

Mendocino County Visual & Cultural Resources Analysis

Scenic Views Questionnaire Report

December 3, 2025



Prepared by
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1.0 Scenic Views Questionnaire Report

1.1 Introduction

The Scenic Views Questionnaire was conducted from October 1, 2025 to November 14, 2025 to assess community members sentiments towards current visual resource policies and to inform the Local Coastal Program (LCP) update related to visual resources.

The questionnaire was hosted using the online survey platform SurveyMonkey and designed so that respondents could complete the questionnaire on either a desktop computer or a mobile device. It was made available in both English and Spanish. The questionnaire was distributed to the County’s “Interested Parties” email group (comprised of 35 members at the time), the Grassroots Institute members, published in the October County Chief Executive Officer report, news released on the County website, and linked on the Departments webpage. Overall, 83 questionnaire responses were received.

The questionnaire included 14 questions and collected information about respondent sentiments towards the County’s scenic views, scenic view preferences, opinions on effectiveness of existing visual resource policies, and allowed for open-response. The purpose of this report is to provide a summary of the responses received. [Appendix A, Open-ended Responses](#), includes the responses received to the two open-ended questions.

Key Limitations

While this questionnaire provides valuable insights into community sentiments, our team recognizes that biases may be present in the data. The methods of distribution lead to questionnaire responses that over-represent local residents’ perspectives and under-represent visitors’ perspectives. Additionally, the respondents are self-selected which could result in responses from community members with more free time, greater motivation to participate, and/or heightened interest in scenic resources along the Mendocino County coast. Additionally, the questionnaire was only available online, requiring respondents to have access to and familiarity with technology. The questionnaire results are analyzed with this context in mind, and responses provide guidance for the LCP update.

Summary of Results

The questionnaire responses indicate a strong community commitment to the protection of Mendocino County’s coastal scenic resources. Nearly all respondents (96 percent) agreed that the

scenic qualities of the coast are an important aesthetic, recreational, and environmental resource warranting protection. A majority (67 percent) also agreed that scenic views have been well protected over time, suggesting that existing LCP visual resource policies have been performing effectively. When asked about prioritization, respondents showed greater support for protecting views west of Highway 1, and selection patterns across scenic view types demonstrate broad appreciation for all natural landscapes, with a particular preference for rocky shorelines. Map-based responses highlighted that valued vistas are distributed along the entire coastline, with notable concentrations near Point Arena–Stornetta Public Lands, Elk, Little River, and Mendocino.

Findings related to development impacts underscore community concern about how certain land uses affect scenic quality. A majority of respondents indicated that scenic views are currently being negatively impacted by development, identifying visitor-serving uses, gas stations, and commercial uses as having the greatest visual impact. Additional questions revealed support for management strategies that enhance visual access, including removal of non-native vegetation that blocks coastal views and the use of bridge railing designs that allow glimpses of the ocean. Overall, the questionnaire results reflect a group of respondents that place a high value on coastal scenic resources and support continued refinement of LCP policies to maintain and enhance visual quality along the Mendocino County coast.

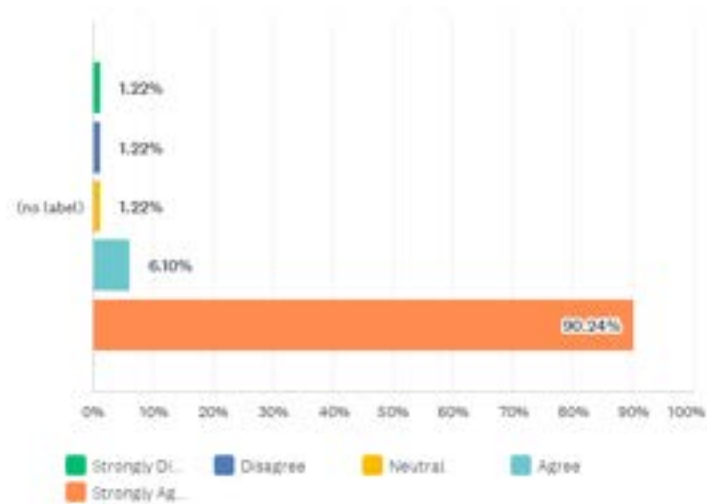
1.2 Questionnaire Responses

Establishing a Baseline

To gain a baseline understanding of how respondents value the County’s scenic resources, the questionnaire asked respondents to rate their level of agreement towards the following statement, “the scenic qualities of Mendocino County’s coast are an important aesthetic, recreational and environmental resource that should be protected.” The data shows that 96 percent of respondents ‘agreed’ or ‘strongly agreed’ with the statement. A total of 82 respondents (out of 83) completed Question 1.

Figure 1 Responses to Question 1

Q1 The scenic qualities of Mendocino County's coast are an important aesthetic, recreational and environmental resource that should be protected.



Protection of Scenic Views

To better understand community member sentiments towards how well scenic views have been protected over time, respondents were asked to rate their level of agreement with the following statement, “scenic views along the Mendocino County coast have been well protected over time.”

Figure 2 Responses to Question 2

Q2 Scenic views along the Mendocino County coast have been well protected over time.
Scenic view: A striking or picturesque sight.

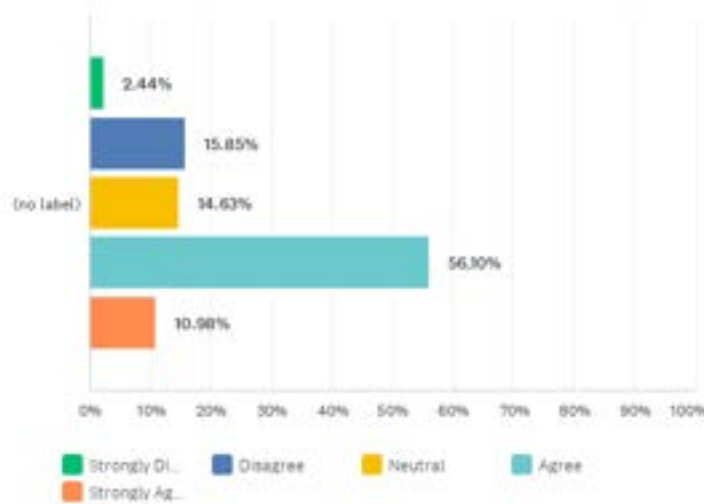


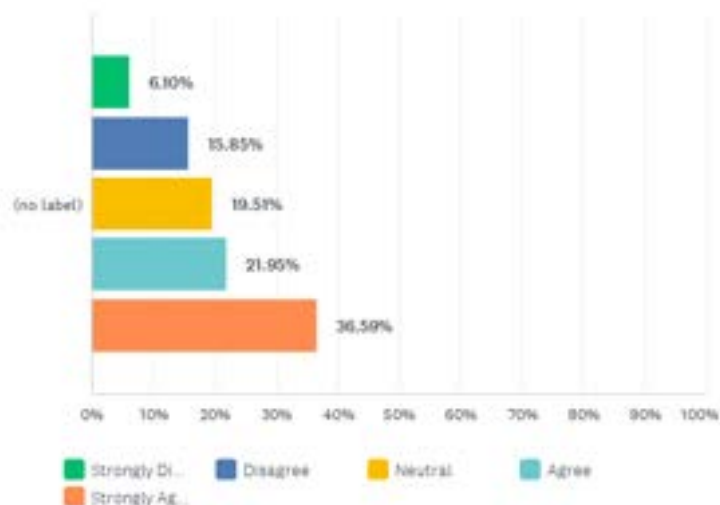
Figure 2 illustrates that the majority of respondents (67 percent) *agreed* or *strongly agreed* with the statement, while 18 percent *disagreed* or *strongly disagreed*. These findings suggest that Mendocino County’s existing visual resource policies have generally been successful protecting scenic views. A total of 82 respondents (out of 83) completed Question 2.

Types of Scenic Views

To gather feedback on prioritization of scenic view protection, respondents were asked to rate their level of agreement with the following statement, “scenic views west of Highway 1 should be prioritized over scenic views to the east of Highway 1.” Figure 3 demonstrates a tapering pattern in responses, with the largest share selecting *Strongly Agree*, then gradually decreasing through *Agree*, *Neutral*, and *Disagree*, ending with the smallest share in *Strongly Disagree*. A total of 82 respondents (out of 83) completed Question 3.

Figure 3 Responses to Question 3

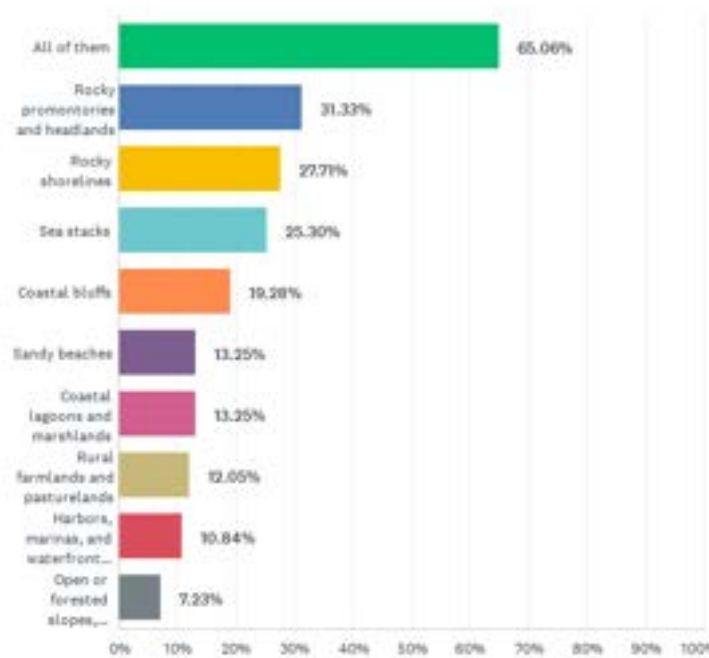
Q3 Scenic views west of Highway 1 should be prioritized over scenic views to the east of Highway 1. Scenic view: A striking or picturesque sight.



To better understand which scenic view types are most highly valued, respondents were asked to select their top three preferences from a provided list. As shown in Figure 4, the majority of respondents selected all view types, with the next most frequently selected categories being rocky promontories and headlands, followed by rocky shorelines and sea stacks. These results suggest that respondents generally value the full range of natural landscapes; however, when required to prioritize, they show a stronger preference for landscapes characterized by rocky coastal features. A total of 83 respondents (out of 83) completed Question 4.

Figure 4 Responses to Question 4

Q4 Select your top three favorite types of scenic views from the following list. Scenic view: A striking or picturesque sight.



To better understand community preferences for scenic vistas along the Mendocino County coast, the questionnaire included three map-based questions. The map scales are 1" = 16,000'. [Figures 5, 6, and 7](#) on the following pages indicate that numerous vistas are considered noteworthy by the community. Between Anchor Bay and Elk, the most frequently marked locations were Point Arena–Stornetta Public Lands and the community of Elk. Between Elk and Inglenook, the highest concentration of marked locations occurred around Little River and the Town of Mendocino. Between Inglenook and Rockport, responses were more evenly distributed across the segment. A total of 64, 72, and 64 respondents (out of 83) completed Questions 5, 6 and 7, respectively.

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Figure 6 Responses to Question 6

Mendocino County Scenic Views Questionnaire

Q6 Using the map, select your favorite scenic vista along the central portion of the Mendocino County coast. A scenic vista is a broad, sweeping view of a visually striking landscape. It usually means a spot—like a turnout on a highway, a hilltop, or a trail viewpoint—where you can look out and take in an especially beautiful or memorable scene.

Answered: 72 Skipped: 11



Figure 7 Responses to Question 7

Mendocino County Scenic Views Questionnaire

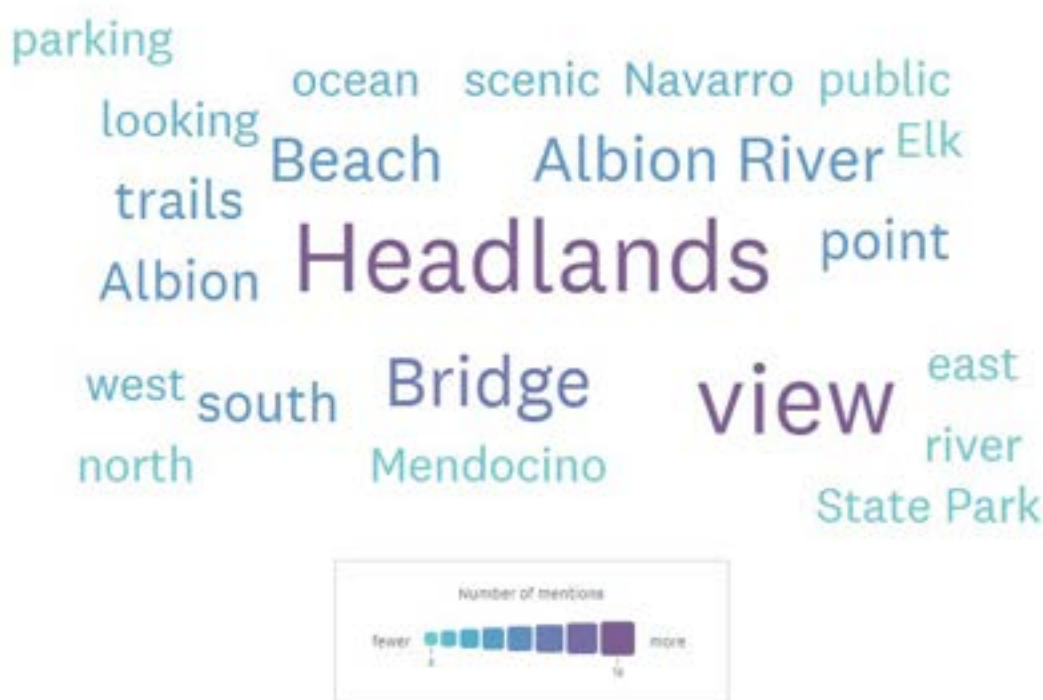
Q7 Using the map, select your favorite scenic vista along the northern portion of the Mendocino County coast. A scenic vista is a broad, sweeping view of a visually striking landscape. It usually means a spot—like a turnout on a highway, a hilltop, or a trail viewpoint—where you can look out and take in an especially beautiful or memorable scene.

Answered: 64 Skipped: 19



Respondents were provided an opportunity to list a specific scenic vista that they think deserves special protection because of its extraordinary visual qualities. The most commonly mentioned words are shown in [Figure 8](#) in a word cloud. All responses are listed in [Appendix A, Open-ended Responses](#). A total of 57 respondents (out of 83) completed Question 8.

Figure 8 Responses to Question 8

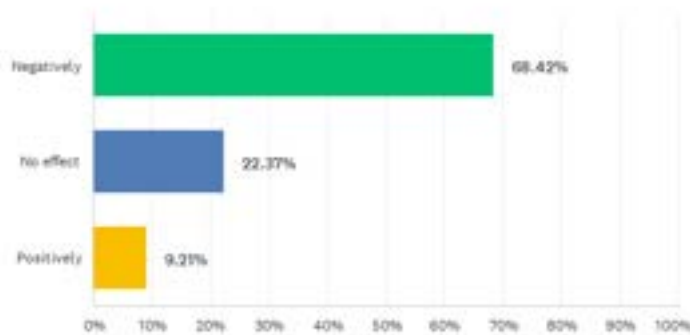


Impacts to Scenic Views

Questions 9 and 10 were designed to gather input on how development is currently affecting scenic views. A majority of respondents indicated that scenic views are being negatively impacted by development. A total of 76 respondents (out of 83) completed Question 9.

Figure 9 Responses to Question 9

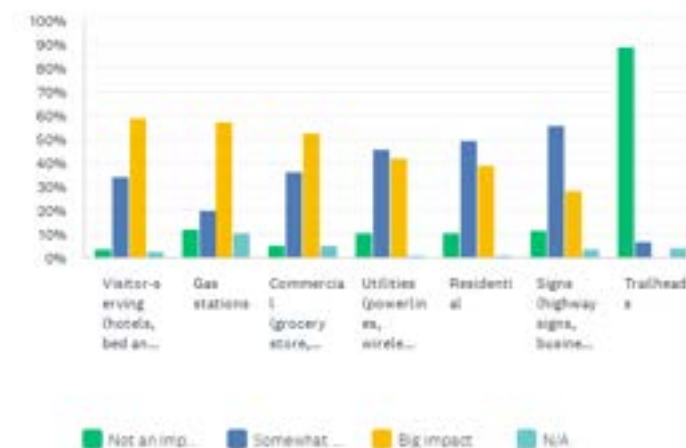
Q9 How do you think the County's scenic views are being impacted by development? Scenic view: A striking or picturesque sight.



Respondents were also asked to evaluate the degree to which specific types of development affect scenic views. As shown in [Figure 10](#), visitor-serving uses (such as hotels and bed-and-breakfasts), gas stations, and commercial uses were identified as having the greatest impact. Conversely, most respondents (89 percent) indicated that trailheads do not impact scenic views. A total of 82 respondents (out of 83) completed Question 10.

Figure 10 Responses to Question 10

Q10 What type of development do you think poses the greatest impact on scenic views? Scenic view: A striking or picturesque sight.

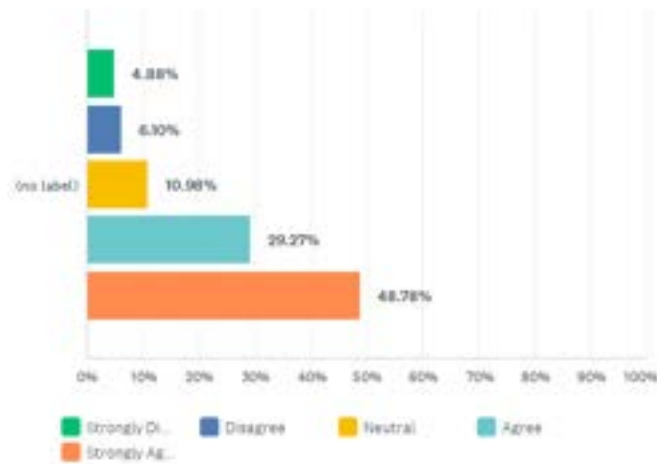


Specific Questions

Respondents were asked three specific questions at the end of the questionnaire. Figure 11 indicates that a majority of respondents (78 percent) support removal of non-native vegetation that blocks ocean views. A total of 82 respondents (out of 83) completed Question 11.

Figure 11 Responses to Question 11

Q11 Allow removal of non-native plants that block ocean views. The goal would be to make it easier to remove non-native plants so that ocean views are easier to see.



Respondents were asked their level of agreement with allowing visual simulations in addition to or instead of story poles. Several respondents indicated that the phrasing of this question was difficult to answer because they might support allowing visual simulations in addition to, but not in place of, story poles. As a result, responses to Question 12 (shown in Figure 12) should be evaluated with this context in mind, as they do not provide a definitive indication of whether respondents support adding visual simulations as a supplemental requirement or using them to replace story poles. A total of 81 respondents (out of 83) completed Question 12.

Figure 12 Responses to Question 12

Q12 Allow visual simulations or renderings in addition to or instead of story poles. Story poles are temporary structures used to show a building's proposed height and scale.

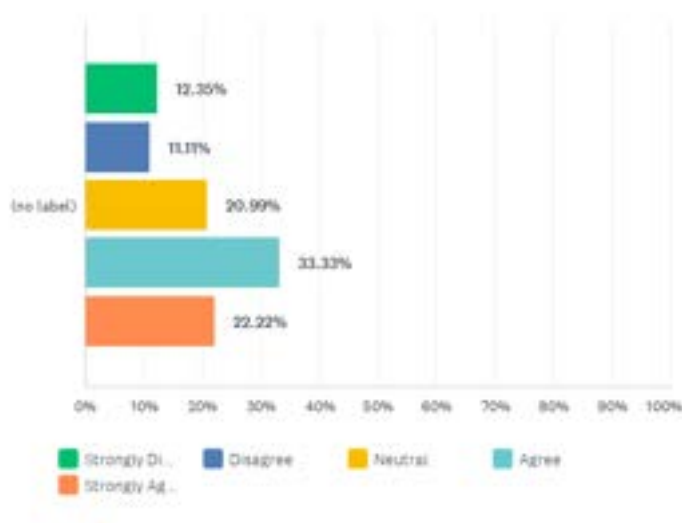
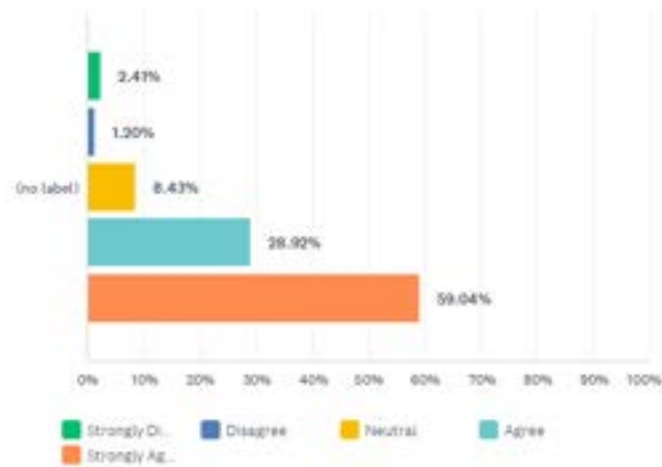


Figure 13 indicates that a majority of respondents (88 percent) support bridge railing designs that provide glimpses of ocean views. A total of 83 respondents (out of 83) completed Question 13.

Figure 13 Responses to Question 13

Q13 Design bridge railings on Highway 1 so people can still catch glimpses of the ocean view through the railings.



Open-ended Response

The last question (Question 14) asked respondents if they have any additional thoughts, concerns, or suggestions related to scenic views along the Mendocino County coast. A total of 57 respondents (out of 83) provided a response. Each response is included in [Appendix A, Open-ended Responses](#).

Open-ended Questionnaire Responses



Q8 Please list a scenic vista (specific location) that you think deserves special protection because of its extraordinary visual qualities. A scenic vista is a broad, sweeping view of a visually striking landscape. It usually means a spot—like a turnout on a highway, a hilltop, or a trail viewpoint—where you can look out and take in an especially beautiful or memorable scene.

Answered: 57 Skipped: 26

#	RESPONSES	DATE
1	Elk rocks, looking south just below Cuffy's cemetery	11/14/2025 11:32 AM
2	Turnout-de facto public vista point adjacent to SB SR-1, off the s'w'ly corner of the Salmon Creek Bridge, Albion of	11/3/2025 3:26 PM
3	(1)Point Cabrillo, (2)South Albion River Headland, (3) view westward from Albion Flats under/through the bridge to the ocean (4)View from Albion west along the river, flats, through the bridge to the headlands and ocean	11/3/2025 3:05 PM
4	Albion Headlands (just west of Albion village, no up for sale)	11/1/2025 12:38 PM
5	Albion western headlands and the Albion River valley and Bridge	11/1/2025 12:28 PM
6	Mile .5 on Albion Ridge Roan	10/30/2025 11:58 AM
7	Albion Headlands	10/30/2025 6:17 AM
8	The Noyo Headlands in western Fort Bragg, although not breathtakingly scenic, could be attractive, with open expanses and a rocky shoreline. Importantly the headlands are very accessible giving a high scenic value.	10/29/2025 11:12 AM
9	Junk Beach on the Caspar headlands	10/28/2025 9:27 PM
10	SR1 both west and east between Manchester and Elk.	10/25/2025 3:22 PM
11	The view of the historic Albion River Bridge with Albion village behind it, as you approach the bridge and cross it.	10/25/2025 8:47 AM
12	Russian Gulch picnic area	10/24/2025 3:34 PM
13	Na	10/23/2025 12:21 PM
14	Cabrillo lighthouse	10/21/2025 10:29 AM
15	looking east from Navarro grade	10/20/2025 11:19 PM
16	Just north of Elk near the cemetery looking south.	10/20/2025 7:46 PM
17	Mendocino (town of) Headlands	10/20/2025 2:49 PM
18	Elk cove	10/20/2025 10:46 AM
19	Glass Beach	10/20/2025 10:31 AM
20	Bruhel Pt	10/20/2025 9:11 AM
21	Cleaned ward avenue	10/20/2025 8:37 AM
22	where hwy 1 turns east --- the views as the road climbs	10/20/2025 7:19 AM
23	HarrCreekBeach	10/20/2025 5:30 AM
24	Big River, east of the SR1 bridge	10/20/2025 12:47 AM

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25	View of sea stacks and Cuffey's Cove from narrow pull out while traveling south on Hwy 1. I believe this pull out should be enlarged and the existing AT&T pole relocated.	10/20/2025 12:34 AM
26	Fort Bragg Headlands	10/19/2025 7:18 PM
27	any place you can see the ocean	10/19/2025 5:11 PM
28	Albion River Bridge and the attached 84 acre Headlands	10/19/2025 9:29 AM
29	Old highway south of Mendocino	10/19/2025 9:25 AM
30	The planned housing complex near the Noyo bluffs	10/19/2025 8:44 AM
31	Ward Ave.	10/19/2025 7:10 AM
32	Big River North Trail	10/18/2025 6:08 PM
33	Mendocino Headlands State Park trails	10/18/2025 3:12 PM
34	Pine Beach needs better community access.	10/18/2025 1:06 PM
35	I love them all! They'll all need special protection!	10/16/2025 8:58 PM
36	Coastal trail in City of Fort Bragg	10/14/2025 8:47 PM
37	PROTECT THE COAST AT ALL COSTS. I DON'T WANT IT TO LOOK LIKE SOCAL	10/14/2025 4:45 PM
38	Navarro Point	10/14/2025 10:54 AM
39	Its the whole coast	10/13/2025 8:14 PM
40	Hearn Gulch State Beach	10/13/2025 10:24 AM
41	Spring Ranch	10/13/2025 8:51 AM
42	there are too many to list. Impossible to choose	10/13/2025 8:14 AM
43	Paved parking should be provided for the Spring Ranch State Park. It's a shame so few Californians and Mendocino County residents see an entry point to these public trails. The pothole-ridden, tiny entry from HWY 1 could not be more unwelcome to the public. Shame on State Parks.	10/13/2025 7:31 AM
44	Caspar Beach Bluffs	10/13/2025 6:59 AM
45	Laguna Point	10/12/2025 11:39 PM
46	This map pin shows a location in McKerricher park that is an amazing scenic view that should be developed into a parking area and trail: https://maps.app.goo.gl/M3aFKkMW1p4Lzn5V9?g_st=ic . This is the location, on the west side of highway 1, not far south of Little Valley Road. There is a barn there surrounded by tree trunks and slash, firewood etc. the spot should instead be a parking lot with public access trails, one could walk to there from there. The view is beautiful! At least a parking area to look at the view, without trails, if needed.	10/12/2025 8:47 PM
47	Cal Trans Vista Pt just south of Chadbourne Gulches	10/12/2025 6:15 PM
48	the view of the dunes from just north of the 10 Mile bridge	10/12/2025 6:09 PM
49	Caspar Headlands Coming south on Highway One from WEstport toward FB	10/12/2025 5:43 PM
50	The crest of Hw1 just before it drops down to Blues beach	10/12/2025 2:54 PM
51	View of Albion River Bridge, the ocean, the Wild & Scenic Albion River with its harbor & eelgrass beds, and both Albion villages on each side of the Albion River..	10/10/2025 11:44 PM
52	Hard to choose. So many are spectacular.	10/7/2025 9:50 PM
53	The mouth of the Navarro River at Navarro Beach. This is the first point where inland visitors meet the ocean as they head west on 128. It is a dramatic experience, following the Navarro Grade as it winds up and gives views of the historic Captain Fletcher's Inn, Navarro Beach and on a clear day as far south as the Point Arena lightstation. Spectacular!h beacharrivn ,	10/7/2025 5:27 PM
54	View from Hearn Gulch, from Cuffy's Cove, and across Mendo bay from the south, oh, and the view of Saddle point north of Elk, and from the headlands at Elk, and the view from the hill SW	10/7/2025 5:02 PM

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of the Albion bridge, that is currently privately owned, and also from the privately owned parcel north of the former Albion River Inn.

55	Navarro river mouth	10/6/2025 8:15 AM
56	I can't choose only 3 in each zone. Every scenic vista must be protected. And more should be put in place.	10/5/2025 7:38 PM
57	Spring Grove Road view of Salmon Creek Bay and rocks	10/3/2025 8:34 PM

Q14 Do you have any additional thoughts, concerns, or suggestions related to scenic views along the Mendocino County coast?

Answered: 57 Skipped: 26

#	RESPONSES	DATE
1	clarify that views FROM the ocean back to the land are not protected views (e.g., kayak views). While protecting the views of our agricultural landscapes, keep in mind that in order for our ag to continue as working ag, that it must be easier to navigate the planning phase, and that ag buildings can't always conform to the strict visual resource protections that we have for non-ag development. clustering, while encouraged, isn't always feasible or practical. allow for flexibility, utility. clarify that "earthtone" is meant to mean "dark, earthtone" colors. earth isn't always dark. clarify that non-reflective glazing is an option. if development is in a mapped HSA but is clearly impossible to see, allow for a CDP Exclusion if all other factors of exclusion are also met (i.e., not a vacant parcel on bluff top, etc).	11/14/2025 11:32 AM
2	See TCOC comments, Mendocino County 2025 Visual Quality Questionnaire, dated November 3, 2025, 5 pages (transmitted under separate cover by email to County PBS Director Julia Krog)	11/3/2025 3:26 PM
3	As noted above, it's a long coastline comprised of numerous unique communities with countless unique views, each with the potential for varying levels of impacts from a variety of visual encroachments for which responses to these 13 generic queries seem unlikely to provide useful planning tools.	11/3/2025 3:05 PM
4	More support needed for the Mendocino Land Trust who has done the most to protect and make accessible our coastal lands.	11/1/2025 12:38 PM
5	Scenic views should be rigorously protected. The EMC site visit missed many of the Highly Scenic areas, including all of Albion. This area is the first views of the Pacific Ocean from Hwy 128, the gateway to Mendocino Coast. ALL undeveloped parcels along this stretch should be purchased by the state and protected. We lost a big one in the last couple of years, never to be recovered, visible from Hwy 1. The Albion Cove, Bridge and valley must be protected from commercial development and enhanced for public access, recreation, boating and fishing. The Bridge is an iconic symbol of coast history, just has been dismissed as of minor scenic value by Caltrans. Totally missed by the EMC Site Summary. Gualala is missing from the Southern map. Visual simulations are good in ADDITION to story poles.	11/1/2025 12:28 PM
6	Save the Albion River Bridge	10/30/2025 11:58 AM
7	There was no mention in this survey about the importance of historical structures like the Albion bridge, which is an important part of the scenery and critical to the local economy, quality of life, and joy of being on the coast.	10/30/2025 6:17 AM
8	Mendocino Railway's plans to put trains out on the Noyo Headlands would be a disaster.	10/28/2025 9:27 PM
9	Live in a coastal village. It is important to me that development be infill and not more solo homes on 10, 20 acre parcels. Build where settlers have built in the past, not on bluffs. And NOT VACATION HOMES. I selected "residential" in question 10 but the real issue is that most of these bluff top homes are not homes at all, but vacation houses.	10/28/2025 4:35 PM
10	Thank you All the invasive species everywhere need to be dealt with especially pampas grass and Ivy on trees.	10/26/2025 6:32 AM
11	The highly-scenic designation should be used wherever warranted by existing conditions, regardless of potential for land development under local jurisdiction. The reason for this protective strategy is to affect on-shore or off-shore development under state or federal jurisdiction.	10/25/2025 3:22 PM
12	The proposed destruction of the historic-landmark Albion River Bridge would be a huge loss. The bridge sits in perfect visual harmony with the village of Albion and surrounding bluffs. (Your own documentation proves the point, highlighting the bridge on the web site and	10/25/2025 8:47 AM

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"significant structures" section.) This area's economy relies on preservation of both historic structures and the environment. Replacing this historic landmark would negatively impact both.

13	The City of Fort Bragg is using state laws to support housing development to justify breaking their own rules and Coastal Act requirements. Housing is over everything in their goals. Look at the Coastal Commission meeting of September 10, 2025 in which the Skarr-Weibel appeal outlined all the rules broken, including the City and Commissions' utter lack of regard for the visual resources being taken away for good there.	10/24/2025 3:34 PM
14	Regulations on overgrown vegetation	10/21/2025 10:29 AM
15	Caltrans is one of the worst offenders. Development on the west side of Highway 1 that blocks coastal views and access is negative. Lights at night, on both sides of Highway 1, are destructive of scenic views and neon and flashing lights are the WORST. Thanks for asking	10/20/2025 11:19 PM
16	Don't kill the Golden goose. We have a rare and exceptional environment here and it needs to be preserved and accessible to everyone	10/20/2025 2:49 PM
17	We need housing so let's not overdo it. It's fine if all housing is east of highway 1 - we just need to approve it and build it. Also Fort Bragg old mill site is ugly just develop it please it's fine	10/20/2025 10:46 AM
18	Our coastline is a spectacular jewel. Development should never override respecting that jewel.	10/20/2025 10:31 AM
19	You should stop regulating development of ADUs, or much at all, on property east of Highway One. Unless it is in the immediate view shed or vicinity of the highway.	10/20/2025 10:28 AM
20	Utility lines need undergrounding	10/20/2025 8:37 AM
21	the development of the mill property is my biggest concern	10/20/2025 7:19 AM
22	Story poles are critical to understand future impact to view	10/20/2025 5:30 AM
23	If someone is going to insist they will build West of Hwy 1 where they can be seen from any vantage point, there should be higher property taxes and a special penalty if their building can be seen. Should be an annual penalty.	10/20/2025 12:47 AM
24	Non-native plants should be removed for environmental reasons, not just to improve views. Also in some cases, native plants should be thinned to minimize fire hazards and improve views. Pampas grass, Monterey Pine, gorse, Scotch broom and even native coyote bush at Greenwood State Beach are examples. Natural cycles of fire have been interrupted that would have helped to keep these in check.	10/20/2025 12:34 AM
25	preserve what's left	10/19/2025 7:18 PM
26	Keep it as rural as possible	10/19/2025 5:11 PM
27	Prevent development west of the highway	10/19/2025 10:31 AM
28	Mendocino County should use the Oregon roadside cleanliness as an example to follow. They keep the landscape tidy. Mendocino County needs to improve the ugly staging areas that are used by Cal Trans. Thank you for asking the opinions of the public. Janet Eklund	10/19/2025 9:29 AM
29	Put bike paths further from the hwy 1. Couldn't the new Jack Peters bridge have had the bike path on the strip of higher ground to the east, allowing better views, better safety, a less expensive bridge. Better walking and bike paths from Fort Bragg to Mendocino would vastly improve the community. As much as possible build paths at a buffer distance from the hwy.	10/19/2025 8:44 AM
30	Story poles are a must. Renderings are part of the application, but mostly unseen by residents. Fort Bragg a good example 1151 S Main	10/19/2025 7:10 AM
31	The Coastal Commission is too restrictive and has taken people's personal property rights away.	10/18/2025 4:09 PM
32	Do not permit commercial enterprise on beaches (i.e. food trucks, kiosks, sales tents, businesses housed in trailers).	10/18/2025 3:12 PM
33	Coastal Commission and city of Fort Bragg should have stopped the new apartment s on the corner of Ocean View and Harbor Avenue 3 stories high is ridiculous!! Takes away from the ocean view upon entering from highway 20 and highway 1	10/18/2025 2:20 PM

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34	I believe in property rights. I think if a property has already been zoned residential, or commercial, the County and State should go out of their way to help a property owner develop it if that person wants to do so. Not to suggest no guidelines, but lower barrier to entry in terms of cost and time - fewer regulations, within reason. If use not already decided, then I am okay with more regulations.	10/18/2025 1:06 PM
35	Preserve all scenic views!	10/16/2025 8:58 PM
36	Question 10 is utterly inadequate. It's seldom relevant what type the development is. What matters is it's size and placement.	10/14/2025 8:47 PM
37	Stating the removal of non-native plants is WAY too broad. Removing eucalyptus is one thing, but removing Himalayan blackberry bushes may progress erosion and is not very smart on vulnerable coastal bluffs.	10/14/2025 4:45 PM
38	Noyo Bridge used to have a much better view, it's sad to see that ugly bridge now and the hotel with it's big blue roof right there blocking the view.	10/14/2025 10:54 AM
39	We need a bike path along the coast so the whole coast can be experienced	10/13/2025 8:14 PM
40	Rv parks are very different than hotels, B&Bs. I feel that question should be two separate questions.	10/13/2025 11:35 AM
41	Continue to protect	10/13/2025 8:51 AM
42	The proliferation of pampas grass along the Mendocino Coast is sad and disturbing. Can the County request the State of California (Coastal Commission/Conservancy/Caltrans) fund a program (perhaps through UC Extension and the Ag Department) to remove the pampas grass growing along Highway 1?	10/13/2025 7:31 AM
43	As far as the question on story poles, it's rather difficult to answer that. Visual simulations or renderings should be in addition to, but you are not given that choice. Story poles must continue to be erected no matter what. State Parks needs more oversight as far as permit compliance for CDPs when it comes to views. They are not exempt from the CDP process.	10/13/2025 6:59 AM
44	Make it easy for people to get permits to repair existing structures. Currently County wants CDPs for many repairs.	10/12/2025 11:39 PM
45	The Noyo River Bridge needs a higher fence to make suicide jumping nearly impossible. This safety measure can be done with chain link fencing so there is still a view. I love the views but I also feel safety is more important and the current railing on the Noyo River bridge is too short, it is dangerous.	10/12/2025 8:47 PM
46	We need places to live more than scenic vistas.	10/12/2025 8:05 PM
47	This was difficult to complete because I love the coast so much!!! Which child (coast) shall I pick?	10/12/2025 6:15 PM
48	I couldn't answer all the development impact questions because the impact depends on the specific situation - commercial signs, gas stations, stores, houses, etc.	10/12/2025 5:43 PM
49	New residential or commercial development should not be allowed west of hwy 1.	10/12/2025 2:54 PM
50	The Coastal Act makes it clear that only 2 line highways are allowed along the coast. Adding lanes, widening roads and bridges, as well as straightening roads are all effecting the scenic views along the Mendocino coast to be less scenic. The widening of Hwy 1 in Cleone , as well as the Gualala Downtown Streetscape Enhancement, are not enhancements. Only Noyo Bridge & 10 mile bridge have railings that allow a maximum amount of view of the ocean. All bridges should have these same railings. The railings for the Noyo Bridge had to be fought over for 12 years. Archeological Resources like the historic Albion River Bridge should be repaired/maintained and preserved.	10/10/2025 11:44 PM
51	I am concerned about the widening and straightening of small country roads, like Highway 1 and bridges. We are rural and quaint. Cal trans is turning our highway into a speedway.	10/7/2025 9:50 PM
52	Yes, Caltrans need to be restricted from excessive use of guard rails along Highway 1, which interrupt and compromise otherwise stunning views. Obviously, guard rails are essential in some locations where there is a high risk or history of vehicles exiting the roadway. But the practice is going overboard and interrupting significant views as Caltrans widens Highway 1 and makes other changes. Lke on the Navarro Grade, between the Navarro Bridge and Navarro	10/7/2025 5:27 PM

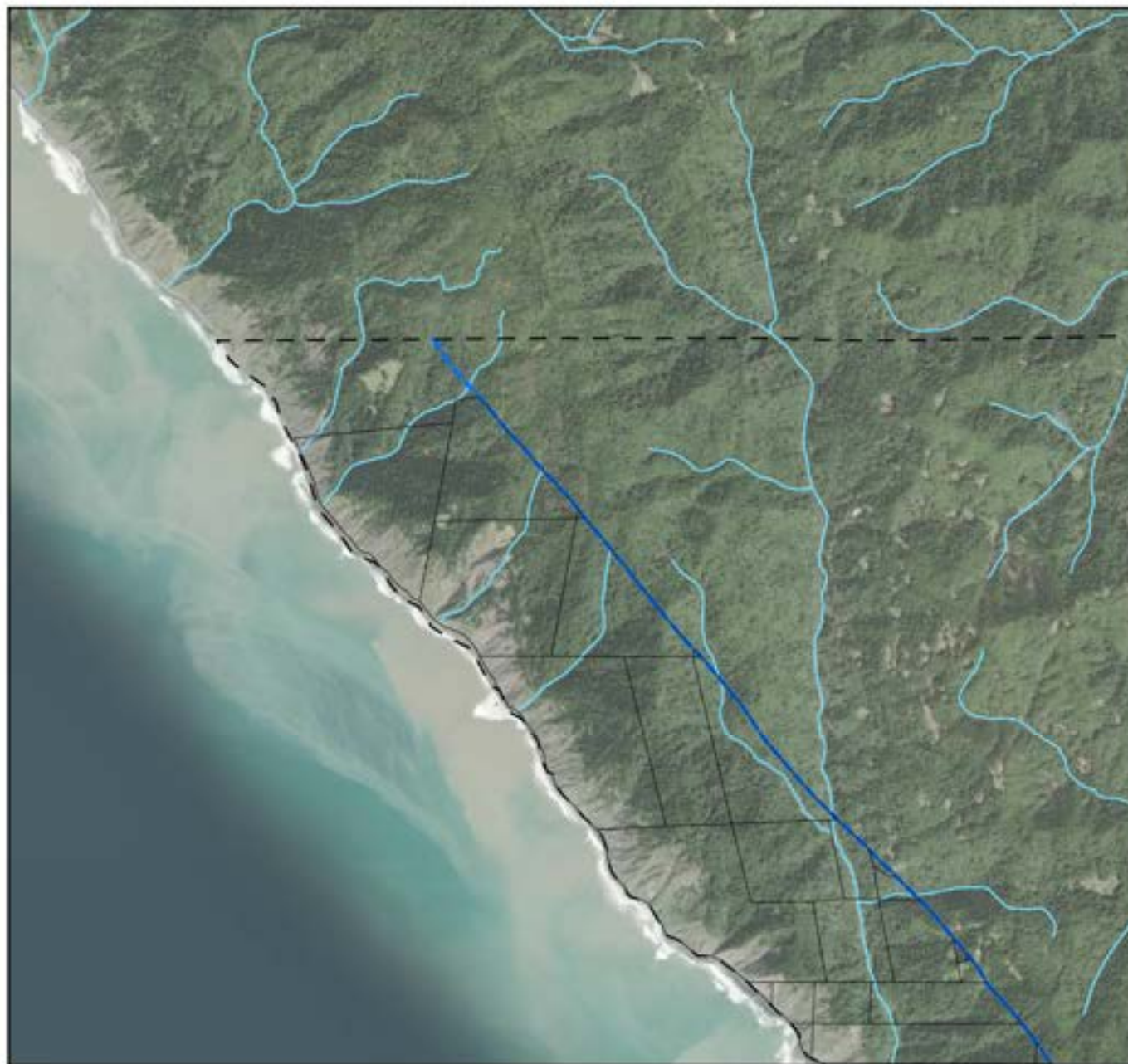
Mendocino County Scenic Views Questionnaire

Grade, and along the roads edge along the Navarro Headlands. Locations where new guard rails are to be installed should have a demonstrated history of vehicles losing control, not one errant driver or no history of any accidents at all.

53	The Mendocino Land Trust has been valuable in buying and preserving coastal land. I do have concern with over-use of land, also. The Glass Beach headlands have a number of very rare native plants, and the amount of traffic that it gets is negatively impacting some of these plants.	10/7/2025 5:02 PM
54	Inherent physical limitations to development and established visual resource protections such as downcast lighting and muted exterior finishes are sufficient to protect scenic views along the Mendocino Coast. Many of the photos taken in the EMC study are of areas that are already protected. A closer look at areas the potential visual impacts of undeveloped private property within HSAs and conditional HSAs would be a more beneficial use of time spent considering this issue. In other words, look at areas where property owners could potentially want to build and determine whether or not the designations should remain. Simplify the HSA standards and make them more straightforward in order to prevent inconsistent interpretations.	10/7/2025 6:16 AM
55	Question 10 is designed incorrectly as it does not allow you to chose a level of impact for each type of development. Instead it only allows you to pick one type of development for each level of impact. This is going to impact your survey results. Also we should be able to pick more than one favorite view on each map. Right now we can only pick one view which is arbitraty. Thanks,	10/6/2025 8:15 AM
56	All residential, commercial, visitor serving structures, business signs should not be allowed. Trailheads are fine with appropriate signage and pullouts.	10/5/2025 7:38 PM
57	The view when first leaving HWY 128 and coming up the Navarro Grade and then along the road HAS to keep the view. It's so important, the first view of the ocean. I hope the guardrails are low enough to not block the view.	10/3/2025 8:34 PM

Existing Highly Scenic Area Maps





Map 1 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 1
Point No Pass
Mendocino County Highly Scenic Area Map



Map 2 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 2
Bear Harbor
 Mendocino County Highly Scenic Area Map



Map 3 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

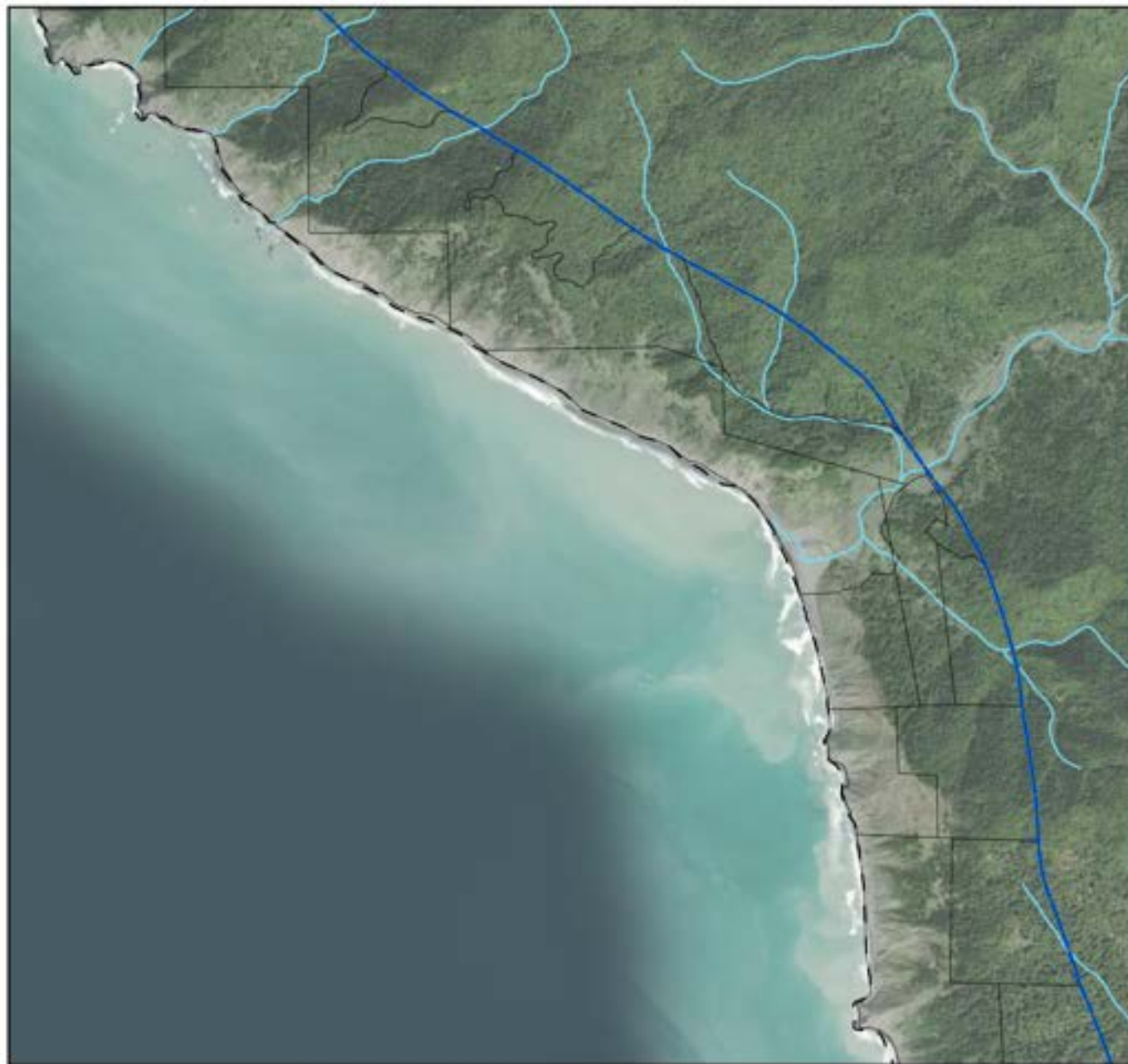
Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 3
Mistake Point
Mendocino County Highly Scenic Area Map



Map 4 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 4
Usal Creek

Mendocino County Highly Scenic Area Map



Map 5 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

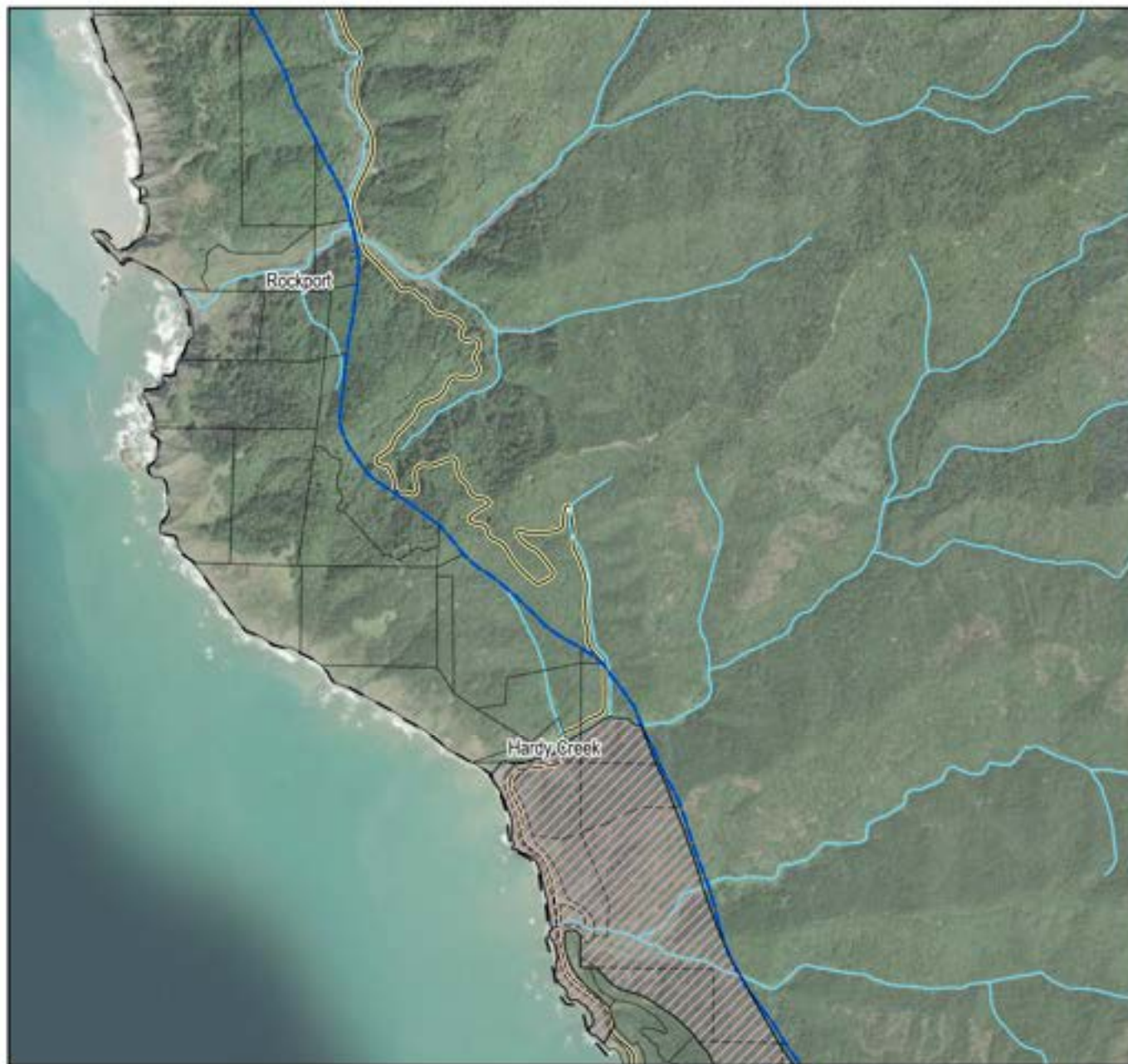
Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 5
Williams Point
Mendocino County Highly Scenic Area Map



Map 6 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 6
Rockport
Mendocino County Highly Scenic Area Map

Legend

-  Mendocino County
-  Parcels
-  Coastal Zone Boundary
-  California Streams
-  State Route 1
-  Incorporated Cities
-  Existing Highly Scenic
-  Existing Highly Scenic (Conditional)

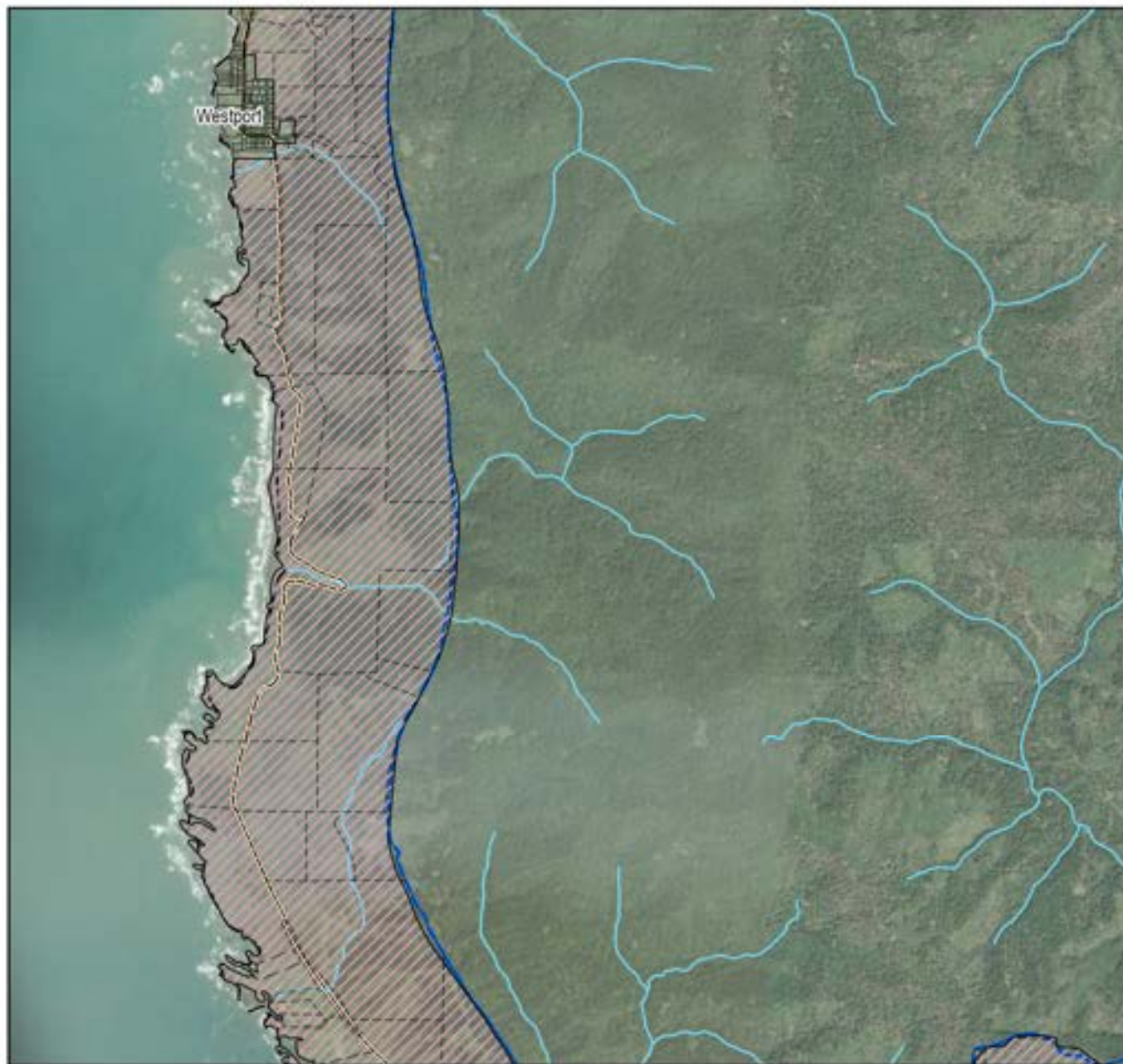
Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 7
Abalone Point



Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 8
Westport

Legend

-  Mendocino County
-  Parcels
-  Coastal Zone Boundary
-  California Streams
-  State Route 1
-  Incorporated Cities
-  Existing Highly Scenic
-  Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025

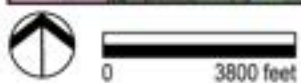
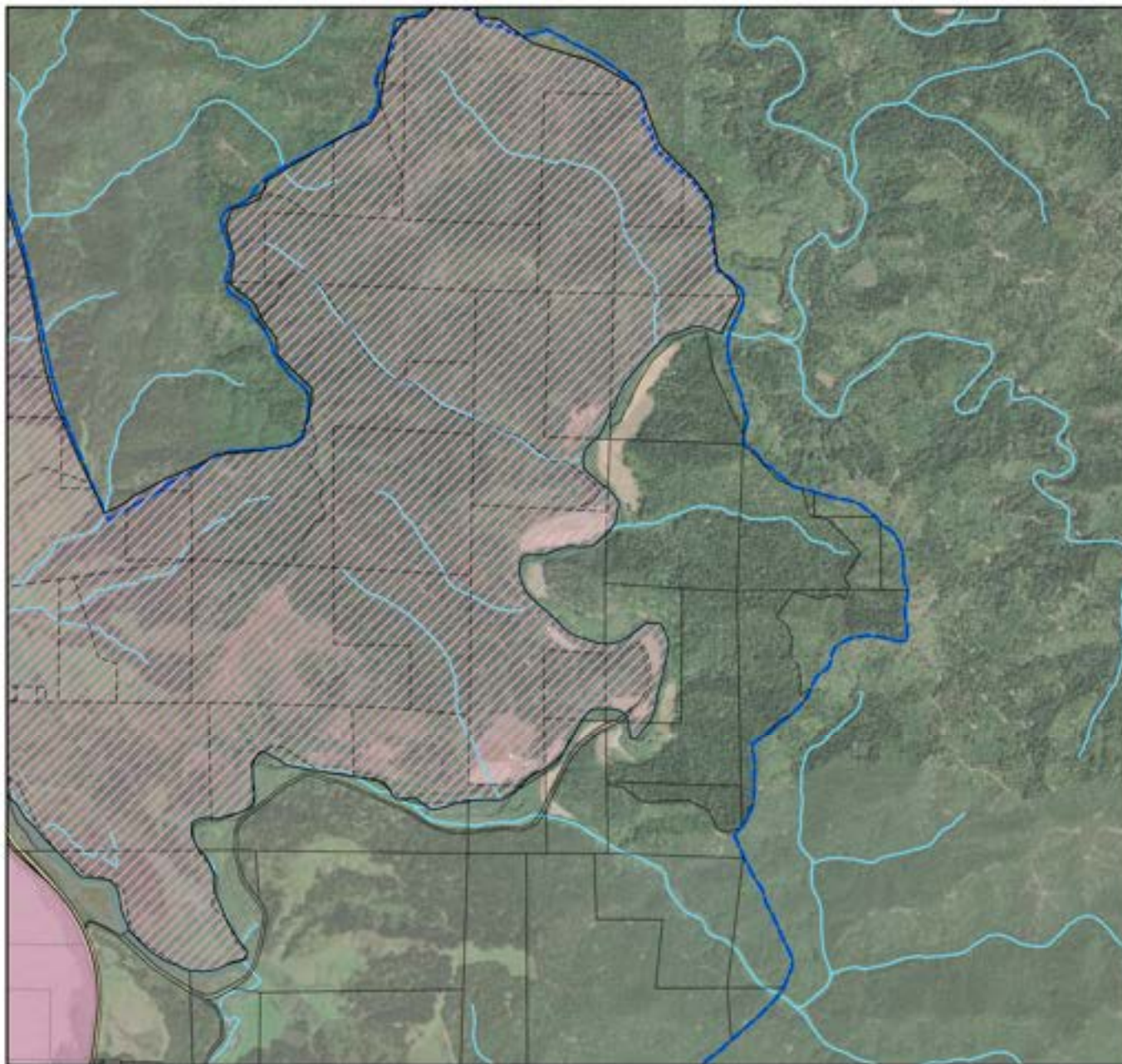


Figure 9
Ten Mile River

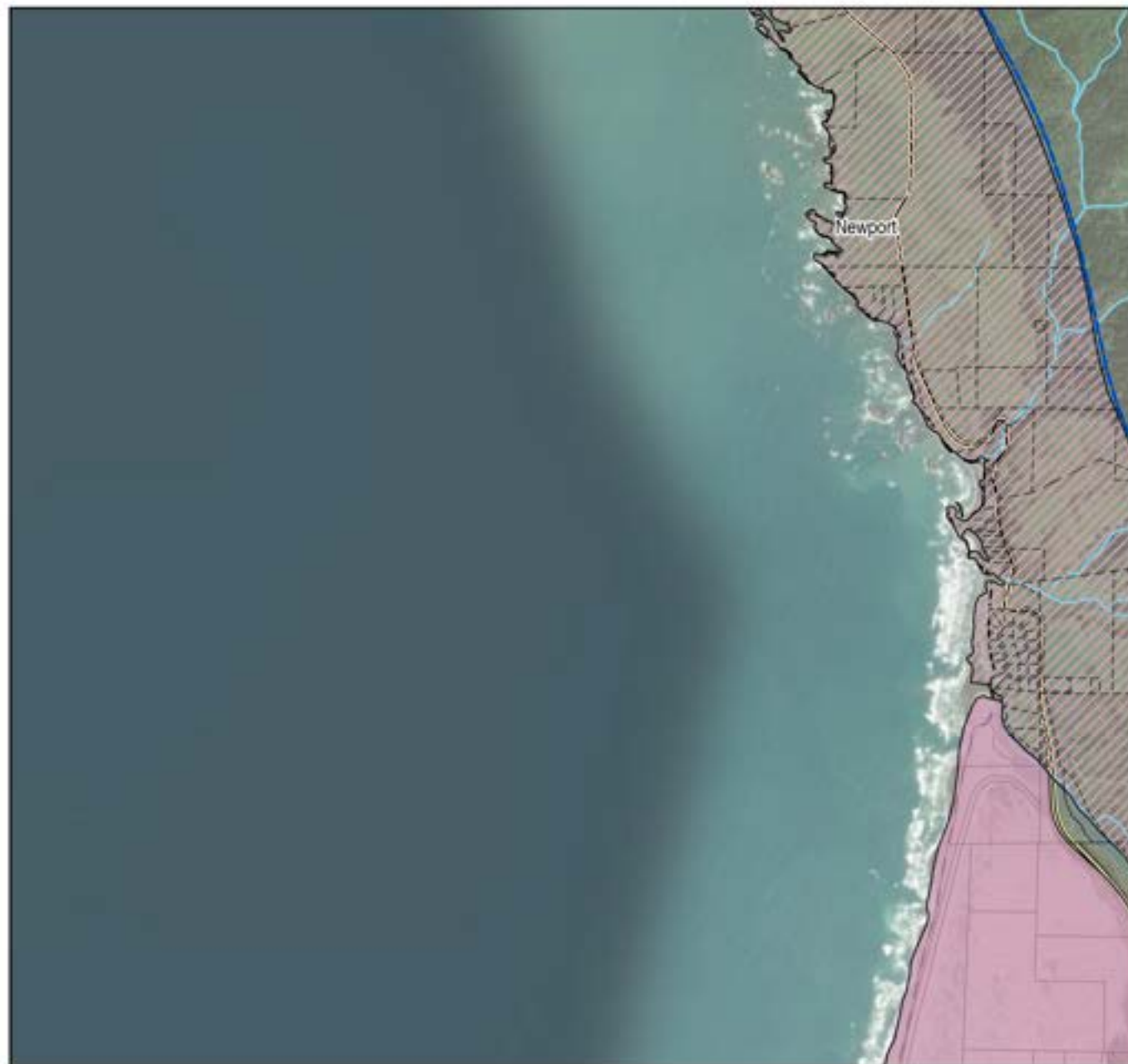
Legend

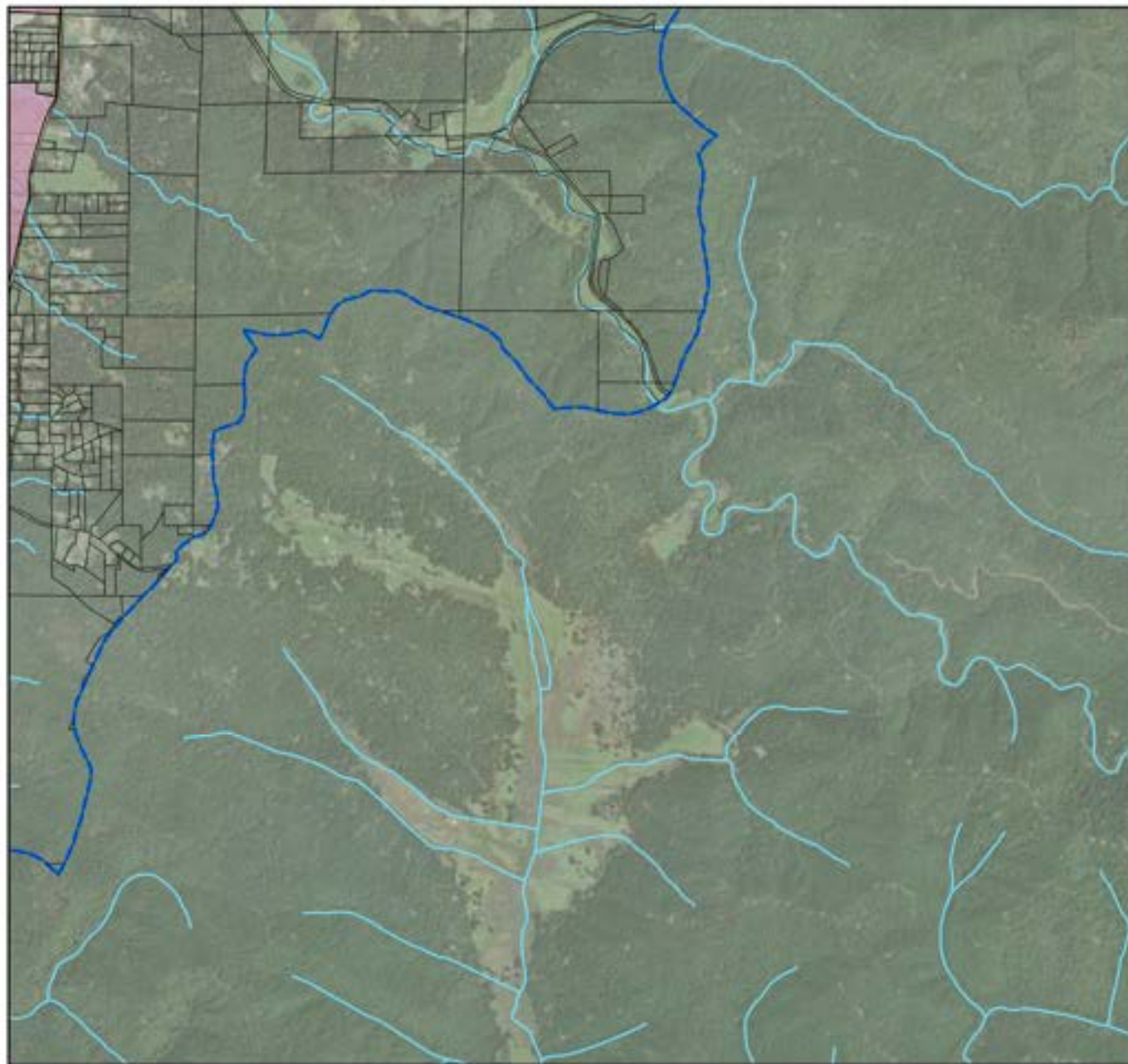
-  Mendocino County
-  Parcels
-  Coastal Zone Boundary
-  California Streams
-  State Route 1
-  Incorporated Cities
-  Existing Highly Scenic
-  Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



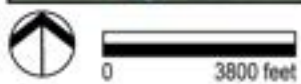


Map 11 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map

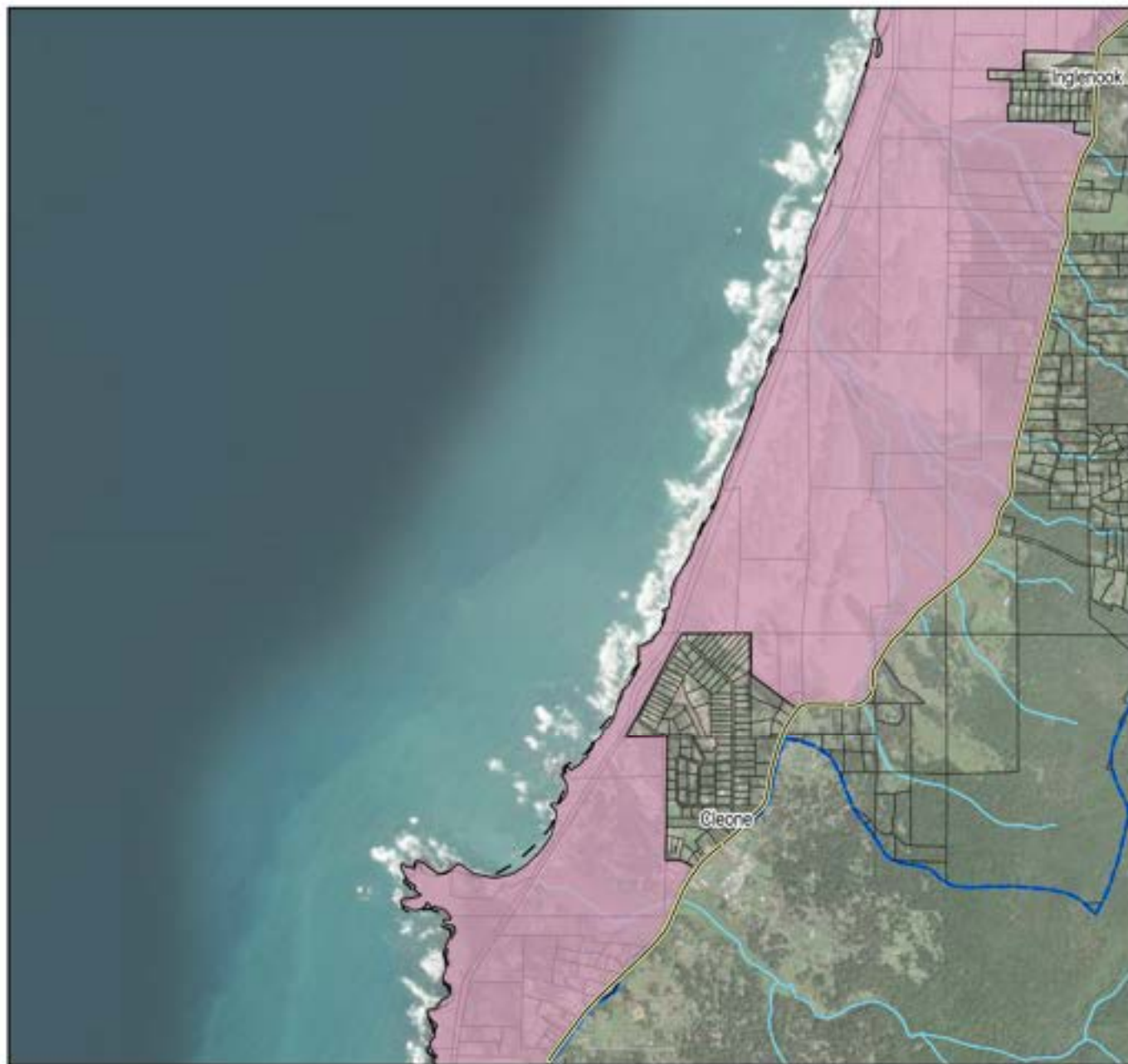


Source: ESRI 2025, California State Geoportal 2025



Figure 11
Little Valley

Mendocino County Highly Scenic Area Map



Map 12 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map

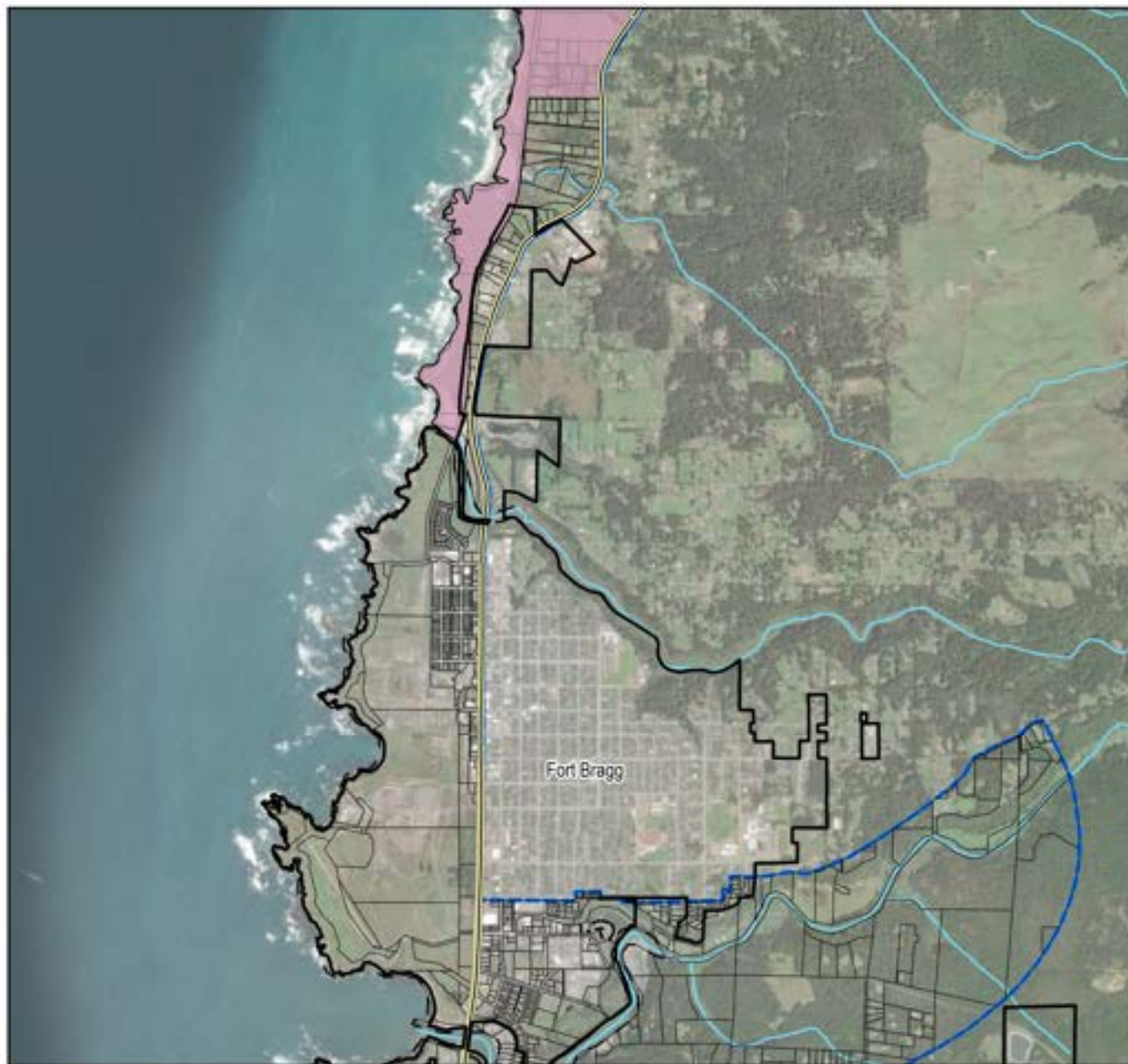


Source: ESRI 2025, California State Geoportal 2025



Figure 12
Cleone

Mendocino County Highly Scenic Area Map



Map 13 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025

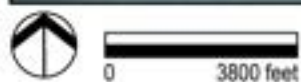
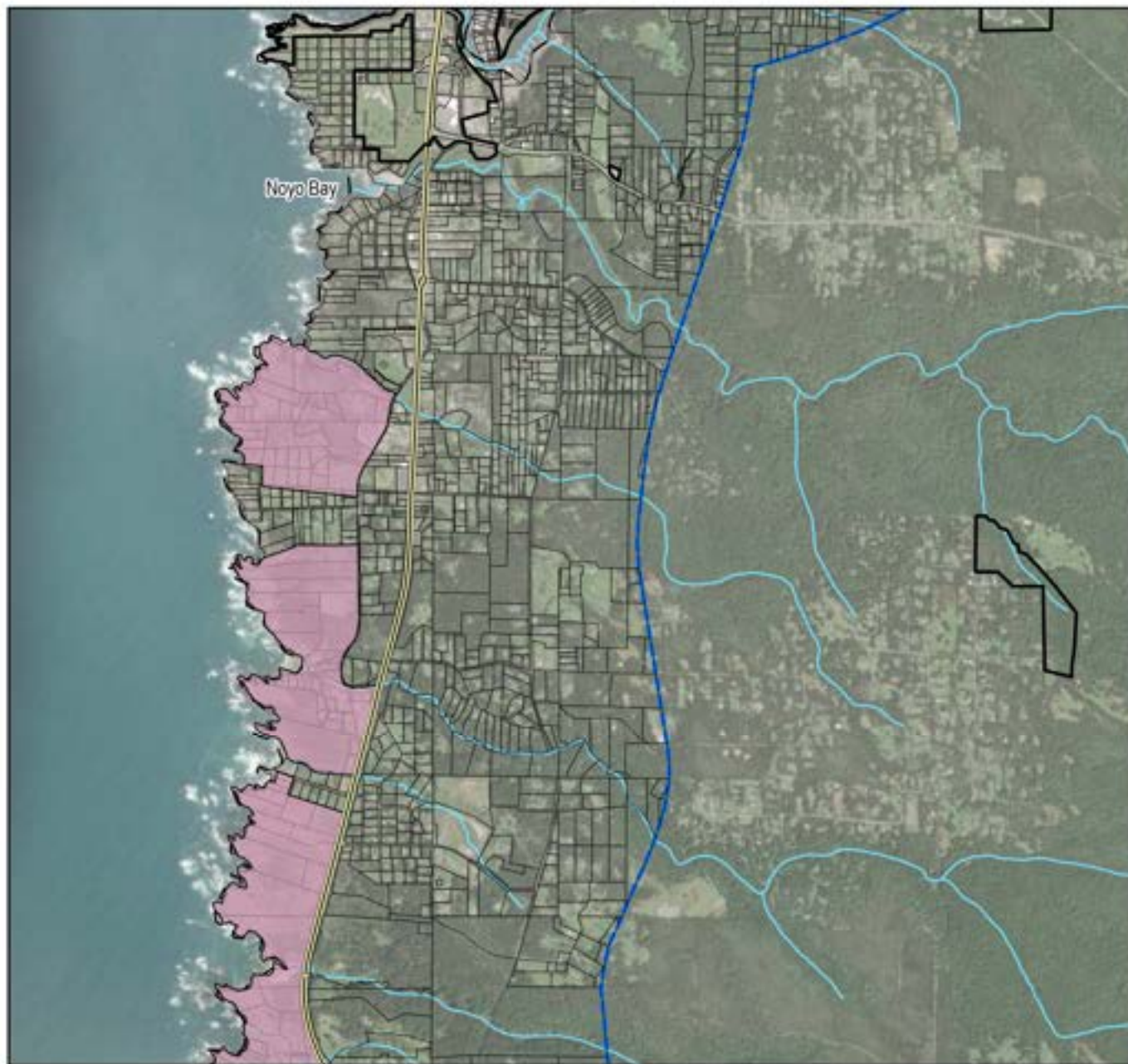


Figure 13
Fort Bragg

Mendocino County Highly Scenic Area Map



Map 14 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

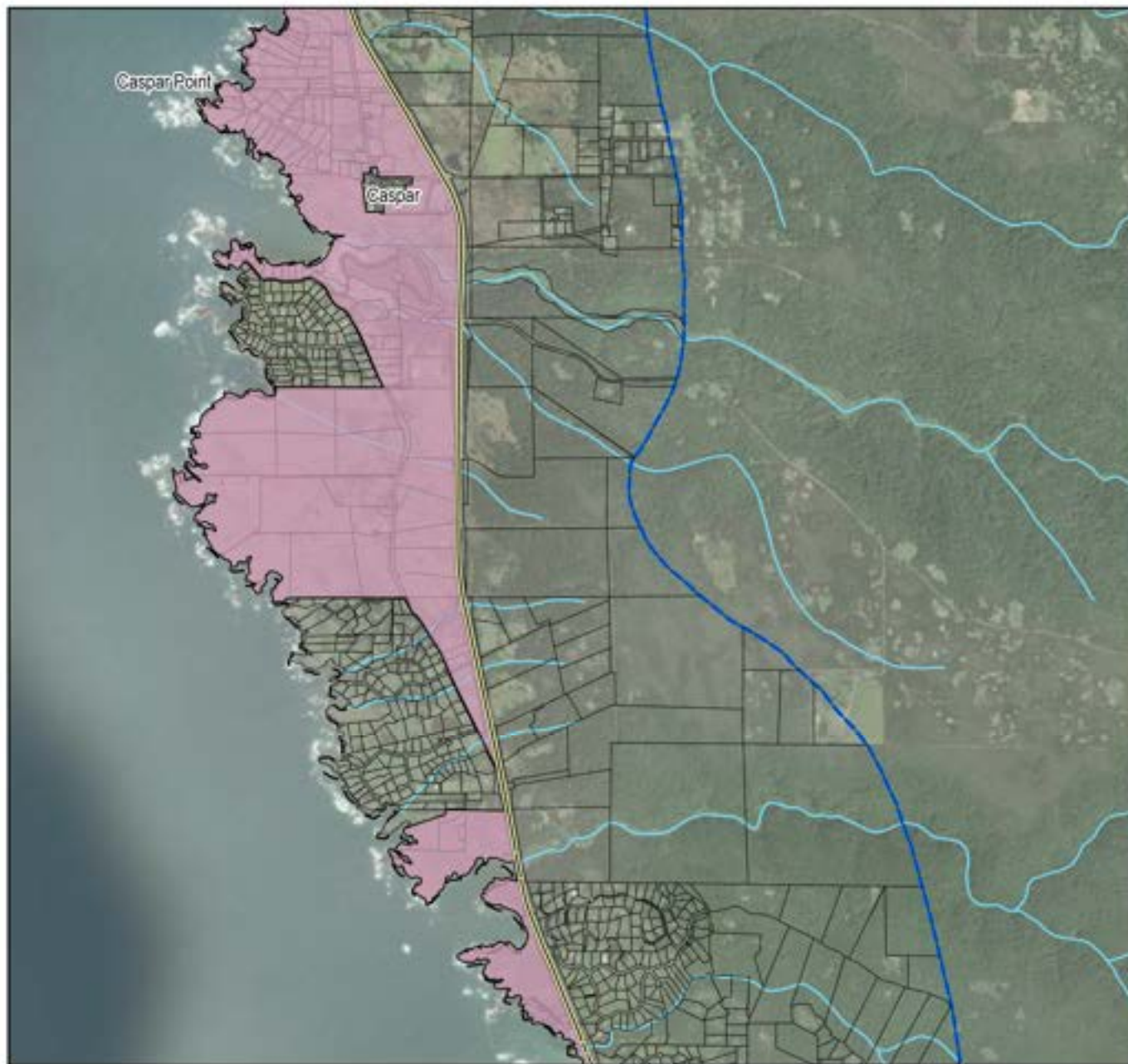
Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 14
Beaver



Map 15 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025

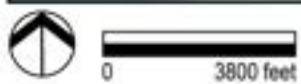
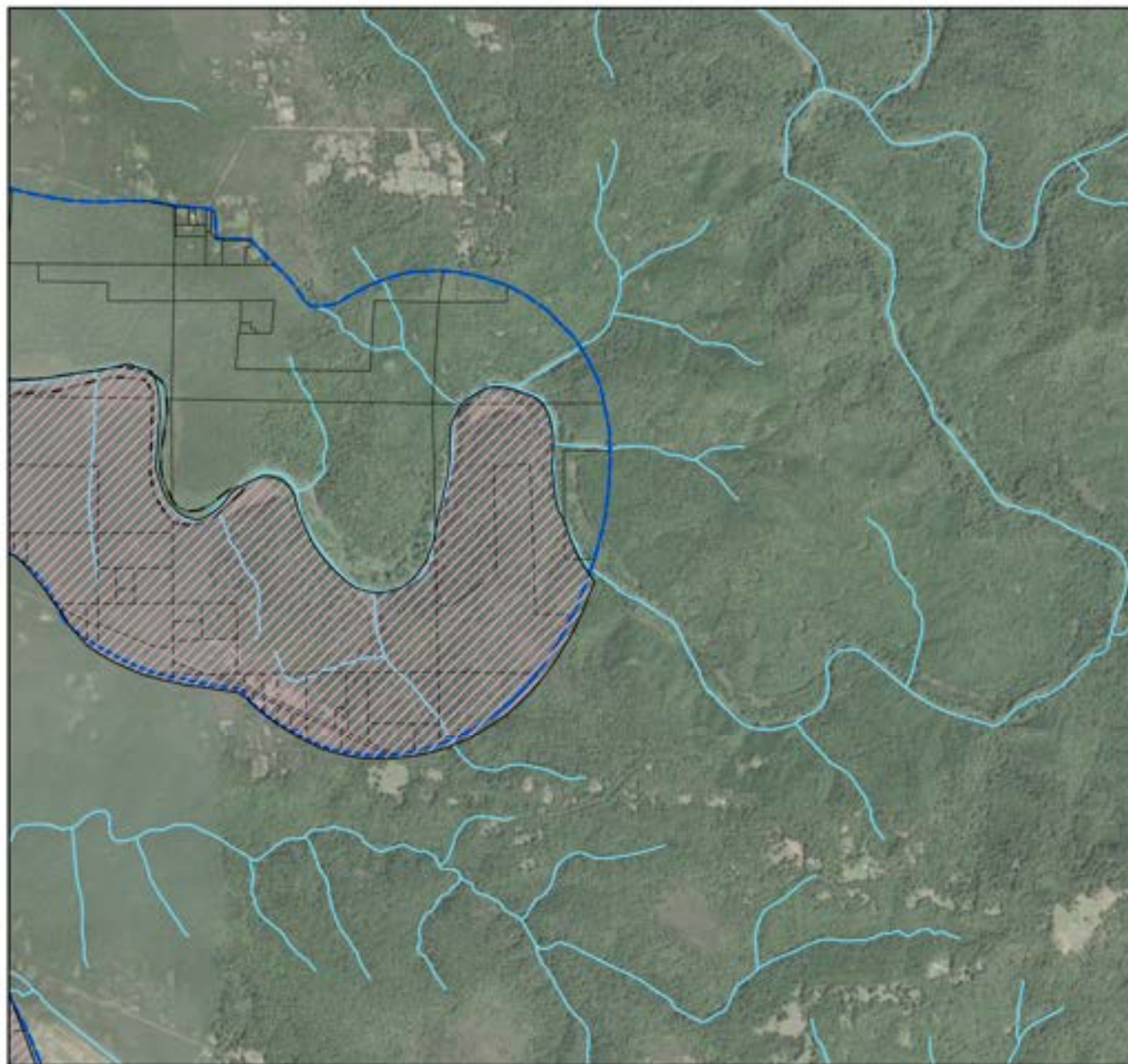


Figure 15
Caspar

Mendocino County Highly Scenic Area Map



Map 16 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025

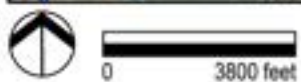


Figure 16
Van Damme

Mendocino County Highly Scenic Area Map

Legend

-  Mendocino County
-  Parcels
-  Coastal Zone Boundary
-  California Streams
-  State Route 1
-  Incorporated Cities
-  Existing Highly Scenic
-  Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 17
Mendocino

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025

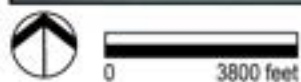
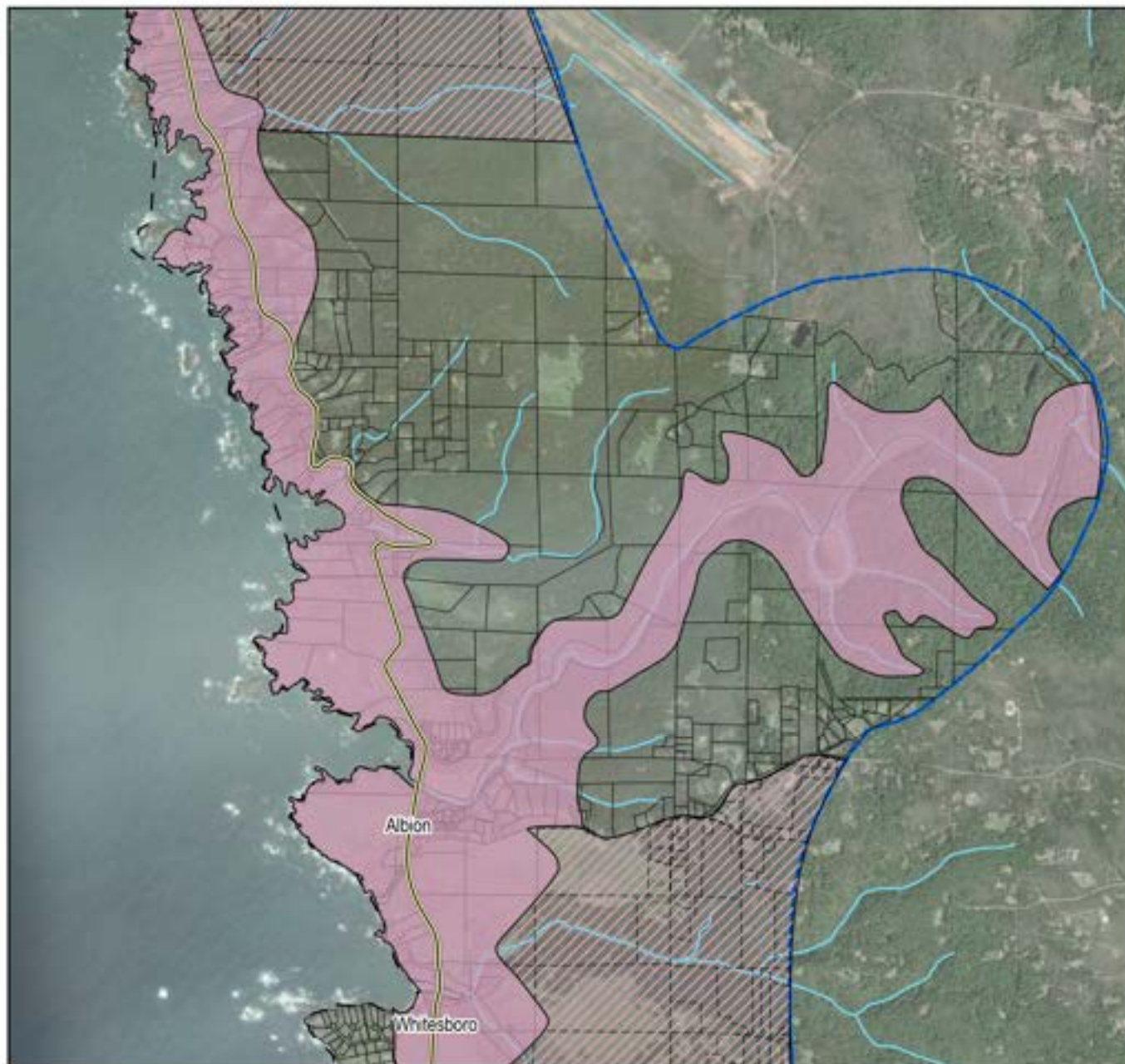
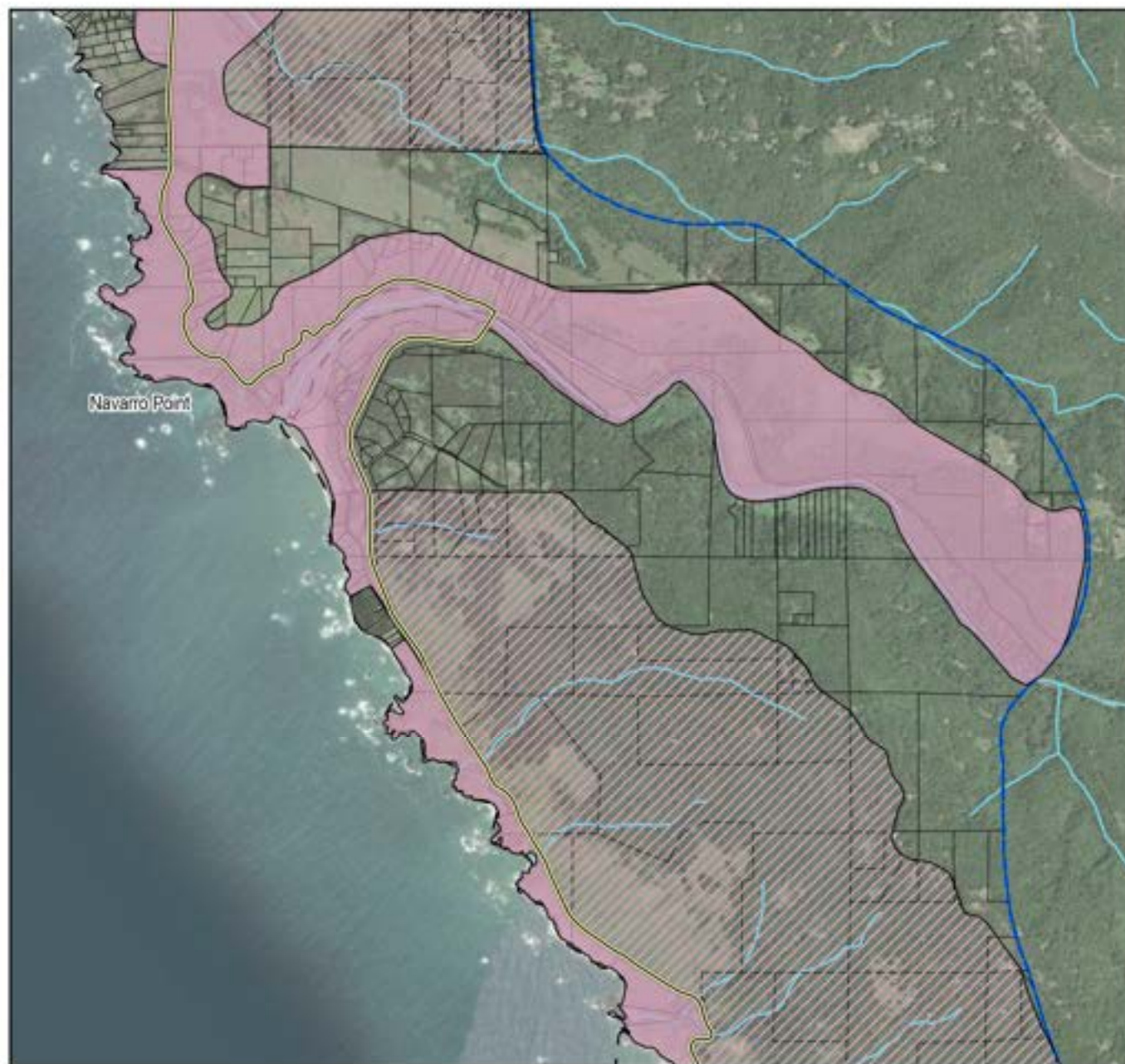


Figure 18
Albion



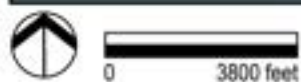
Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025





Map 20 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

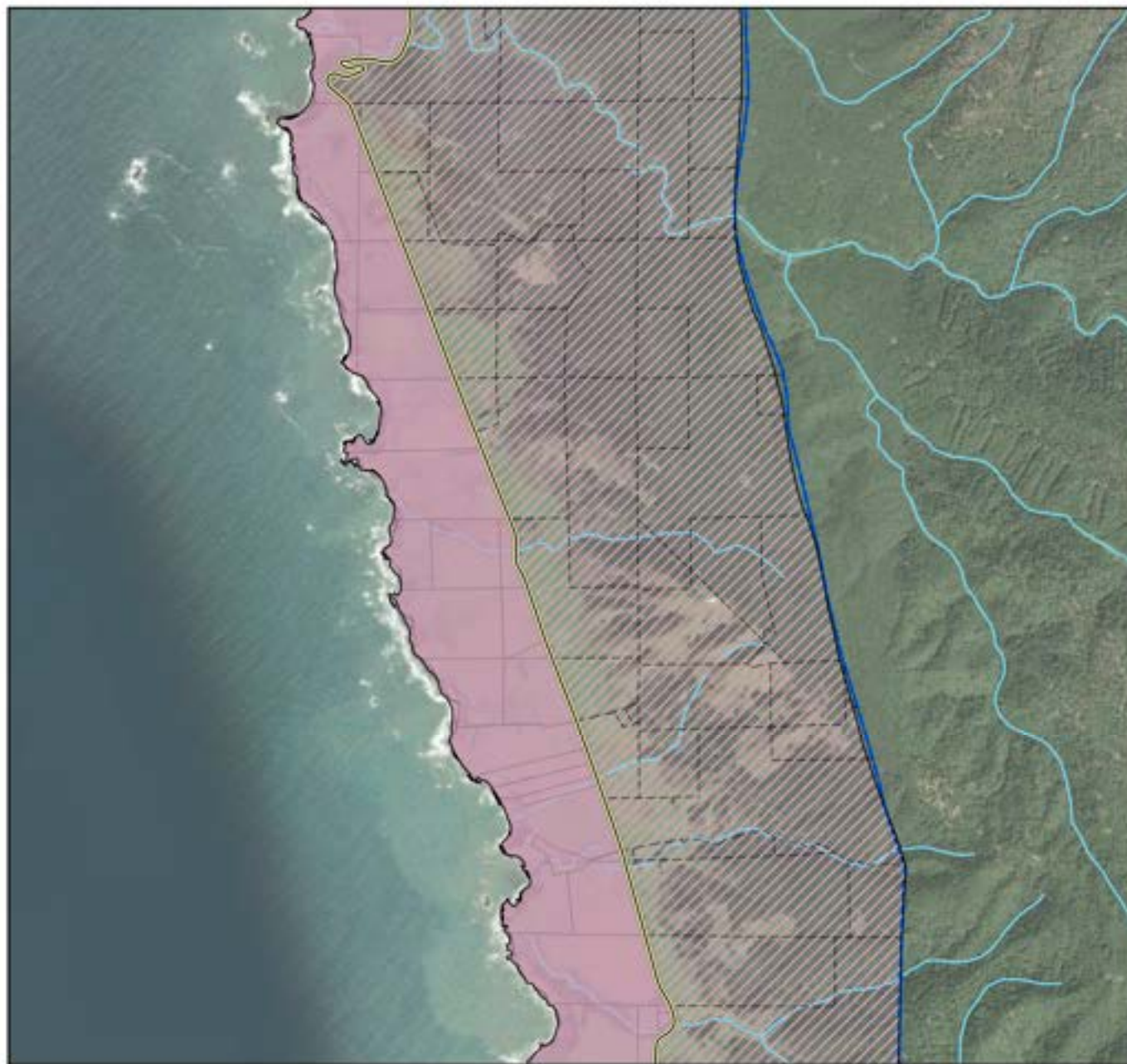
Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 20
Elk
Mendocino County Highly Scenic Area Map



Map 21 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

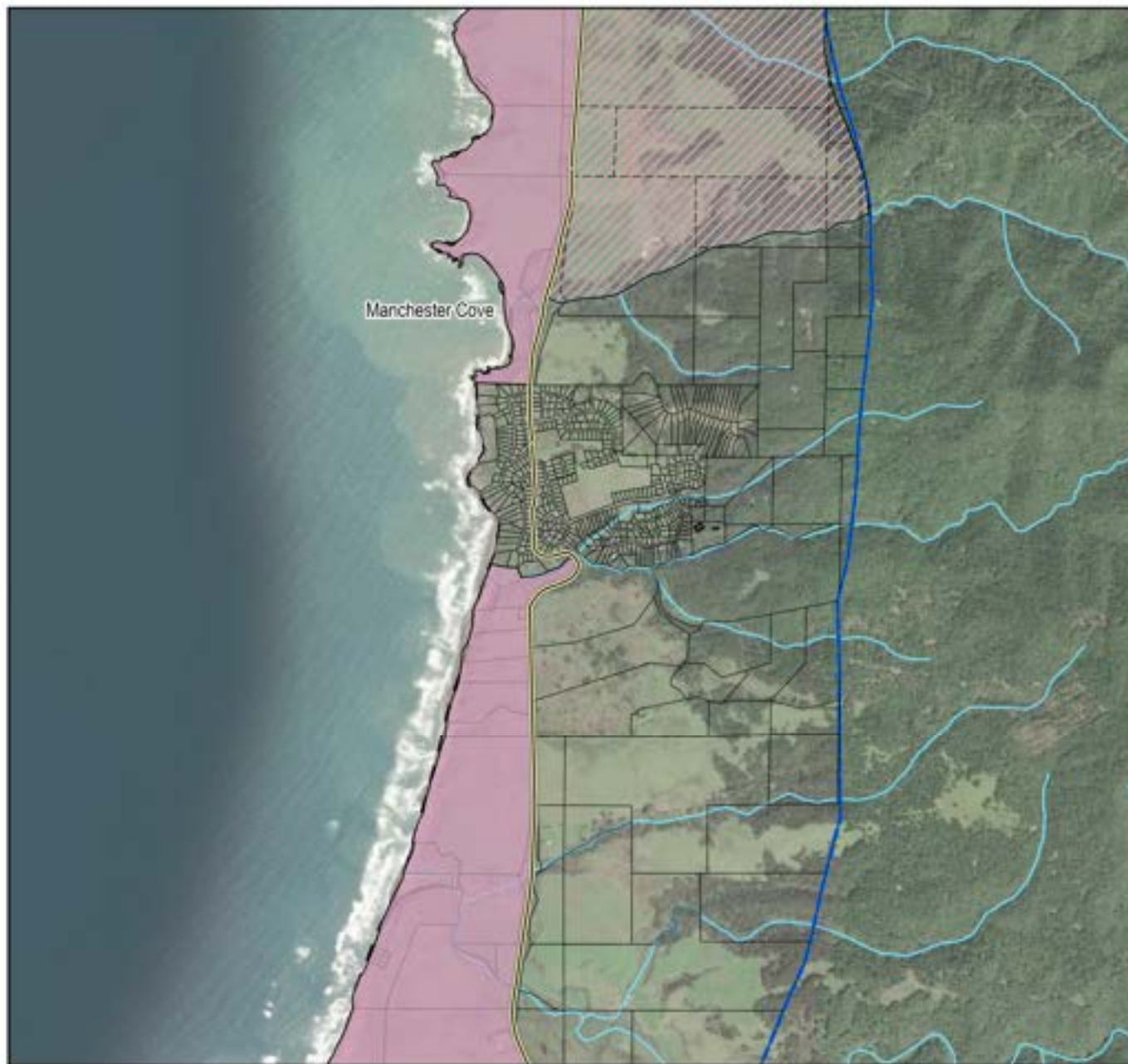
Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 21
Bridgeport Landing
 Mendocino County Highly Scenic Area Map



Map 22 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map

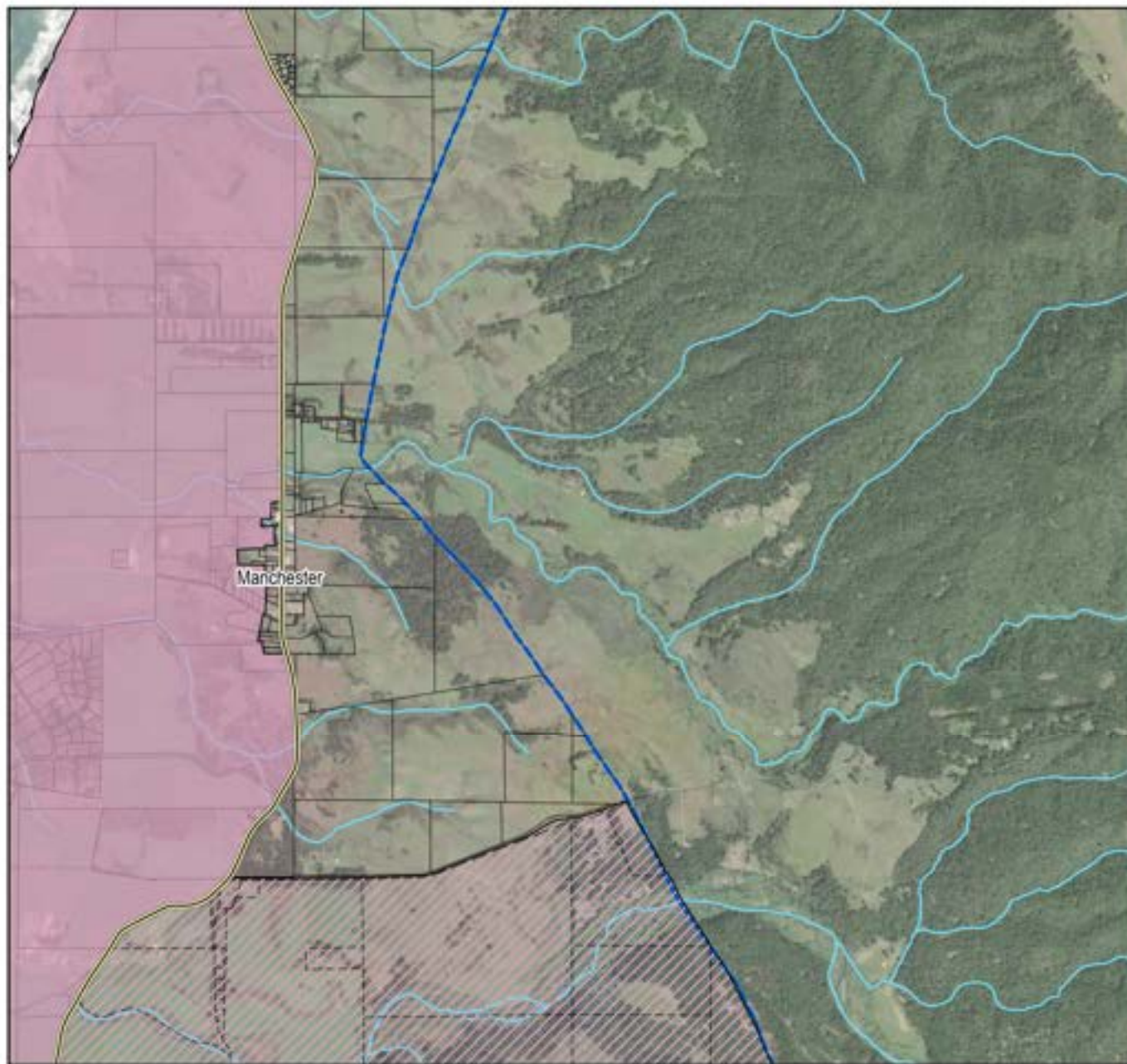


Source: ESRI 2025, California State Geoportal 2025



Figure 22
Mallo Pass Creek

Mendocino County Highly Scenic Area Map



Map 23 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map

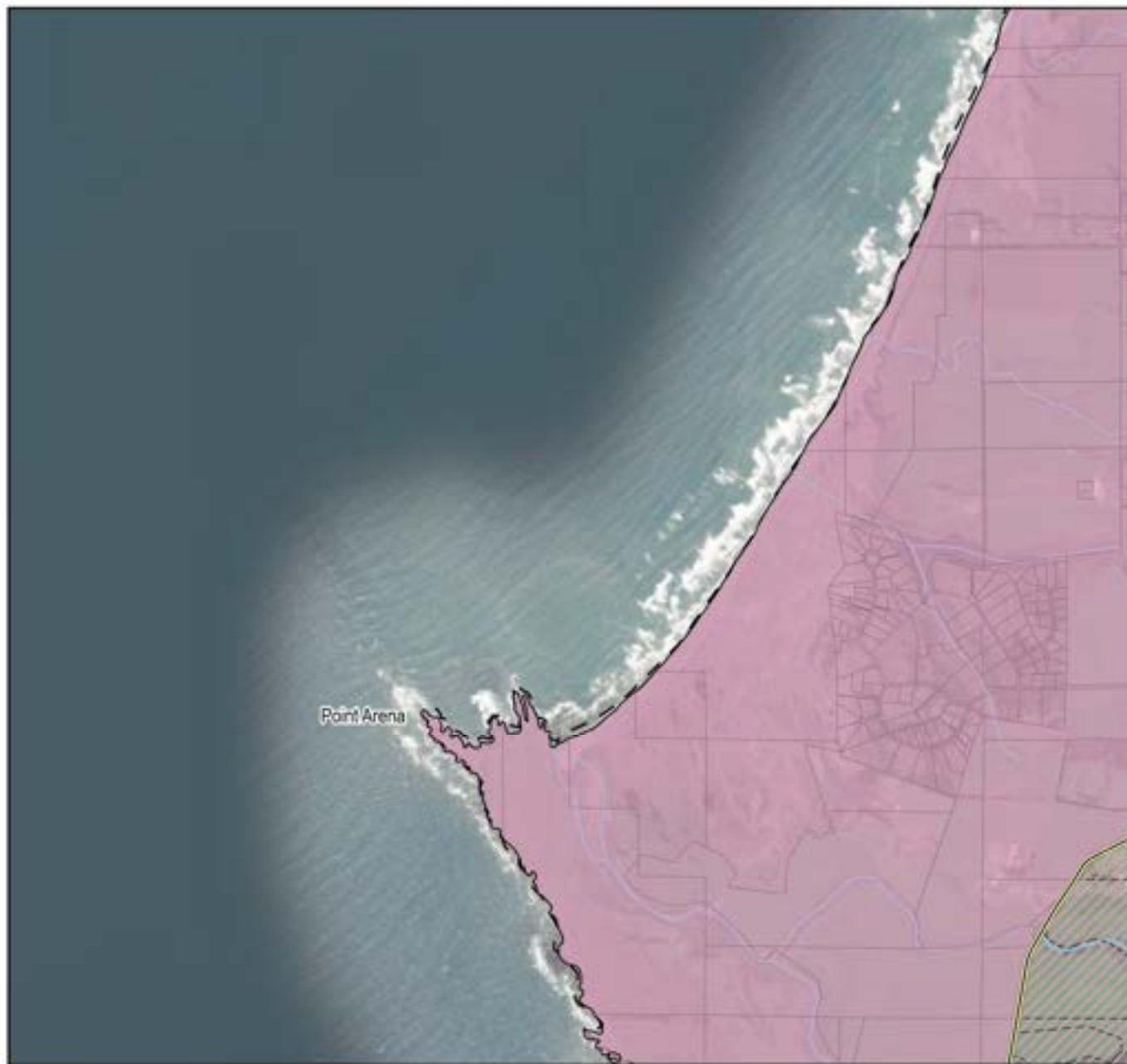


Source: ESRI 2025, California State Geoportal 2025



Figure 23
Manchester

Mendocino County Highly Scenic Area Map



Map 24 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

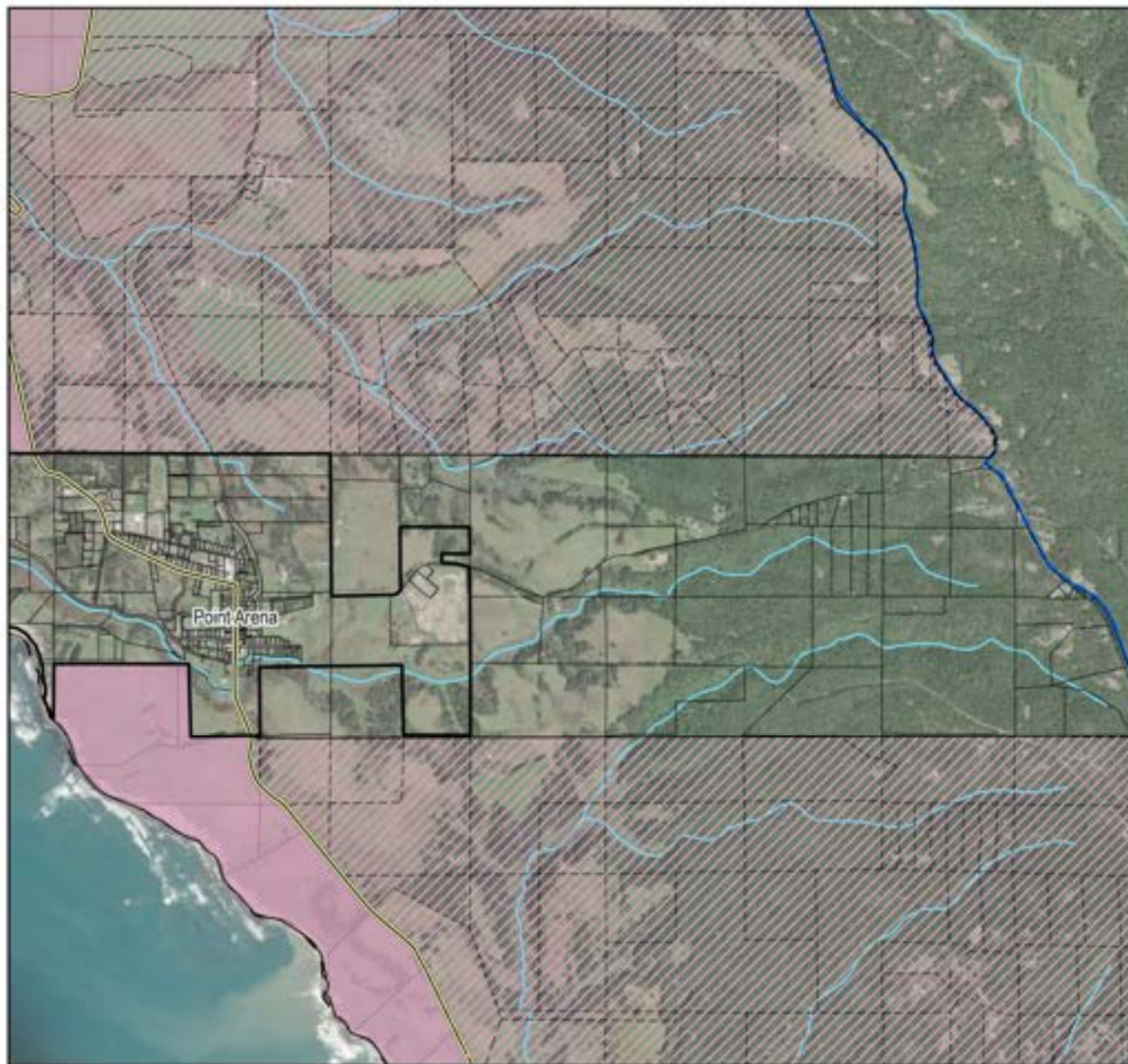
Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 24
Manchester Beach
 Mendocino County Highly Scenic Area Map



Map 25 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 25
Point Arena

Mendocino County Highly Scenic Area Map



Map 26 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 26
Arena Cove

Mendocino County Highly Scenic Area Map



Map 27 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025

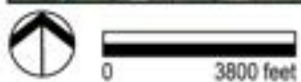


Figure 27
Hall Gulch

Mendocino County Highly Scenic Area Map



Map 28 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 28
Schooner Gulch
Mendocino County Highly Scenic Area Map

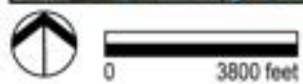


Map 29 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Map 30 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025



Figure 30
Anchor Bay

Mendocino County Highly Scenic Area Map



Map 31 of 31

Legend

- Mendocino County
- Parcels
- Coastal Zone Boundary
- California Streams
- State Route 1
- Incorporated Cities
- Existing Highly Scenic
- Existing Highly Scenic (Conditional)

Key Map



Source: ESRI 2025, California State Geoportal 2025

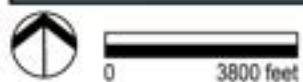


Figure 31
Gualala

Mendocino County Highly Scenic Area Map