Possible mitigation for drainage stabilization impacts, affecting costs
Remove invasive exotic plants on slopes by mechanical means; revegetate hillside*	<ul style="list-style-type: none"> • Would enhance habitat values • Relatively low costs • Could be accomplished by volunteers 	<ul style="list-style-type: none"> • None • Does not address drainage maintenance needs and impacts associated with maintenance.

* **PREFERRED ALTERNATIVE**

PUBLIC ACCESS, PEDESTRIAN CONNECTIONS, AND CIRCULATION

Moderate speeds and the narrow width of Navarro Beach Road can create difficult situations for vehicles entering and leaving the Navarro Beach area. This is particularly evident at the informal parking areas located along the road within the Historic District. A variety of ways to accommodate safe access and limited parking at the Mill Manager's House and Inn were considered. Because parking will be limited at the Inn, the majority of visitor parking is to be provided at the Navarro Beach area. Between the beach and the Inn there is no room for a separate pedestrian trail/. Between the Inn and the Mill Manager's House, a pedestrian trail could be designated along the road shoulder. It is likely that such a trail would be no more than 48" wide to avoid and/or minimize wetland impacts. This is less than the minimum required for two wheelchairs to pass. State Parks Accessibility Guidelines require passing spaces of at least 60" in width that need to be located at reasonable intervals not to exceed 200 feet. These passing spaces will be coordinated with the interpretive displays that, in and of themselves, will require sufficient space off of the trail such that a viewer will not be stopped in the route of travel. Passing spaces will then be sited to serve two functions -- interpretation and accommodation of ADA guidelines. Evaluations were made on the appropriateness of this access and whether any other improvements are warranted.

The California Coastal Trail, an ongoing project to establish a network of public trails along the California coastline, has not been implemented in the State Park. The old Highway 1 road grade could accommodate the Coastal Trail. This was discussed at community meetings with a favorable response.

Alternative	Opportunities / Benefits	Constraints / Impacts
Develop continuous at-grade ADA compliant pedestrian trail from beach to Mill Manager's House on south side of Navarro Beach Road	<ul style="list-style-type: none"> • Would provide safe access to Inn and Mill Manager's House 	<ul style="list-style-type: none"> • One section between Beach and Inn would require widening the existing road bench and either a significant cut into the hillside. or rip-rap and wetland fill along the edge of the estuary • Relatively significant capital and potential ongoing maintenance costs

Alternative	Opportunities / Benefits	Constraints / Impacts
Develop continuous ADA compliant at-grade pedestrian trail from Inn to Mill Manager's House on the south side of, and separated from, Navarro Beach Road	<ul style="list-style-type: none"> • Would provide safe access between Inn and Mill Manager's House 	<ul style="list-style-type: none"> • Does not provide access from the Navarro Beach parking area to the Inn • Would impact wetlands (see options below) • May not be useful if public access to the Mill Manager's House is not part of overall interpretive program
Develop continuous at-grade pedestrian trail from Inn to Mill Manager's House on the south shoulder Navarro Beach Road*	<ul style="list-style-type: none"> • Would provide relatively safe access between Inn and Mill Manager's House 	<ul style="list-style-type: none"> • Does not provide access from the Navarro Beach parking area to the Inn • May impact wetlands • May not be useful if public access to the Mill Manager's House is not part of overall interpretive program
Develop Navarro Beach Road between Navarro Beach and the Mill Manager's House as a slow street with signs and traffic calming measures to allow pedestrians and vehicles to share a clearly identifiable segment of the Navarro Beach Road*	<ul style="list-style-type: none"> • Would reduce speeds into the Navarro Beach area • Low capital cost 	<ul style="list-style-type: none"> • Effectiveness would be dependent on design of traffic calming features

* **PREFERRED ALTERNATIVE**

WATER SUPPLY

There is no potable water supply to the Historic District meeting current public health standards nor sufficient supply for fire suppression purposes. Alternatives include drilling a well, implementing a rainwater collection system, or a combination of the two.

Alternative	Opportunities / Benefits	Constraints / Impacts
Develop a well for potable water*	<ul style="list-style-type: none"> • Could service both the Inn and Mill Manager's House • Possible future 	<ul style="list-style-type: none"> • Depth of well not known at this time. • Considerable cost to install line to campground

Alternative	Opportunities / Benefits	Constraints / Impacts
	extension of potable water to campground	
Implement rainwater harvesting system	<ul style="list-style-type: none"> • Could be used to store water for long periods if used only for fire suppression • Depending on location of storage system, water source not dependent on pumping 	<ul style="list-style-type: none"> • Based on storage availability, water not necessarily dependable in summer months when use demands are greatest • Depending on location, may not be consistent with Historic Architectural Guidelines • Not suitable for potable water consumption

*** Preferred Alternative**

Running potable water to Navarro Beach for campers and developing a permanent outdoor shower were evaluated. However the option of a shower was excluded from future consideration as this would:

- represent a significant change to the primitive conditions and visitor experience of the beach campground
- involve either septic systems or expanding existing holding tank(s) with subsequent operational costs
- require a Mendocino County Division of Environmental Health permit that may not be feasible given the low-lying conditions anywhere except at the existing vault-toilet restroom.

WASTEWATER DISPOSAL SYSTEMS

Wastewater systems are permitted by the Mendocino County Division of Environmental Health (DEH). Opportunities for developing on-site wastewater disposal systems are quite limited. There is very little of the study area that meets current codes for the installation of on-site wastewater disposal systems, with the exception of the hillside east of the Mill Manager's House. This precludes the construction of any new structures that require wastewater disposal systems. DEH repair policy acknowledges the ability to repair and improve wastewater disposal systems for structures that were developed prior to the current regulations and for

those sites that cannot meet the current regulations. This presents an opportunity to repair the system currently serving the Mill Manager's House. However, soil samples indicate that the area for the leach field system is relatively small and therefore the amount of wastewater that could be accommodated by the system is constrained. It is estimated that the Mill Manager's House system could accommodate somewhere between 300 and 450 gallons of wastewater per day. The upgraded system would incorporate a new septic tank, an effluent treatment system, an effluent pumping system, and three distinct zones for effluent disposal; two within the front lawn area of the house and one across the roadway. The three effluent disposal areas would be served through an automatic distributing valve. Planning and permitting issues to be resolved prior to the detail design of the system include the County's riparian setback buffer policies and the disposal zone. While the two disposal areas in the lawn area meet the 100-foot setback distance from wetlands and riparian areas contained in the Mendocino County General Plan Coastal Zone Element, the disposal area on the north side of Navarro Beach Road would not. According to the septic consultant for the project this third disposal area could be designed to meet all health and safety requirements, but an exception to the setback requirements would be necessary (Carl Rittiman & Associates, Inc. 2008)

The options for wastewater disposal at the Inn all would involve a new system altogether to serve uses envisioned for the building. The only practical option is a contained vault system. This type of system would use a waterproof vault to accept all wastewater generated from the Inn structure. There would be no leach field aspect to this type of system. The vault would be fitted with an alarm system that would indicate when the vault is full. At that time a septic tank pumper would be needed to come to the site and empty the tank. The potential drawbacks to this type of system are the cost of the pump outs and reliance on a contractor for the service. A limiting use issue includes the possibility that the vault would be required to not be fully pumped out in the wintertime to prevent it from lifting off the ground when the water table is high. However, this system could be properly designed and successfully operated (Carl Rittiman & Associates, Inc. 2008)

Alternative	Opportunities / Benefits	Constraints / Impacts
Mill Manager's House		
New system for occupant and public use	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Current regulations may prevent development of a new system other than a vault • Seasonal use restrictions • Cost of pumping and contractual maintenance if vault system required • Reliance on timeliness of service by contractor
Repair existing system for limited use as office or residence*	<ul style="list-style-type: none"> • Current regulations allow repair of existing system 	<ul style="list-style-type: none"> • Size of system would support continued office use and limited residential use
Not repair system	<ul style="list-style-type: none"> • No capital or operational costs 	<ul style="list-style-type: none"> • Effectively directs use of building to storage with some limited interpretive opportunities if system not upgraded in the future
Captain Fletcher's Inn		
New septic and leach field for public use	<ul style="list-style-type: none"> • Would support use of Inn 	<ul style="list-style-type: none"> • Current regulations prevent development of a septic and leach field system
New vault holding tank*	<ul style="list-style-type: none"> • Would support limited use of Inn • Current regulations allow development of a new vault • Would improve existing toilet facilities requiring pumping through expanded capacity therefore allowing less-frequent pumping 	<ul style="list-style-type: none"> • Cost of pumping • Reliance on a contractor for service • Seasonal use restrictions
No new system	<ul style="list-style-type: none"> • No capital or operational costs 	<ul style="list-style-type: none"> • Effectively directs use of building to a storage function with some limited interpretive opportunities

* Preferred Alternative

LIQUEFACTION AND LATERAL MOVEMENT OF INN

The presence of loose, saturated, silty sand identified in borings made at the front of the motel building indicates that there is a significant risk of liquefaction in the vicinity of the Inn in the event of a moderate or large earthquake in the general area. However, bedrock is found at relatively shallow depths a few feet behind the buildings.

Completely protecting the Inn from structural damage or even complete loss of use would require either treating the soils beneath and in the vicinity of the building or supporting the building on deep foundations designed to accommodate forces associated with liquefaction and lateral spreading. Lateral spreading is a possible hazard because liquefied soil has very low strength and there could be a tendency for the ground beneath the Inn and the river terrace as a whole to move towards the river channel after the silty sand of the area liquefies either before earthquake ground motions stop or subsequently. While this lateral movement should be minimized somewhat by the relatively flat inclination of the slope between the Inn front and the edge of the river, the potential for lateral shifts remains. Lateral spreading from liquefaction therefore presents a life safety issue for the occupants of the Inn if the lateral spreading movements were large enough to carry the building some distance towards the river and if the foundation system is inadequately stiff and strong enough to prevent the building from being structurally damaged by the movement.

The potential effects of liquefaction and lateral spread can be mitigated by constructing stiff, shallow foundation systems that allow the Inn to remain intact even if lateral spreading or differential settlement were to occur. Such a system would enable the Inn to remain relatively intact such that the occupants could safely exit the building following an earthquake. However, although the shallow stiff foundation system would mitigate the potential safety hazard, there remains the potential that the Inn could move and sustain significant damage. Alternatively, anchoring the foundation system to a new retaining wall at the back of the building would prevent the Inn from moving toward the river but would not prevent the possibility of rendering the building unsalvageable following a major earthquake.

Alternative	Opportunities / Benefits	Constraints / Impacts
Captain Fletcher's Inn		

Treat soils beneath building and near vicinity to minimize liquefaction potential	<ul style="list-style-type: none"> • Would provide required stability to entire structure 	<ul style="list-style-type: none"> • Relatively high cost • May involve disturbance or removal of nearby wetland soils • Does not eliminate potential for differential settlement of pad and Inn
Install deep foundations designed to accommodate forces associated with liquefaction lateral spreading	<ul style="list-style-type: none"> • Would provide required stability 	<ul style="list-style-type: none"> • High cost of construction for structure with limited use • Depth of foundation required on river side not determined by test; may be significant exceeding 50 feet
Construct shallow foundations and restrain building to the stable rock at base of the hillside*	<ul style="list-style-type: none"> • Effectively pins and anchors building to upslope hill and prevents lateral shifting • Relatively low cost 	<ul style="list-style-type: none"> • May result in cosmetic and architectural distress but indistinguishable from damage that could be expected from major earthquake event shaking

* Preferred Alternative

PRESERVATION AND ENHANCEMENT OF ENVIRONMENTALLY SENSITIVE AREAS

The study area consists of a relatively steep hillside that transitions quickly into the river floodplain that supports areas of fresh and brackish water marsh, seasonal wetlands, and riparian scrub and woodland. Mendocino County General Plan Coastal Element policies include a variety of measures to protect environmentally sensitive areas. These include wetlands as identified using the more conservative California Coastal Commission definition criteria. Significant among these relative to the study area are:

Land Use Plan: Resources and Development Issues and Policies

- Policy 3.1-7: A buffer area shall be established adjacent to all environmentally sensitive habitat areas. The purpose of this buffer area shall be to provide for a sufficient area to protect the environmentally sensitive habitat from significant degradation resulting from future developments. The width of the buffer area shall be a minimum of 100 feet, unless an applicant can demonstrate, after consultation and agreement with the California Department of Fish and Game, and County

Planning Staff, that 100 feet is not necessary to protect the resources of that particular habitat area and the adjacent upland transitional habitat function of the buffer from possible significant disruption caused by the proposed development. The buffer area shall be measured from the outside edge of the environmentally sensitive habitat areas and shall not be less than 50 feet in width. New land division shall not be allowed which will create new parcels entirely within a buffer area. Developments permitted within a buffer area shall generally be the same as those uses permitted in the adjacent environmentally sensitive habitat area and must comply at a minimum with each of the following standards:

- It shall be sited and designed to prevent impacts which would significantly degrade such areas;
 - It shall be compatible with the continuance of such habitat areas by maintaining their functional capacity and their ability to be self-sustaining and to maintain natural species diversity; and
 - Structures will be allowed within the buffer area only if there is no other feasible site available on the parcel. Mitigation measures, such as planting riparian vegetation, shall be required to replace the protective values of the buffer area on the parcel, at a minimum ratio of 1:1, which are lost as a result of development under this solution.
- Policy 3.1-8: The implementation phase of the Local Coastal Plan shall include performance standards and mitigating measures necessary to reduce adverse impacts on wetlands and wetland buffer areas from permitted developments. Such standards and mitigating measures shall be consistent with those recommended in the California Coastal Commission's Statewide Interpretive Guidelines for Wetland and Other Wet Environmentally Sensitive Habitat Areas, adopted February 4, 1981.

If buffer areas as identified above were established around all wetland habitats in the study area, there could be no improvements made at all. However, the majority of changes envisioned for the Inn and Mill Manager's House are essentially rehabilitating existing uses in upland areas and involve no wetland fill. Consistent with Mendocino County General Plan Coastal Element policies, these activities will require review by a Mendocino County Planning Department staff member, a representative of California Department of Fish and Game, a representative of the California Coastal Commission to determine if specific findings can be made which that there is substantial evidence that the resource as identified will not be significantly degraded by the proposed development. An alternatives analysis may be required for a project that proposes development within an ESHA to show that the preferred alternative is the least impacting alternative.

Alternative	Opportunities / Benefits	Constraints / Impacts
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Captain Fletcher's Inn		
Not develop roadside pedestrian access features; remove pavement under existing wetlands and restore and/or enhance wetland; control vehicle traffic on Navarro Beach Road to allow pedestrian use of roadway	<ul style="list-style-type: none"> • Consistent with County policies • Would enhance existing disturbed area with relatively significant habitat quality benefits 	<ul style="list-style-type: none"> • Limits access between Inn and Mill Manager's House • Capital and mitigation monitoring costs.
Develop roadside pedestrian access features in association with seasonal wetland / marsh enhancement of area east of Inn. Enhancement involves tearing out pavement of old parking lot and redefining channel to improve long-term stability*	<ul style="list-style-type: none"> • Improves pedestrian safety between Inn and Mill Manager's House • Would allow for interpretation of larger area than only immediately around the Inn. • Would provide 3:1 mitigation for impacted wetlands in existing disturbed area with relatively significant habitat quality benefits 	<ul style="list-style-type: none"> • Wetland impacts along roadside drainage ditch of relatively low habitat quality • Capital and mitigation monitoring costs. • Would likely require an alternatives analysis as part of permitting.

* Preferred Alternative

4

SPECIFIC AREA PLAN



The Specific Plan establishes a long-range vision and purpose for the Historic District. Goals, supporting guidelines, and specific plan actions further clarify this purpose and vision. These are presented to address current issues while providing a foundation for continued resource protection and preservation, as well as development and interpretation of the Historic District. The goals, guidelines, and actions also serve as design and implementation parameters for subsequent management and development that may take place in the future.

4.1 CLASSIFICATION

In addition to the Department's mission, park management and development is further directed by park unit classification as specified by the California Public Resources Code, Section 5019.50-5019.80. The California Public Resources Code defines the "State Park" classification as follows:

PRC 5019.53. State parks consist of relatively spacious areas of outstanding scenic or natural character, oftentimes also containing significant historical, archeological, ecological, geological, or other such values. The purpose of state parks shall be to preserve outstanding natural, scenic, and cultural values, indigenous aquatic and terrestrial fauna and flora and the most significant examples of ecological regions of California, such as the Sierra Nevada, northeast volcanic, great valley, coastal strip, Klamath-Siskiyou Mountains, southwest mountains and valleys, redwoods, foothills and low coastal mountains, and desert and desert mountains.

Each state park shall be managed as a composite whole in order to restore, protect, and maintain its native environmental complexes to the extent compatible with the primary purpose for which the park was established.

Improvements undertaken within state parks shall be for the purpose of making the areas available for public enjoyment and education in a manner consistent with the preservation of natural, scenic, cultural, and ecological values for present and future generations. Improvements may be undertaken to provide for recreational activities including, but not limited to, camping, picnicking, sightseeing, nature study, hiking, and horseback riding, so long as such improvements involve no major modifications of lands, forests, or waters.

Improvements which do not directly enhance the public's enjoyment of the natural, scenic, cultural, or ecological values of the resource, which are attractions unto themselves, or which are otherwise available to the public within a reasonable distance outside the park, shall not be undertaken within state parks.

State parks may be established in the terrestrial or nonmarine aquatic (lake or stream) environments of the state.



Navarro, Captain Fletchers Inn, Ship Shed, and Mill Managers House ca 1907. Robert J. Lee Collection (Schaeffer)

4.2 VISION

A vision statement provides a view of desired future conditions within the Historic District.

VISION

The Navarro-by-the-Sea Specific Plan area, located next to the Navarro River at the gateway to Navarro Beach and the Pacific Ocean, encompasses valuable historic and sensitive natural resources that offer unparalleled opportunities for resource protection, enhancement and interpretation.

This Specific Plan envisions the rehabilitation and management of both the Navarro-by-the-Sea Historic District and the estuary ecosystems. The historic buildings and cultural features will be rehabilitated to support a variety of individual and community day use activities. Major estuary activities will include riparian and estuarine research, vegetation and watershed management, and wetland enhancement, all of which support a healthy and diverse natural landscape. Active stewardship, interpretation, and education programs will enhance the visitor experience by highlighting the area's rich heritage and exceptional resources. The rehabilitation of the Historic District will ensure that future generations can experience what remains of the vibrant settlement that prospered during the logging and ship building periods.

4.3 PLANNING THEME AND ZONES

The overall planning theme is the history and use of the Historic District. The management intent and guidelines for planning zones described below within the Historic District are integrated into and support the perspectives described in the Specific Plan goals and guidelines. As shown in Figure 6, there are seven planning zones each with its individual landscape character, distinctive resources, operations or management opportunities, and experiential characteristics.

A key physical element that will deliver the Historic District theme to the park visitor and that spans Areas 1 through 4 is the Navarro Beach Road. The Road will be designed and managed as a slow street and "interpretive way" to be experienced sequentially from both the pedestrian and motor vehicle perspectives. Because of existing constraints, the road will initially be managed as a "share the route" for both cars and pedestrians.

1. EASTERN HISTORIC DISTRICT GATEWAY

The eastern boundary of the Historic District should be established outside the view of the Mill Manager's House and marked through identity signs. The zone should be managed and designed as a transition, to slow the park visitor traveling west, to identify the passage as a share-the-road facility with pedestrians present, and to introduce through signage the historic values of the spaces beyond.

2. MILL MANAGER'S HOUSE

The Mill Manager's House will be maintained and rehabilitated as needed and will continue to be used for offices, with limited interpretive use in the downstairs rooms. This building could eventually be used for park staff housing, when rehabilitation of the Inn is completed and office and public interpretive uses are relocated there. The casement windows should be replaced with double hung of the type period-appropriate to the date of construction. The Mill Manager's House should be visually portrayed to visitors entering the NRR State Park through interpretive signage. Invasive plant species in and around the facility should be removed while some ornamental exotic or native plants should be retained or planted to reflect the historic character of the area.

3. CAPTAIN FLETCHER'S INN

The Inn will be stabilized and ultimately rehabilitated as a Visitor and Interpretive Center, and become the hub of public use and interpretive activities. The Inn should be highlighted in the sequence of spaces that lead to Navarro Beach. Vegetation should be managed to enhance and restore the natural habitat associations, screen utilities and uphill residences, and set off and focus attention to the Inn and its history. This includes the restoration and enhancement of disturbed wetland areas on the south and north side of Navarro Beach Road, east of the Inn. Limited use of non-invasive exotic plants may be used, if determined to be appropriate under a cultural landscape plan, to enhance the landscape experience immediately around the Inn. State Park policies for vegetation clearance around buildings to prevent wildfires would be followed.

4. WESTERN HISTORIC DISTRICT GATEWAY

The western boundary of the Historic District should be established at the beach area outside the view of the Inn and marked with identity signage. This zone should be managed and designed as a transition, to slow the park visitors leaving Navarro Beach, and to identify the passage as a share-the-road facility with pedestrians present. The western gateway zone should mimic the east entrance in terms of signage and traffic calming measures.

5. NAVARRO BEACH

With the exception of signing the parking area at the north end for use as access to the Historic District, this Specific Plan proposes no major changes to the existing uses and facilities at the Navarro Beach area. If feasible, potable water will be provided to the beach campground area in the future, to improve the camping experience.

6. NAVARRO RIVER ESTUARY

Coastal estuaries are dynamic ecosystems that are highly affected by upstream as well as changing ocean conditions. The Specific Plan Vision includes estuarine research. Information gained from such research will lead to a better understanding of the system, help to determine appropriate management actions, and open up opportunities for collaborative management efforts with other stakeholders in the watershed. Until more in-depth and better information is available the area north and west of Navarro Beach Road should remain unaltered to allow natural succession of plants to occur. The one vegetation management exception should be the removal and control of invasive exotic plant species, such as blue gum eucalyptus and English ivy. Additionally, the overhead utility service to the Mill Manager's House, if feasible, should be removed from the wetland area and relocated under Navarro Beach Road.

7. NAVARRO BLUFFS

The steep slopes south of the Inn and Mill Manger's House, and east of the beach, should be managed as a vegetated backdrop and visual buffer. Invasive exotic

plant species should be removed and controlled. Preliminary plans to locate the Coastal Trail along the former highway alignment through the bluffs are currently being explored, and would provide a dramatic visual experience of the mouth of the Navarro River, rugged coastline, and ocean.

4.4 SPECIFIC AREA GOALS, GUIDELINES, AND ACTIONS

The Specific Area goals and guidelines address existing issues and provide ongoing guidance that will be undertaken to realize the long-term vision for the Historic District. The *goals* establish the purpose and the *guidelines* provide the direction that CA State Parks will consider in achieving these goals. The following goals and guidelines address managing and interpreting the area's resources, providing facilities and opportunities, and operating and maintaining them.

PARK OPERATIONS

FACILITIES

Facility design and development (see Figure 7) is focused on rehabilitating the historic structures, making them accessible and usable for visitors and the local community, and removing structures, other infrastructure, and invasive exotic species that are not historically significant, or that detract in a major way from the visual integrity of the landscape. This involves developing improved public access, visitor service facilities, infrastructure, interpretative features, and docent or volunteer programs. Also included are facilities and enhancements for park operation functions such as administration, security, maintenance, storage, and resource management. These features and programs will allow the public to enjoy and benefit from the resources and interpretive opportunities provided in the Historic District. Both CA State Parks and NSCR visitor services should provide environmentally-appropriate and enjoyable interpretive opportunities for a wide range of visitors.

Facilities Goal: Plan, develop and maintain environmentally compatible and logistically convenient facilities that retain a historic character and meet visitor, staff, and park management needs; and support efficient operations.

Facilities Guideline #1: Provide visitor use facilities that offer varied interpretive experiences. Rehabilitate historic structures that retain historic design and materials and that provide for effective, efficient, and safe visitor and staff use while minimizing user conflicts and negative effects on cultural or natural resources. Design facilities that are compatible with an historic landscape character. Develop visitor use facilities to accommodate changing visitor uses and accessibility needs, population demographics, and increases in visitation.

Specific Plan Action: The Specific Plan recommends and encourages the following physical improvements and programs:

- The Inn will be stabilized and rehabilitated and used as a Visitor and Interpretive Center. Its interpretive focus will include (see also Interpretive Goals and Guidelines):
 - historical information about the background of the Historic District and how the complex was founded, its uses, its growth, and its ownership
 - the methods and materials of pioneer construction along the north California coast during the period of significance.
 - historic and natural resource information about the interaction between the Navarro River estuary and the entire watershed, how the Historic District was linked to upstream uses, and modern day watershed restoration efforts
 - how indigenous people co-existed in and with the watershed ecology
 - the cultural and landscape context of the site within the North Coast region with linkages to other nearby interpretive opportunities

Inn features may include:

- a flexible multiple-use space on the ground floor for use by groups and as a community center for local residents to gather
 - upstairs rooms for use by CA State Parks, NSCR, and as docent offices and a library/archive
 - an ADA-accessible restroom at the rear of the building on the ground floor
- A cultural landscape strategy for the Historic District will be developed prior to the installation of any non-native plants, public access features, or outdoor interpretive areas. This strategy will provide guidance for the

selection of materials and overall design characteristics to be consistent with the historic character of the District.

- An outdoor interpretive area in front of the Inn with natural and cultural resource exhibits will be developed to serve as a staging area for small groups and to interpret the restoration and enhancement of adjacent wetland areas.
- A flagpole "landmark" in its historic location will be installed that notes the former bulkhead along the shoreline. This will be complemented with and ADA-compliant pedestrian trail with interpretive photo displays at key locations between the Inn and the Mill Manager's House that allow the visitor to visually understand the scale of the historic Navarro Mill community and buildings within it, as well as the functions and values of the natural ecosystem.
- The Mill Manager's House may eventually be rehabilitated as a NRR State Park staff residence. Located near the western gateway to the area, visibility of this use would assist in overall area security.

Facilities Guideline #2: Ensure facilities and associated activities support or are compatible with the desired visitor experience and management intents of each planning zone. New improvements should be compatible with the historic theme and visual setting, protect and enhance the natural resources, and be efficient in the design of park circulation and traffic capacities.

Specific Plan Action: The Inn and Mill Manager's House will be stabilized and rehabilitated consistent with the Secretary of Interior's Standards for Historic Properties. New facilities will need to be reviewed for compatibility with the historic district. Improvements to existing facilities shall comply with all regulations governing state agencies, including the State Historical Building Code, California Code of Regulations, Title 24, Part 8, where applicable. Up to four public parking spaces and one ADA-compatible van parking space and an at-grade ramp will be developed to access the Inn. To avoid sensitive natural resources, the new parking will be sited within the footprint of the existing, non-historic motel building and paved area along Navarro Beach Road.

Facilities Guideline #3: Locate and design operational support facilities, including staff housing, in a manner that aids in staff efficiency and effectiveness. Consider the needs for maintenance equipment

Specific Plan Action: The Mill Manager's House will preferably be rehabilitated as a ranger residence in the future. Its location at the entrance to the Historic District will be an effective presence in terms of security. The existing workshop and garage north of Navarro Beach Road will be repaired and upgraded as necessary, and retained for equipment storage. Though they date from the 1930s or later, their use was associated with the occupation of the Mill Manager's House. Their physical proximity to Navarro Beach Road, in unison with the Mill Manager's House serves a traffic calming function.

UTILITIES

Construction dates of remaining buildings vary from the mid-19th century to the mid-20th century. Future utility needs will require upgrades to existing services. The most constraining limitation is the shortage of potable water for public use, water for fire control, water for irrigation in revegetation programs, and available sewage capacity. There is no wastewater system at the Inn and a limited one at the Mill Manager's House.

Utilities Goal: Ensure long-term sustainable, environmentally compatible and energy-efficient infrastructure for the Historic District.

Utilities Guideline #1: Repair and/or develop a potable water supply and distribution system to the Inn and Mill Manager's House. If feasible, extend potable water to the beach campground area to improve the visitor experience.

Specific Plan Action: Develop a well, water storage tank, and related underground connections to the Inn and Mill Manager's House. Locate an above-ground storage tank on the old road bench above the Mill Manager's House sufficient in capacity to supply anticipated demand and improved fire-fighting capabilities. Develop separate standpipes near both the Inn and the Mill Manager's House for use in fire emergencies. Paint tanks a flat color to match the surrounding vegetation. All connections and service lines to be installed underground, utilizing road alignments wherever possible.

Utilities Guideline #2: Upgrade existing septic system to Mill Manger's House and design limited sewer facilities at Inn.

Specific Plan Action: Design and install upgraded septic system at Mill Manager's House. Design and install septic holding tank at Inn and explore alternative technologies in providing limited improved septic services to building.

Utilities Guideline #3: Consolidate electrical service for ease of access and maintenance.

Specific Plan Action: Relocate electrical service to the Mill Manager's house via an underground line located beneath either the south side of Navarro Beach Road or the proposed ADA compliant pedestrian trail on the south shoulder of Navarro Beach Road. If feasible, remove existing utility poles from the wetlands north of Navarro Beach Road.

Utilities Guideline #4: Consolidate telephone and communications service for ease of access and maintenance.

Specific Plan Action: Combine telephone service to buildings with electrical connection lines where feasible.

Utilities Guideline #5: Upgrade and maintain existing drainage facilities through the study area.

Specific Plan Action: Overall drainage improvements around the Inn are integral to any wetland enhancement/restoration plans. Undersized culverts on Navarro Beach Road will be upgraded as road improvements are installed, poorly maintained roadside ditches and drainages in the vicinity of culvert undercrossings will be routinely inspected and maintained to prevent culverts from becoming blocked and flooding structures, access roads, and trails.

NATURAL RESOURCE MANAGEMENT

Rehabilitating and interpreting the historic structures of the study area and managing natural resources around them are not contradictory tasks. While the wetland and upland landscapes of the study area are diverse, the presence of

disturbed wetlands and invasive species present a management opportunity to enhance the existing natural resources of the area.

Natural Resource Management Goal #1: Restore and enhance the existing wetland habitats east of the Inn. Avoid the remaining wetlands habitat except as necessary to maintain culverts and roadside drainages.

Natural Resource Management Guideline #1: Avoid fills in jurisdictional wetlands. If wetlands are disturbed, appropriate authorizations will be obtained from jurisdictional agencies, and mitigation would occur on a ratio established through consultation with the appropriate permitting agencies.

Specific Plan Action: Grading and activities associated with the rehabilitation of the Inn, construction of roadside interpretive features, and development of other public access improvements will generally avoid wetland fills. The Inn will remain in its existing footprint and new parking would be located in the vicinity of the existing motel building, avoiding wetland habitat. Minor fills of existing wetlands may be necessary to accommodate traffic management and pedestrian safety features along the south side of Navarro Beach Road. These wetlands consist of a poorly maintained drainage ditch and a small portion of the former parking lot for the Inn, where wetlands have developed on top of the existing pavement. An approximately 7,000-square-foot disturbed wetland area east of the Inn will be enhanced by removal of the old pavement from the former parking lot, expanding the total net acreage of wetlands on the site, and creating enhanced freshwater marsh and seasonal wetland habitat. The drainage passing along the east side of the Inn, which feeds the freshwater marsh in the former parking area, will be reconstructed and enhanced to establish a defined channel and minimize the potential for flooding the rear of the Inn. A Wetland Enhancement and Mitigation Program will be prepared by a qualified wetland specialist detailing the wetland-related restoration, enhancement, and replacement mitigation.

Natural Resource Management Goal #2: Ensure the continued presence of special-status species within the study area.

Natural Resource Management Guideline #2.1: Through consultation with bat experts and CDFG, develop mitigation methods to prevent inadvertent take of the Townsend's big-eared bat (*Corynorhinus townsendii townsendii*) during

rehabilitation of the Inn and evaluate the feasibility of options to provide on-site replacement habitat as deemed appropriate.

Specific Plan Action: Initial construction activities at the Inn will be conducted after September 1 and before April 15, or bats will be relocated prior to construction. A qualified biologist will be retained to prepare a Bat Exclusion and Habitat Replacement Program. Options for bats to continue to roost the Inn will be considered. The two existing cottages east of the Inn are currently unused and in poor condition. One or both of these buildings could be modified to improve access for bats and could serve as permanent replacement habitat for special-status bat species that may be displaced when the Inn is rehabilitated. Public access will not be provided to these structures if used for bat roosting habitat, and interpretive displays will serve to inform the public of the intended use, sensitivity of the area, and need to stay away from the structures.

Natural Resource Management Guideline #2.2: Avoid sensitive breeding and foraging habitat for special-status animal species, and provide appropriate construction restrictions, development setbacks, and preconstruction surveys.

Specific Plan Action: Construction activities will be designed to avoid possible disturbance to nesting birds, mammals, reptiles, amphibians, invertebrates, and fish. Preconstruction surveys will be conducted by qualified biologists, and appropriate measures taken to prevent inadvertent take to special-status animal species, as summarized in Table 2. This may include: construction restrictions if active bird nests are encountered in the vicinity; relocation of amphibians, reptiles and snails if construction is to occur in suitable habitat; exclusion of mammals from structures and creation of replacement habitat; and use of Best Management Practices to prevent indirect impacts on water quality and aquatic habitat of the estuary.

Natural Resource Management Goals #3: Manage and enhance native plant associations.

Natural Resource Management Guideline #3.1: Promote natural succession to native plant communities in the study area while providing adequate clearance per

CA State Park policies for fire protection around the remaining structures, and clearance along roadways and trails.

Specific Plan Action: An ongoing program will be established to remove and control the spread of highly invasive exotic species. These will include removal of all but the mature specimen blue gum eucalyptus (*Eucalyptus globulus*) east of the Mill Manager's House; manual, mechanical, and possibly chemical treatment of periwinkle (*Vinca major*) and English ivy (*Hedera helix*) from the Navarro Bluffs and slopes behind the Inn and Mill Manager's House; and selective removal of dead or diseased introduced Monterey pine (*Pinus radiata*) near the Mill Manager's House. Vegetation around the Inn and Mill Managers House will be managed according to CA State Park policies)consistent with the *General Guidelines for Creating Defensible Space* of the California Department of Forestry and Fire Protection).

Natural Resource Management Guideline #3.2: Implement an effective program to control the spread of and eventually remove invasive, non-native noxious plants in the study area.

Specific Plan Action: Over time, noxious plants in the study area will be removed by manual, mechanical, and possibly chemical means. Effective control of highly invasive species will require an effective Integrated Pest Management (IPM) program. Consider using a supervised volunteer workforce for manual removal of particularly invasive species such as English ivy and periwinkle. All work will be performed as part of a coordinated program for invasive species control and removal, supervised by CA State Parks staff. Use of any chemical treatment will be performed by individuals with appropriate certification and licensing as a Pest Control Operator for use of non-restricted materials registered for use in Mendocino County. Any chemical treatment of invasive species must be carefully controlled according to the California Department of Pesticide Regulations and the Mendocino County Agricultural Commissioner using Best Management Practices to prevent exposure of park users, avoid sensitive aquatic habitat, and utilize the most effective and appropriate products available at the time field work is performed. Any invasive species removal in natural areas away from structures and roads may require confirmation surveys to determine presence or absence of special-status species prior to treatment.

Natural Resource Management Guideline #3.3: Plant only native species or, if exotic, species that are historically appropriate to the study area and are not invasive.

Specific Plan Action: A revegetation strategy for disturbed areas that utilizes site-specific native species grown from seed or cuttings collected on-site will be developed. Historically appropriate non-native species will be identified as part of the cultural landscape strategy to be developed (see Facilities Guideline #1) Lands disturbed by rehabilitation actions in the study area will be revegetated by collecting and broadcasting native seed, or using native brush, willow wattles, straw wattles, and other means as appropriate for specific erosion control measures. Table 4 outlines native plants that would be included in a long-term revegetation strategy. A detailed Wetland Restoration and Enhancement Program will be prepared by a qualified wetland specialist which will define the plant salvage, grading and habitat creation techniques, seeding and planting details, and maintenance and monitoring provisions.

TABLE 4: Suitable Plants for the Historic District

Botanic Name	Common Name	Area		
		Inn	Mill Managers House	Hillside and Wetland Enhancement
<i>Acer macrophyllum</i>	Big-leaf maple		X	X
<i>Alnus rubra</i>	Red alder	X	X	X
<i>Cupressus macrocarpa</i>	Monterey cypress Note: historic tree		X	
<i>Heteromeles arbutifolia</i>	Toyon			X
<i>Holodiscus discolor</i>	Ocean spray	X		X
<i>Lonicera involucrata</i>	Twinberry			X
<i>Lupinus arboreus</i>	Bush lupine	X	X	X
<i>Ribes sanguineum</i>	Flowering currant	X		
<i>Salix</i> spp.	Willow			X

INTERPRETATION AND EDUCATION

High-quality interpretation, both at the Inn Visitor and Interpretive Center and via web-based media, will give participants enhanced enjoyment and knowledge of the

geology, plants, animals, and people of the Navarro River Estuary; will promote further understanding of and interest in broader science, history, and cultural concepts; and will lead to further protection of irreplaceable cultural and natural resources both in and outside of the Historic District.

Interpretation and Education Goal #1: Interpretation will support management goals, including public safety and resource protection, which will increase compliance with rules, visitor safety, and public enjoyment and appreciation of the Historic District, and will inspire support and adoption of resource protection behavior by members of the public that lasts beyond their park visit.

Interpretation and Education Guideline #1: Use interpretive signage to deliver wayfinding and orientation information, and public safety messages such as staying on designated trails.

Specific Plan Action: Develop and install vehicular-oriented direction signs on Highway 1, identity signs at the Historic District boundaries, and 5 mph speed limit signs along Navarro Beach Road through the Historic District. Develop and install pedestrian-oriented safety signs along the Navarro Beach Road at gateways to the Historic District.

Interpretation and Education Goal #2: Interpretation at the Inn should highlight the cultural and natural history of the Historic District and immediate landscape of the Navarro River Estuary, and put them into a watershed, regional and statewide context.

Interpretation and Education Guideline #2.1: Interpret history of the Inn and Mill Manager's House and how and why the remaining structures represent what once was a thriving community.

Specific Plan Action: A series of outdoor interpretive signs with images of the original town will instruct the visitor about the diversity and extent of structures that once existed near the Inn. When developing interpretive programs and interpretation plans for the Historic District, focus on: the exemplary values and stories of the Navarro-by-the-Sea complex circa 1861-1893, how the community grew, the natural resources of the watershed that supported that growth, the

factors that led to its decline over the next 80 years (up to the mid 20th century); and the natural and cultural land use relationships that affect the Navarro River Estuary and watershed.

Interpretation and Education Guideline #2.2: Research and develop opportunities to tell the regional story of cultural and natural resources that make connections between natural, cultural, aesthetic, and recreational resources, and foster understanding of those resources as part of larger processes and relationships.

Specific Plan Action: Consider the Visitor and Interpretive Center at the Inn to be one stop in a north coast regional historic interpretive trail. Coordinate and partner with nearby State Parks - including Van Damme State Park, Mendocino Headlands State Park, Greenwood Creek State Beach, and Hendy Woods State Park - and other area interpretive facilities in developing interpretive displays and programs to tell the regional story of cultural and natural resources while at the same time minimizing a duplication of efforts, where possible. This can be done with joint programs, or by coordinated exhibits between facilities referring to interpretation in another facility where visitors can learn more about a certain topic.

Interpretation and Education Guideline #2.3: Research and develop opportunities to tell how the concept of sustainability in forestry that was the foundation of the Historic District and related forestry practices have been and will be a major factor in the ecology of the Navarro River watershed and the Navarro River Estuary.

Specific Plan Action: Coordinate and partner with the private forest landowners and corporations in the watershed or other area forestry-related business that are interested in interpretation and education to develop exhibits and programs that improve public understanding and appreciation of timber harvesting past and present, and its sustainable future using "green" timber harvest and agricultural methods.

Interpretation and Education Goal #3: Interpretation will be engaging, address multiple learning styles, reach a broad audience and be universally accessible.

Interpretation and Education Guideline #3.1: Emphasize tactile, auditory and object-related media that are dynamic and dramatic.

Specific Plan Action: An open room will be developed in the ground floor of the Inn that will be furnished with period articles and photo-exhibits. A flagpole "landmark" in its historic location will be keyed to historic photos to help orient the visitor to the scale of development and location of structures in the Historic District.

Interpretation and Education Guideline #3.2: Use remote interpretation techniques to take the Historic District and its story to a wider audience, including schools and related interpretive centers in the region, without being physically at the Visitor and Interpretive Center.

Specific Plan Action: State Park's web pages (including State Park's PORTS online resources for teachers and students) will be linked to those of the NSCR. Over time, and through interpretive partnerships, oral interviews, interactive web pages, and downloadable activity books will be developed.

4.5 SUSTAINABILITY

The concept of sustainable design represents a desire to harmonize the built environment with natural systems by emphasizing the principles of energy conservation, waste reduction, and pollution prevention. This is consistent with State Park's mission to provide recreation opportunities while preserving resources for future generations and to focus on creating environments that promote good health. Sustainable design strategies will be used to minimize impacts to the State Park's natural, cultural, historical, and aesthetic resources.

Natural, renewable, indigenous, and recyclable materials, and energy-efficient design materials will be used, where feasible and appropriate, in the rehabilitation of the Inn and Mill Manager's House based on the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) standards.

Exhibits at the Visitor and Interpretive Center will be developed to help the visitor understand that promoting energy conservation and historic rehabilitation are not mutually exclusive goals

To reduce air quality impacts, low- or zero-emission grounds maintenance and management practices will be used (e.g., manual or electric trimmers, chain saws, and mowers)

4.6 INTERPRETIVE PARTNERSHIPS

The Historic District is located in the midst of a network of State Parks and public and privately-owned historic districts and conserved landscapes. Establishing and coordinating interpretation and education programs with the surrounding providers offers an opportunity to maximize public awareness, strengthen resource enhancement and protection, and improve programs. This will be accomplished in four ways:

- with NSCR becoming a Cooperating Association with CA State Parks
- coordinating interpretive exhibits and programs at the Visitor and Interpretive Center that, while emphasizing the Navarro River estuary and watershed, complement the information and programs provided at other parks and historic districts along the Mendocino coast, and within the watershed and the Anderson Valley.
- working with Federal, State, regional, and local agencies as well as universities, colleges and other research organizations to develop natural and cultural resource studies that increase the knowledge of, and manage and protect marine and intertidal resources of the Historic District and the Navarro River estuary.
- establishing programs housed at the Visitor and Interpretive Center that are scientifically defensible to establish baseline information about the hydrology and ecology of the Navarro River Estuary.

4.7 IMPLEMENTATION

PRIORITIES

The existing CCHE grant includes limited funding for planning in the study area and design of rehabilitation plans for the Inn. However, future funding for implementation of the Specific Plan is not currently known. A program is needed to group improvements into logical steps that reflect permitting needs and funding

opportunities. A phased implementation approach will be employed for design and construction to recognize existing grant monies that are available, the need to obtain a local coastal permit from Mendocino County, and secure other permits from State and Federal regulatory agencies for certain plan components.

Implementation of the Specific Plan will reflect the following general priorities:

- **Step 1:** Focusing on rehabilitation of the Inn, consisting of: rebuilding the foundation and raising the structure out of the flood plain; removal of the front and rear additions and the fireplace and chimney; closing any openings in the building; reconstruction of the front porch; demolition of the motel structure; installation of a retaining wall at the rear of the Inn; and placement of new fills under and around the Inn (outside the wetland footprint). The extent of exterior work to be included in this phase is to be determined based on budget available. Appropriate erosion control measures will be taken to prevent sedimentation from disturbed areas. Where needed, temporary architectural infill may be considered at the rear elevation of the building, and window work, siding repair, and a new roof may be deferred to the following step.

Improvements to the Mill Managers House would initially include rehabilitating the sanitary sewer system, stabilizing the foundation, closing openings, and upgrading the electrical and other utility systems

- **Step 2A:** Emphasizing final rehabilitation of the Inn to include the remainder of the exterior work, all interior work, utilities (electrical, heating, fireplace reconstruction, and water and septic service including the septic holding tank), final grades around the building, and remaining landscape items including parking, immediate pedestrian access from the parking to the Inn with ADA access, interpretive signage in front of the Inn, and installation of the historic flag pole and permanent plantings around the Inn. Reconstruction of the drainage on the east side of the Inn may require implementation of the wetland-related restoration and enhancement outlined in Step 2C. A new ADA-compliant restroom as a rear addition to the Inn will be considered at that time, but may be deferred to a later phase depending on funding and feasibility.
- **Step 2B:** Pending funding availability and coincidental with the completion of the Inn rehabilitation, install all roadside traffic and interpretive signage and traffic calming measures along Navarro Beach Road. Upgrade the existing septic system to Mill Manager's House and repair the two ancillary buildings across Navarro Beach Road from the house for use as storage buildings.
- **Step 2C:** Restore and enhance the disturbed landscapes around the Inn and install a pedestrian footpath along the shoulder of the Navarro Beach Road between the Inn and Mill Manager's House. These actions include: removal of the underlying parking lot in the wetland area to the east of the

Inn and stabilizing the drainage along the east side of the building that feeds the wetlands. A detailed Wetland Mitigation Program must be developed and implemented, and authorizations from regulatory agencies secured before any disturbance to jurisdictional wetlands may occur as part of this phase.

- **Step 2D:** Continue to consider restoration of entire drainage on the slopes south of the Inn, if complicated issues of fill disposal, slope stability, future Coastal Trail access, and likely high implementation costs can be resolved
- **Step 3:** Rehabilitate the Mill Manager's House for use as a ranger residence, including repair of foundation, electrical upgrades, and interior systems as needed.
- **Step 4:** Construct the Coastal Trail along the old Highway 1 road grade (Navarro Bluffs Road).

REGULATORY REVIEW AND PERMITTING

Consistent with the MOU between CA State Parks and NSCR, this Specific Plan will require ongoing consultation and acceptance by both parties. In addition, implementation of the Specific Plan will require agency consultation as part of the CEQA process administered by Mendocino County and regulatory review and issuance of permits prior to construction. The agencies from which consultation and/or permits would likely be needed to implement proposed improvements are listed in Table 5.

TABLE 5: Permitting Agencies

Agency	Permit Authority
U.S. Army Corps of Engineers (USACOE)	Regulatory authority over all jurisdictional wetlands, navigable waters, and other Waters of the United States under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act.
U.S. Environmental Protection Agency (EPA)	Dual regulatory authority of Section 404 with the USACOE.
U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NOAA Fisheries)	Possible USFWS and NOAA Fisheries consultation with USACOE as part of the Section 404 permitting process.
Regional Water Quality Control Board (RWQCB)	Authority to regulate projects that could affect water quality through Section 401(A)(1) of the Clean Water Act.
California State Parks	Review of plans and potential lease agreements for use of NRR State Park lands by NSCR.

California Department of Water Resources, Reclamation Board	Permit for facilities or land improvements that may impact the conveyance of water within a 100-year floodplain.
California Department of Fish and Game (CDFG)	Consultations regarding Species of Special Concern, CNPS listed plants, and other State-listed species as required by the California Endangered Species Act. Additionally, if development is considered as a stream alteration, authorization must be secured from CDFG pursuant to Section 1600 of Fish and Game Code.
Mendocino County	Mendocino County Planning and Building Services regulates land use changes, environmental review, issuance of Coastal, grading and building permits. Mendocino County Division of Environmental Health issues water and sewer permits.

4.8 VISITOR CAPACITY

Visitation to the Historic District will primarily be generated from day and overnight visitors using Navarro Beach, school and community groups, and tourists specifically interested in retracing California's history and the estuarine and riparian habitats of the Navarro River watershed. It is anticipated that the Inn, once occupied by NSCR, will be open to the general public from May through August on weekends, holidays throughout the year, and for school groups, community meetings, and special events on a reservation basis as secured by special permit from CA State Parks .

Parking at the Inn to support casual day-use visitation will be limited to five automobile spaces. However, parking capacity at Navarro Beach is approximately 110 vehicles. This is significantly oversized relative to the levels of use now at Navarro Beach, and will support increased use of the Historic District for the foreseeable future. For any special events that may be programmed at the Inn, temporary traffic measures, such as presence of attendants and coned traffic controls, could be used as is successfully accomplished during the annual public open house at the Mill Manager's House.



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I G U R E S





ATTACHMENTS

