

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	

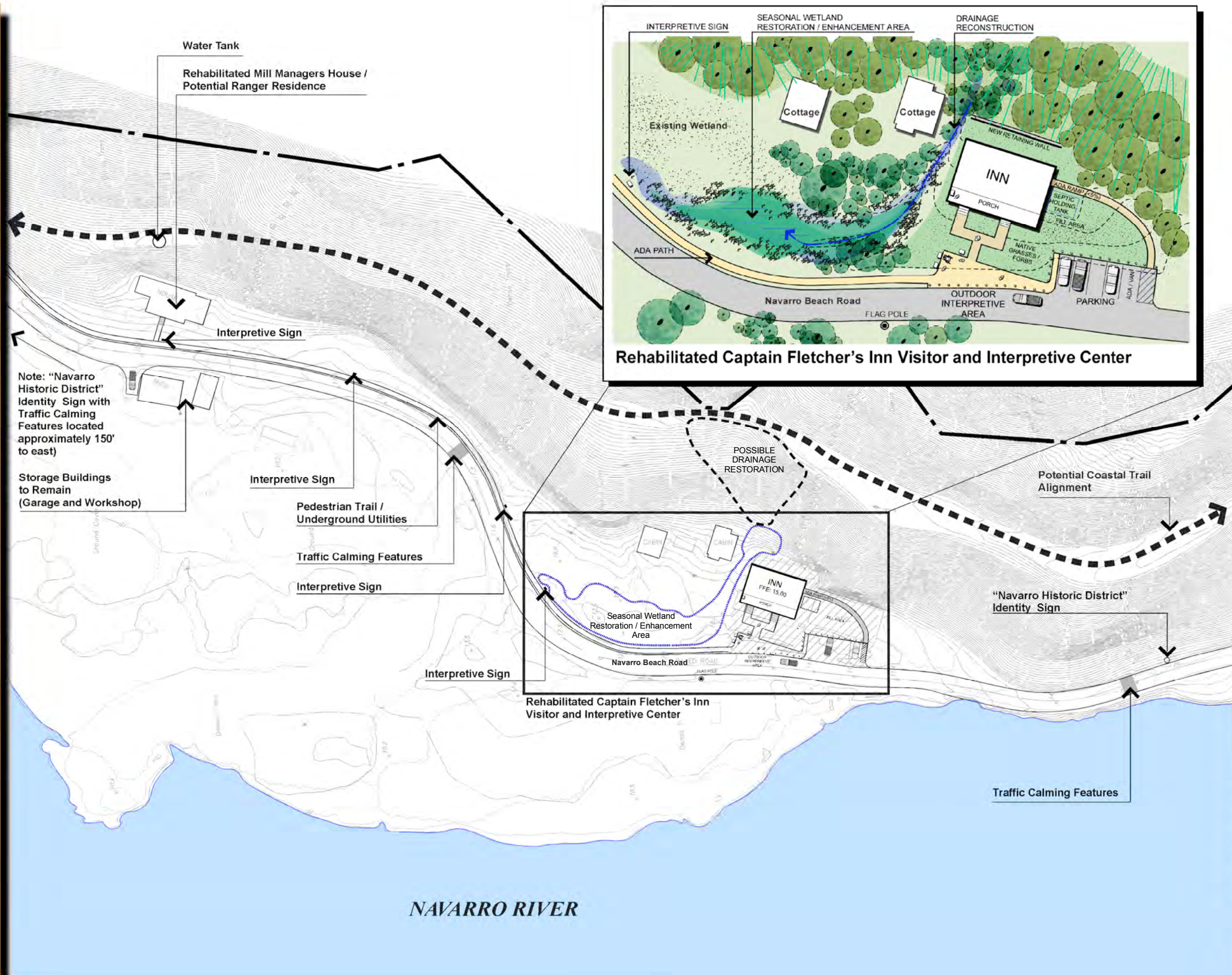
LOCATION	ACTION	PRIORITY+		
		1	2	3
	<ul style="list-style-type: none"> Consider repair of two ancillary buildings across Navarro Beach Road as storage buildings 		X	
	<ul style="list-style-type: none"> Relocate and place underground electrical service line to Navarro Beach Road shoulder 		X	
	<ul style="list-style-type: 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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NAVARRO-BY-THE-SEA
SPECIFIC PLAN

Figure 7
SPECIFIC PLAN

SEE TEXT FOR EXPLANATION

LEGEND
 Approximate Park Boundary

Scale
 0' 20' 100'
 North

 DRAFT: 12/16/08

This drawing is conceptual and for planning purposes only. Program information, scale, location of areas, and other information shown are subject to field evaluation and modification.

Topographic base map by L.L. Welty & Associates, 703 A North Main Street, Fort Bragg, California dated 12/07. Base map does not consist of a boundary survey.

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NAVARRO RIVER