

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
1385 8th STREET SUITE 130
ARCATA, CA 95521
VOICE (707) 826-8950



W12c

APPEAL NO. A-1-TRN-25-0020

(CITY OF TRINIDAD)

SEPTEMBER 10, 2025

EXHIBITS

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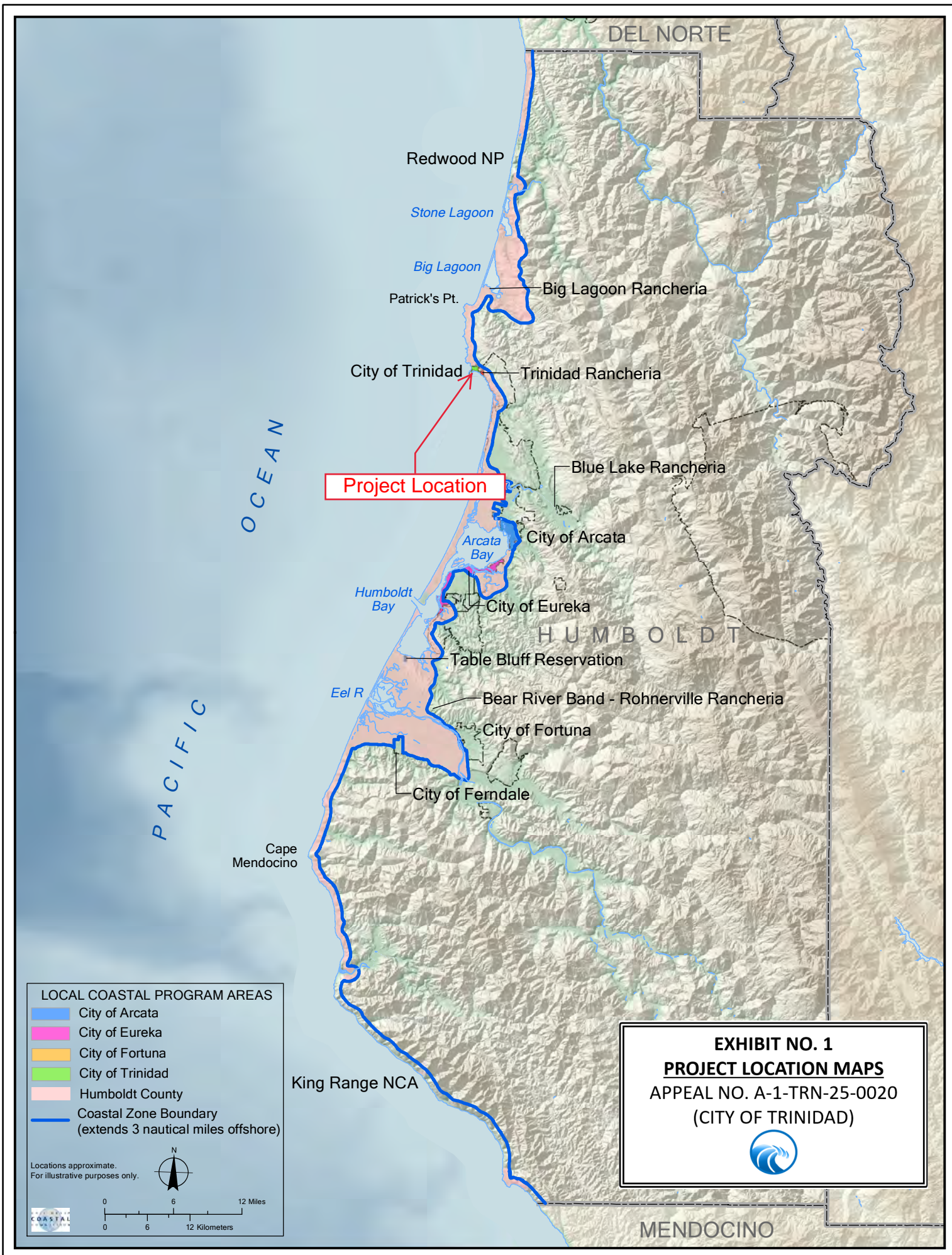








Photo 1. June 27, 2025. View looking north from Old Home Beach. The beach end of Axel Lindgren Memorial Trail, with wooden fencing and temporary closure sign. The City-approved cable steps would be sited in this approximate location.

EXHIBIT NO. 2
SITE PHOTOS

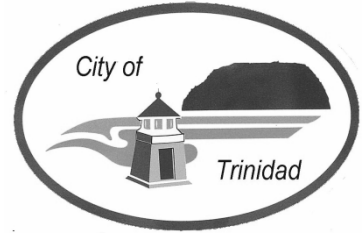
APPEAL NO. A-1-TRN-25-0020
(CITY OF TRINIDAD)





Photo 2. July 24, 2025. View looking east from the bottom of the possible alternative alignment of the trail on Old Home Beach. The large boulder near the toe of the bluff is shown.

NOTICE OF FINAL ACTION



TO: CALIFORNIA COASTAL COMMISSION
APPLICANT

FROM: CITY OF TRINIDAD, PO BOX 390, TRINIDAD, CA 95570

LOCAL PERMIT # 2025-04

OWNER / APPLICANT: City of Trinidad, P.O. Box 390, Trinidad, CA 95570

AGENT: NA

AP # 042-091-005

PROJECT LOCATION: Axel Lindgren Memorial Trail.

The Planning Commission took action on the following project at the regularly scheduled meeting of May 21, 2025:

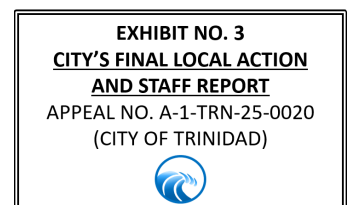
Trinidad 2025-04: Amendment to 1996 Coastal Development Permit (Indian Beach Trail Improvements – Hogback Trail) to allow limited repair and maintenance activities, including vegetation trimming and replacement of the cable steps at the base of the trail, in order to keep the trail publicly accessible. **The final findings, reports, maps and conditions placed on the project approval are attached.**

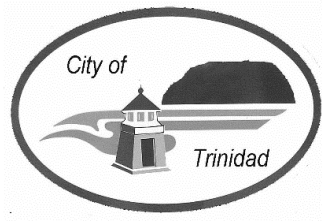
THE CITY _____ APPROVED
_____X_____ CONDITIONALLY APPROVED
_____ DISAPPROVED

Planning Commission action on a Coastal Development Permit, Design Review, Conditional Use Permit and/or a Variance became final on June 16, 2025, after the City determined that an appeal that was filed during the 10-working-day local appeal period, which ended on June 6, 2025, was not valid. The appeal and City response are attached.

Furthermore, the project is X / ~~is not~~ appealable to the Coastal Commission per the City's certified LCP and may be appealable per the requirements of Section 30603 of the Coastal Act. Final action by the City on an appealable Coastal Development Permit will not become effective until 10 working days after the Coastal Commission receives a Notice of Final Action from the City and no valid appeal has been filed with the Coastal Commission within that time.

TREVER PARKER, CITY PLANNER, CITY OF TRINIDAD
DATE: June 16, 2025





Application Filed: NA
Staff: Trever Parker
Staff Report: May 13, 2025
Commission Hearing Date: May 21, 2025
Commission Action: Conditionally Approved

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2025-04

APPLICANT / OWNER(S): City of Trinidad

AGENT: NA

PROJECT LOCATION: Axel Lindgren Memorial Trail

PROJECT DESCRIPTION: Amendment to the 1996 Coastal Development Permit for Indian Beach Trail Improvements – Hogback Trail to allow limited repair and maintenance activities, including vegetation trimming and replacement of the cable steps at the base of the trail, in order to keep the trail publicly accessible.

ASSESSOR’S PARCEL NUMBER: 042-091-005

ZONING: Open Space – OS

GENERAL PLAN DESIGNATION: Open Space – OS

ENVIRONMENTAL REVIEW:

Categorically Exempt per CEQA Guidelines §15301 exempting the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. A Mitigated Negative Declaration was prepared and adopted for the original trail construction on April 3, 1996.

APPEAL STATUS:

Planning Commission action on a Coastal Development Permit, Variance, Conditional Use Permit, Grading Permit or Design Review application will become final 10 working days after the date that the Coastal Commission receives a “Notice of Action Taken” from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project is X / ~~is not~~ appealable to the Coastal

Commission per the City's certified LCP and per Section 30603 of the Coastal Act. Final action by the City on an appealable Coastal Development Permit will not become effective until 10 working days after the local appeal period has run out and no valid appeal has been filed with the Coastal Commission within that time.

SITE CHARACTERISTICS:

The Axel Lindgren Memorial Trail (ALMT), which is a traditional trail and Tribal Cultural Resource, descends the bluff from the vista point at the end of Trinity Street to Old Home Beach. The ALMT is located within the Tsurai Study Area (TSA) (as designated in the City's Local Coastal Program (LCP) and the 12.5 acres transferred to the City from the State Coastal Conservancy). The land traversed by the ALMT is zoned/designated Open Space (OS). Land uses adjacent to the ALMT include open space and the Trinidad Bay Memorial Park. The bottom of the trail periodically erodes due to winter wave action. The cable steps making up the base of the trail previously washed out in 2006 and were repaired. And the large winter waves in the winter of 2022/2023 caused significant erosion at the toe of the bluff and the cable steps at the bottom of the trail were again washed away, creating a hazard to pedestrians. The ALMT has been closed since February 2023 to address the erosion. Additional history of the ALMT is provided below.

The ALMT is located within the ancestral lands of the Yurok Tribe and extends through the area of the historical ancestral village of Tsurai, which is an irreplaceable cultural resource of great significance to the Yurok people. Access to the ALMT is located on the bluff edge at the intersection of Edwards and Trinity Streets. This is also the previous location of the Trinidad Memorial Lighthouse (TML); however, the lighthouse has been moved due to slope stability issues in the general area and feedback from lineal descendants of the Tsurai to protect cultural resources. The ALMT extends from the bluff edge, down the bluff, where it connects to Old Home Beach near sea level. The elevation of the trailhead is approximately 152 ft. above sea level and where the trail meets Old Home Beach is approximately 14 ft. above sea level. The current ALMT was constructed in 1997 by the Yurok Tribe under the supervision of Axel Lindgren II, a lineal descendent of the Tsurai whom the trail is named after

STAFF COMMENTS:

The Planning Commission approved a temporary closure of the ALMT in February 2023 at the request of the Tsurai Ancestral Society (TAS). The closure has been extended several times since then. During that time, the City has worked with the Tsurai Management Team (TMT) to look at both short and long-term repairs for the ALMT and ways to address the bluff instability. The current closure will expire on May 23. There was some discussion at the TMT about the possibility of opening a portion of the trail. The City requested a TMT meeting on 3/31 and 4/2, but did not receive any

responses from Yurok Tribe or TAS representatives. However, more recent direction given to staff is to reopen the entire trail on the existing alignment as quickly as possible.

It has always been the City's intent to reopen the trail as soon as safely and sensitively possible. This was what various parties agreed to when the City first closed the trail in February 2023 on a temporary basis. The City took several follow-up actions in 2023 as requested by the TAS, including installing fencing at the top and bottom of the trail, placing jute matting along the toe of the bluff, and installing snow/sand fencing on the beach along the base of the bluff. The City has continued to meet with the TMT to work in good faith to reopen the trail along the traditional alignment as requested by the TAS. However, that process has taken longer than anticipated and now does not appear to present a viable option for reopening the trail in the short-term. Therefore, the City plans to move forward with a phased approach that will reopen the trail in the existing, permitted alignment for the immediate short-term, and the City will continue to work with the TMT towards improving the ALMT to protect cultural resources, including moving forward with the realignment in both the long and intermediate terms.

City staff developed a phased reopening plan (attached), which essentially consists of four basic steps: 1) immediately trim vegetation and install cable steps at the toe of the existing, permitted alignment, remove the fencing, and allow the temporary closure to expire; 2) replace existing steps as needed and work with the TMT to install fencing or a railing along the east side of the trail or portions of the trail to discourage people from leaving the trail; 3) work with the TMT to plan studies and improvements necessary to reroute the bottom of the trail to the traditional alignment; and 4) apply for grant funding to implement the long-term wooden stairway plan developed by GHD and TAS. Staff are requesting approval of this plan by the City Council at their May 20, 2025 meeting.

As part of the initial phase of the reopening, the City is proposing an amendment to the CDP/Design Review/Use Permit that was issued in 1996 to construct/improve the Hogback Trail for public use. The proposed amendment will authorize ongoing maintenance and periodic repair of the trail consisting of vegetation trimming and placement of new cable steps at the base of the trail to replace the old cable steps that were washed away. The trail specifications and conditions of approval from the 1996 action will remain in effect. Most of the conditions have already been complied with as part of the project construction and are no longer applicable. City staff discussed plans to reopen the trail with Coastal Commission staff on April 29. An email was sent to the TMT on May 7 with the draft reopening plan. As a result, the TAS requested a TMT meeting, but the City was not able to schedule a meeting prior to the hearing due to the lack of responses.

It should be noted that the TAS object to the existing, permitted alignment of the trail. However, that alignment was properly permitted and constructed by and in coordination with the Yurok Tribe, including Dr. Thomas Gates, the Tribal Historic Preservation Officer (THPO), and Axel Lindgren II, in 1997. In addition, seasonal monitoring and repair of the cable steps at the base of the trail is a recommendation of the Tsurai Management Plan (TMP) The City intends to continue to work with the TAS/TMT to reroute the base of the trail. But since it has become apparent that cannot be accomplished in the short term, the City feels that reopening the trail in its current configuration best meets the City's obligations to provide public access, meet the needs of the community, and to comply with the terms of the 1994 settlement agreement.

The currently proposed maintenance and repair project will consist of the minimum amount of work necessary to safely allow reopening of the trail. It includes the following elements:

- Work will occur using hand labor and tools.
- Existing fencing at the top and bottom of the trail will be removed.
- Vegetation will be trimmed along the trail to a 6-foot width.
 - Recurring maintenance will include periodic vegetation trimming to a 6-foot width.
- Install cable steps at the toe of the bluff to transition from the trail to the beach.
 - Preferred: anchor steps to sturdy alder or willow trees without disturbing soil.
 - A hand rope may also be included.
 - If needed, anchor with helical screws or deadman anchors to minimize soil disturbance.
 - Seasonal monitoring and repairs as needed.
- If enough material exists on the beach nearby, pile rocks from the beach at the base of the trail/bluff to decrease improve safety and transition to the beach.
- Allow the current temporary closure to expire on May 23, 2025.
- This permit amendment will be valid for five years and can be extended an additional five years.

Potential Conflicts of Interest

There are no known conflicts of interest; no Commissioners own property or reside within 500 feet of the project.

PROJECT HISTORY

A brief outline of the modern trail history is included below.

Trail Construction

In 1994, the City entered into a settlement agreement with resident John Frame, the State Coastal Conservancy, the Coastal Commission, and the State Attorney General's

Office in which the parties agreed to construct a trail to the beach in the vicinity of the Trinidad Memorial Lighthouse (TML). The trail would then be designated as the primary trail to Old Home Beach (then known as Indian Beach).

A feasibility study for constructing improved primary trail access was completed by Redwood Community Action Agency (RCAA) in 1995. This study evaluated two feasible trail alternatives: the Hogback Trail and the Western Trail. Both trail routes traversed the bluff from Edward's Street to Old Home Beach, in the vicinity of the historic Tsurai Village. The Hogback Trail was an existing, unimproved trail used by the lineal descendants of Tsurai. The City then prepared an Initial Study pursuant to CEQA that covered both trail alternatives and proposed a Mitigated Negative Declaration (MND).

The project came before the Planning Commission in February, March, and April 1996. Based on input from the Yurok Tribe and Axel Lindgren II, the City chose to move forward with the Hogback Trail, which was approved with 12 conditions along with the MND on April 3, 1996.

The Civic Club appealed that decision due to concerns that the trail could cause erosion and/or stability issues on the TML property. The City Council denied the appeal and upheld the Planning Commission decision on May 22, 1996, but specified that the trail entrance would be located as far to the west of the TML as possible to avoid the Civic Club property.

The Civic Club then appealed the decision to the Coastal Commission which found the appeal had no substantial issue, upholding the City's action. The Coastal Commission packet, which includes the City approval documents, feasibility study, and geologic reports can be accessed at the following link:

https://www.google.com/url?client=internal-element-cse&cx=001779225245372747843:iimwd-p_qmo&q=https://documents.coastal.ca.gov/reports/1996/7/W19b-7-1996.pdf&sa=U&ved=2ahUKEwjZsdyXvKONAxW3LUQIHQ6sOTAQFnoECAUQAQ&usg=AOvVaw2w_kiswPhD8IVBV8tN724r&fexp=72956999,72956998

Trail construction occurred in the spring of 1997. The trail was constructed by the Yurok Tribe and overseen by both Thomas Gates, the THPO for the Yurok Tribe, and Axel Lindgren II of the TAS.

Current Closure

A timeline summary of the current closure and rerouting efforts as approved by the Planning Commission is included below:

- February 2023, City staff authorized an emergency CDP for closure at the request of the TAS

- April 2023, the PC followed up to authorize a 6-month closure (2 months for Parker Creek Trail, which was reopened in May 2023)
- May 2023, the PC issued a CDP for repair of the Parker Creek Trail and remediation actions for erosion and impacts to cultural resources at the toe of the bluff (jute matting and fencing) along Old Home Beach
- October 2023, the PC approved a 4-month extension of the closure on the condition that City staff develop a short-term reopening plan.
- March 2024, the PC approved another 4-month extension to the closure
- July 2024, the Planning Commission denied a new CDP for continued temporary closure of the ALMT for up to a year (appealed to the City Council who upheld the appeal, overturning the PC decision, and closing the trail until the following Memorial Day weekend, which was in turn appealed to the Coastal Commission who found the appeal raised no substantial issues).
- August 2024, the Planning Commission conditionally approved a CDP for vegetation removal along the realignment in order to better assess improvements for pedestrian access. However, it was found that there will be no easy solution to opening that route.

The City Council will be discussing this and other trail issues at their specially scheduled meeting of May 20. The ALMT reopening plan attached to this staff report will be considered at that meeting. The City Council approved the phased reopening plan, but did not want to commit to any specific project for the long-term phase.

Trail Route

The route at the top of the trail has been controversial from the beginning, because the traditional entrance went through the Civic Club's property. Due to objections from the Civic Club, the City agreed to construct the western trail entrance that started at the parking area on Edwards west of the TML and crossed south of the Civic Club property to join the trail. During construction, a route east of the Civic Club property was contemplated, but since that had not been included in the previous studies and approvals, that was deemed to be infeasible. The Tsurai Ancestral Society (TAS) have long advocated for rerouting the top of the trail to its traditional alignment through the Civic Club property, and it is a key recommendation repeated several times in the TMP. That rerouting occurred on some level in 2012, but the partially completed improvements were appealed to the Coastal Commission by the TAS. The appeal remains unresolved, but the route is currently open, though only partially improved.

The original route of the base of the trail veered to the west and crossed a creek near the bottom, where there was also significant saturation. As noted in the TMP, "due to engineering considerations and budgetary constraints, the lower portion of the traditional trail was not restored, but was instead routed along its current path" where the ground was drier. Rerouting the lower portion of the trail to its traditional path was also recommended in the TMP. However, the TMP recognizes that that area is highly

saturated and eroding, and that the reroute would require extensive armoring and a bridge, making it very costly. Therefore, the recommendation is qualified by “if funding is found” and “should be considered.”

The TMP proposed five implementation projects involving the ALMT, these include (1) installation of a handrail and remove/relocate lower trail benches; (2) re-establish the traditional entrance to the ALMT at the top of the trail; (3) conduct annual maintenance of the lower portion of the ALMT; (4) develop a sign plan and signs/interpretive information; and (5) develop a trail maintenance program. For the annual maintenance of the lower portion of the trail (#3), recommendations are to complete post-winter evaluations of trail conditions and repair the trail/steps as needed annually in the spring (see implementation measure 12.2.2, TMP p. 76). This project is consistent with the recommendations of the TMP, and the phased reopening plan will build on that by implementing additional recommendations.

REGULATORY CONSISTENCY

The necessary findings for approving the construction and alignment of the trail were made in 1996. The following supplemental information is provided more specifically in relation to the proposed minor maintenance and repair activities.

Trinidad General Plan

The ALMT was rebuilt after the adoption of the general plan but has been designated as the “primary” trail to Old Home Beach through a settlement agreement. It is considered a Tribal Cultural Resource as it was the traditional access between the bluff and the beach as well as for the nucleus of the Tsurai Village, and it is a Ceremonial Trail.

Policy 5 of the Trinidad General Plan states that: *“Where access trails must traverse steep slopes, they should be located away from unstable areas and improvements should be provided to minimize erosion and slope failures. Existing trails which are creating these problems should either be improved or closed.”* The project is consistent with this policy. The bluff where the trail is located is recognized as an inherently unstable feature. Parts of the bluff are more or less stable. The route of the trail follows a relatively stable ridge of the bluff. Slope stability and construction methods were addressed in 1996, including through a project specific geologic report that made recommendations to mitigate erosion hazards and made specific findings that, if constructed as designed, the trail would neither be subject to or contribute to significant geologic instability through the lifespan of the project. It was recognized in the feasibility and other reports that periodic maintenance of the trail would be required due to potential slope movement and other factors. There is no evidence that the trail itself is causing instability.

Policy 64 of the Trinidad General Plan requires that the trail system be marked and maintained for use by the public. The ALMT is not recognized in the City’s Local

Coastal Program, because it did not exist formally at the time it was adopted. However, this project is consistent with that requirement, because the base of the ALMT will be repaired and the primary access to Old Home Beach will be maintained.

Policy 74 of the General Plan protects Open Space areas lying south of Edwards and Van Wycke streets from development in order to maintain the unparalleled views of the coastline. The repair will reopen access to coastal views from along the trail.

Policy 69 of the Trinidad General Plan states in part that: *"There shall be no disturbance, vegetative removal or construction, except for a protective fence around the burial ground, on lands designated as Open Space within the Tsurai Study Area without approval of the lineal descendants of Tsurai, Trinidad Rancheria, City of Trinidad and the State Historic Preservation Officer."* Policy 69 was complied with during the original permitting of the project. Yurok Tribe and TAS members built and oversaw construction of the trail. Proposed maintenance will be consistent with the originally approved route and construction methods. And the City is proposing the least amount of work possible in order to reopen the trail in order to minimize any additional soil disturbance at this time.

The Trinidad General Plan and Zoning Ordinance protect important public coastal views from roads, trails and vista points, and private views from inside residences located uphill from a proposed project, from significant obstruction. Due to the nature of the project, views will not be significantly impacted.

Coastal Act

In terms of the Coastal Act, the primary standard of review for this project is whether it is consistent with the public access policies of the Coastal Act (Chapter 3).

One of the primary purposes of the Coastal Act is to *"Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principals and constitutionally protected rights of private property owners."* (§ 30001.5), which also carries out a similar principal found within the CA Constitution. Section 30210 states: *"In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse."* The project is consistent with these sections by proposing maintenance necessary to reopen a coastal public access trail, while also minimizing disturbance and impacts to natural and cultural resources.

Coastal Act § 30211 states: *"Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation."* This project will enhance the public's access the sea.

Section 30214(a) allows that: *“The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:*

- (1) Topographic and geologic site characteristics.*
- (2) The capacity of the site to sustain use and at what level of intensity.*
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.*
- (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.”*

The original trail construction considered these factors. Cable steps are still the most practical solution for providing pedestrian access at the steep toe of the bluff. The City will continue to work with the TMT to reroute the base of the trail and to implement measures such as a handrail in order to protect cultural resources in this sensitive area.

Section 30244 provides that when historical or cultural resources may be impacted, reasonable mitigation measures shall be required. Cultural resource impacts were thoroughly addressed during the approval of the trail construction. The trail route and alignment were approved by the Yurok Tribe and Tsurai descendants and constructed by the Yurok Tribe. The City will provide for a cultural monitor to be onsite during any ground disturbing activities.

The project is consistent with §30251 by minimizing impacts to coastal viewsheds. It is also consistent with §30253 by minimizing safety risks and ground disturbance while ensuring public access. In addition, the project has been sited and designed to protect views to and along the coastline and other scenic resources, to minimize the alteration of existing landforms and to be visually compatible with the character of the surrounding areas, as required by Coastal Act §30251.

Zoning

The project is located on land zoned OS. The purpose of the OS zone is to maximize preservation of the natural and scenic character of these areas including protection of important wildlife habitat and cultural resources, and to ensure that the health and safety of the public is ensured through careful regulation of development in areas affected by geologic instability, steep slopes, tsunami and flood hazards. Principally permitted uses include low-intensity recreation and pedestrian travel on the City’s trail system. Uses permitted with a use permit include pedestrian trails and improvements to existing recreational facilities. Use permit findings were made for the approval of the original trail construction in 1996. The proposed project does not constitute

improvements; it is simply repair and maintenance of components that were already approved to allow continued pedestrian travel on the City's trail system.

Regulations of the OS zone for buildings do not apply to this project. Section 17.16.060 stipulates that structures are not allowed in unstable areas without a geologic report. As previously noted and described further below, a geologic report was prepared in 1996 and found that the proposed trail construction would not increase instability and would not be subject to undue instability. While it was recognized that the entire bluff is subject to instability, the trail was constructed along the most stable route, and the proposed repairs are consistent with the original construction route, methods, and recommendations.

Section 17.16.080 limits development within the Tsurai Study and prohibits vegetation removal and soil disturbance unless it has been approved by various parties. That approval was given in 1996, and the proposed repair and maintenance is consistent with original approval and will minimize the amount of vegetation removal and soil disturbance to that necessary to safely reopen the trail. Construction of the trail was supported by the Yurok Tribe and lineal descendants of Tsurai. And the trail was constructed by members of the Yurok Tribe and overseen by Dr. Thomas Gates, and Axel Lindgren II.

Section 17.16.060 also applies the requirements of the SE zone to structures within the OS zone. Some of the SE zone requirements are not applicable to this project, including the requirements for buildings and for development in a stream protection area (§17.20.100). Requirements for development within the TSA (§17.20.110) and a geologic report (§17.20.130) are already covered above. While the project is located within the tsunami hazard area (§17.20.070), work will not occur below the mean high tide line, so State lands are not involved. The project is consistent with open space protections (§17.20.120) by maintaining the existing trail corridor.

The project includes an allowable structure on the bluff face (structures or devices designed and intended to provide public access) consistent with §17.20.080 and the previous trail construction approval. The requirements for development on slopes near bluffs (§17.20.090) are geared towards building development as opposed to trail repair and maintenance. Because it does not include buildings or access roads and the work is the minimum necessary to protect public access, this project is consistent.

Summary

Based on the above discussion, the project can be found to be consistent with the City's Zoning Ordinance and General plan as well as Chapter 3, Coastal Resources Planning and Management Policies, of the Coastal Act. The project can be found to be consistent with the City's certified LCP and other applicable regulations and the public access policies of the Coastal Act.

SLOPE STABILITY:

The project is located outside of the Alquist-Priolo Fault Zone. But the property where the proposed project is located is within an area designated as unstable based on Plate 3 of the Trinidad General Plan. A Geologic Report for Two Trail Alternatives South of Edwards Street was prepared by SHN in 1996. The focus of the evaluation was to determine if either or both of two proposed trail alignments (the Western Trail Alignment and the Hogback Trail Alignment) could be constructed without creating significant additional slope failure or erosion of the coastal bluff. The SHN evaluation describes the coastal bluff as being subject to chronic slow colluvial soil creep with localized intermittent shallow landslide occurrences. It also describes the slope as being composed of loose silty sand soils that are highly erodible when exposed to direct rainfall or concentrated runoff. The evaluation states that in comparison to other areas along the bluff, the location of the Hogback Trail is moderately to most stable. However, it also states that the entire project area is subject to significant long-term risk of slope failure and that the slope failures tend to be episodic and unpredictable. The opinion stated in the evaluation was that both trail alignments could be designed and constructed in a manner that would not significantly increase erosion or slope instability. An addendum was also prepared that more specifically addressed the findings required in the City's LCP. In particular it was found that if the trail is constructed as recommended in RCAA's 1995 trail feasibility study, that the trail is neither likely to be subject to nor contribute to significant geologic instability.

SEWAGE DISPOSAL:

The project will not generate wastewater.

LANDSCAPING:

This project does not involve any new landscaping.

USE PERMIT FINDINGS:

The following findings were made in approving the trail construction in 1996. The same findings still apply to the continued maintenance of the trail.

- A. *The proposed use at the site and intensity contemplated and the proposed location will provide a development that is necessary or desirable for and compatible with the neighborhood or the community.*
- B. *Such use as proposed will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity or injurious to property improvements or potential development in the vicinity with respect to aspects including but not limited to the following:*

1. *The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;*
 2. *The accessibility of the traffic patterns for persons and vehicles, and the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;*
 3. *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;*
 4. *Treatment given, as appropriate, to such aspects as landscaping, screening, open space, parking and loading areas, service areas, lighting and signs;*
- C. *That such use or feature as proposed will comply with the applicable provisions of this title, will be consistent with the policies and programs of the general plan and will assist in carrying out and be in conformity with the Trinidad coastal program.*
- D. *That the proposed use or feature will have no significant adverse environmental impact or there are no feasible alternatives, or feasible mitigation measures, as provided in the California Environmental Quality Act, available which would substantially lessen any significant adverse impact that the actions allowed by the conditional use permit may have on the environment.*
- E. *When the subject property is located between the sea and the first public road paralleling the sea or within three hundred feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is the greater, that:*
1. *The development provides adequate physical access or public or private commercial use and does not interfere with such uses.*
 2. *The development adequately protects public views from any public road or from a recreational area to, and along, the coast.*
 3. *The development is compatible with the established physical scale of the area. Response:*
 4. *The development does not significantly alter existing natural landforms.*
 5. *The development complies with shoreline erosion and geologic setback requirements.*

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

The project proposes maintenance and repair of an existing trail in the approved alignment. Therefore, design review is not required.

PLANNING COMMISSION ACTION

The proposed project involves minor periodic maintenance and repair to maintain access to a public trail approved in 1996. Based on the above analysis, the project was found to be consistent with the previous approval, City's Zoning Ordinance, General Plan, Coastal Act, and other applicable policies and regulations. Therefore, the necessary findings for granting approval of the project were made. The Planning

Commission agreed with staff's analysis, and approved the project with the following motion:

Based on application materials and information included in this Staff Report, and based on public testimony, I find that the project is consistent with the previous CDP approval, City's certified LCP and other applicable regulations, and I move to adopt the information and findings in this staff report and approve the CDP amendment as described in this staff report, and with the additional conditions included therein.

CONDITIONS OF APPROVAL

14. The repair and maintenance activities are authorized for five years from the effective date of this permit amendment. The Planning Commission may extend the term for an additional five years if conditions have not substantially changed. *Responsibility: City Clerk to verify.*
15. The City shall ensure that appropriate cultural monitor(s) are informed of project scheduling to ensure one is onsite during ground disturbing activities. *City Manager during project implementation.*

ATTACHMENTS

- Draft ALMT Phased Reopening Plan
- Cable steps design (from 1995 RCAA feasibility report)
- Alternative cable ladder design (to avoid soil disturbance)
- Slope stability map (from 1996 SHN geologic report)

Phased ALMT Reopening Plan

Initial Phase: Immediate Reopening

- Complete the minimum necessary to allow reopening of the trail.
- Process is an amendment to the 1996 CDP.
- Remove fencing at the top and bottom of the trail.
- Trim vegetation along the trail – 6 foot width.
 - Include periodic trimming to 6-foot width.
- Install cable steps at the toe of the bluff.
 - Preferred: anchor steps to sturdy alder trees.
 - If needed, anchor with helical screws to minimize soil disturbance.
 - Steps may be removed and the trail closed during winter or storm events as determined by staff.
 - Provide for continued monitoring and repair over the term of the permit.
- Pile rocks from the beach at the base of the trail/bluff as needed to decrease improve safety and transition to the beach.
- Allow the current temporary closure to expire on May 23, 2025.

Short-Term Phase (< 1 year): Continued Repairs and Maintenance on Existing Alignment

- Repair existing steps as needed.
- Install sand fencing or posts interlinked with rope along the east side of the trail to discourage people from leaving the trail.
 - Allow vegetation to grow and fill in at trail edges.
 - Consult with the TMT to determine the most appropriate barrier type and to prioritize locations.
- Consult with the TAS on whether any additional signage is desired at this phase.
- Any other periodic repair and maintenance as needed/requested.
- Process another CDP amendment.

Intermediate Phase (1-3 years): Open Traditional Alignment

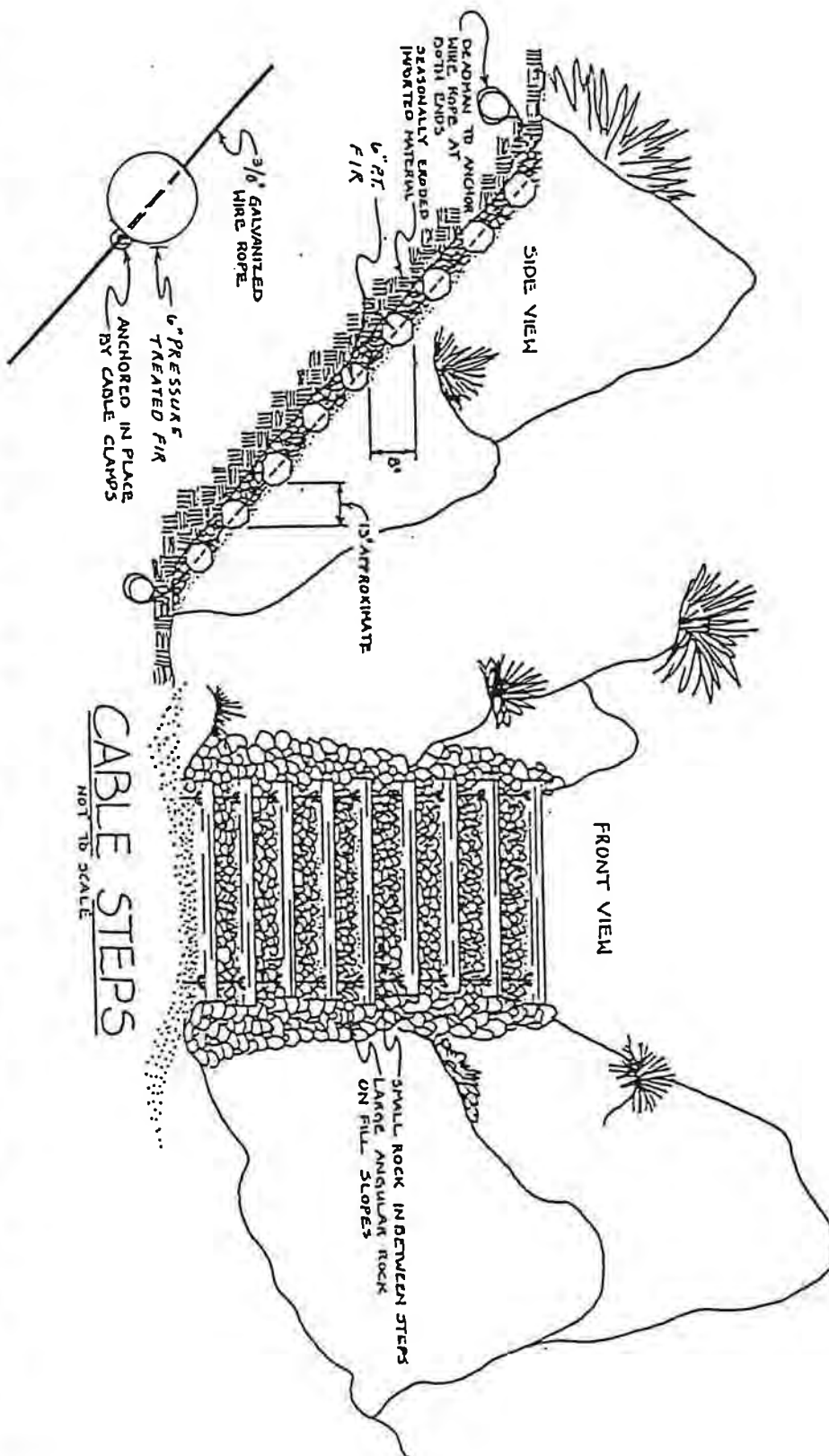
- Consult with the TMT to plan for opening the traditional alignment at the base of the trail.
 - Conduct studies as needed (e.g. Geotech).
 - Assess and plan the alignment (e.g. optimize curves, steepness) and necessary improvements (e.g. stream crossing(s)).
 - Develop a method for safe pedestrian access to the beach at the base.
- Seek funding as needed.

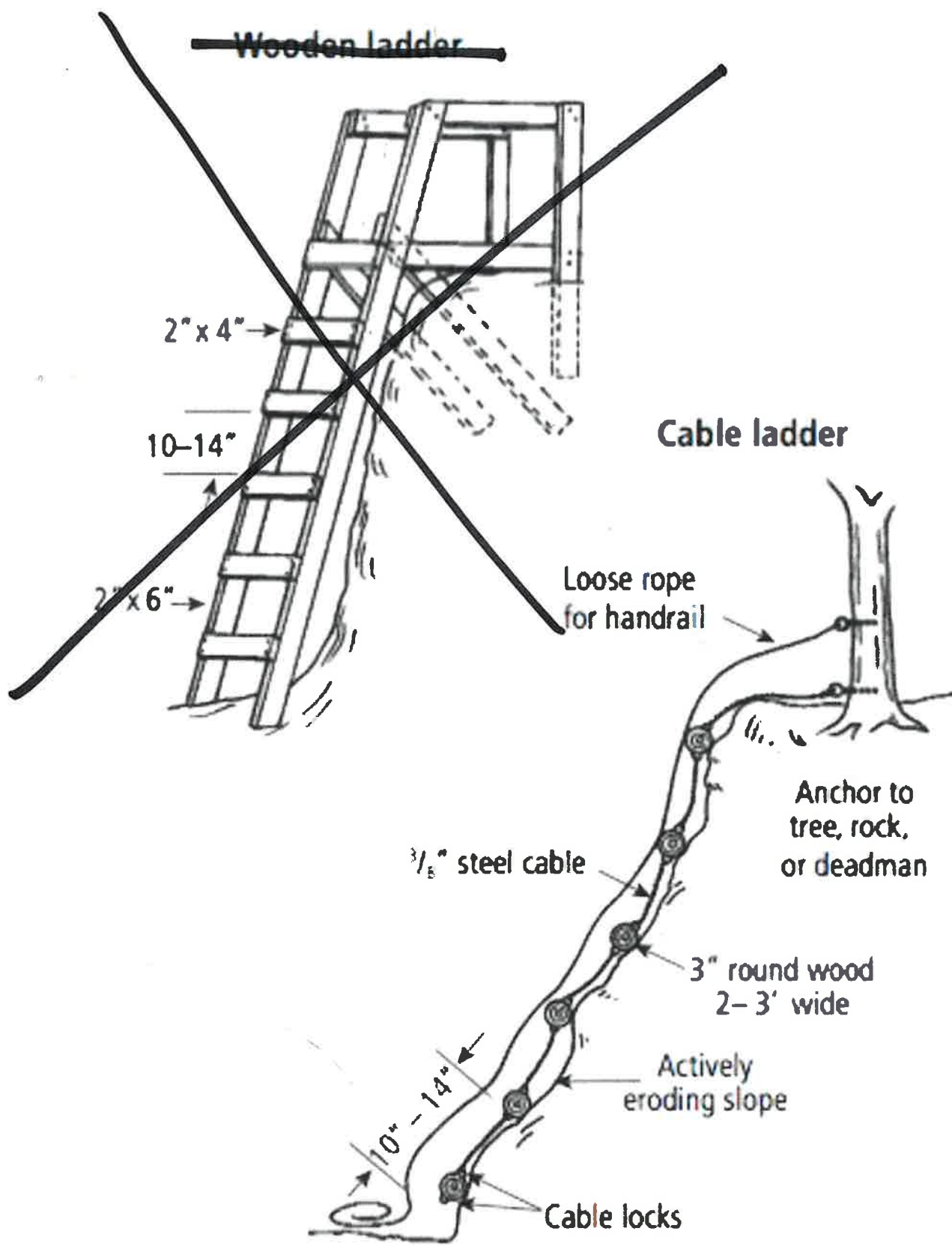
- If the traditional alignment is opened, the old alignment will be closed and restored as recommended by the TMT.
 - Consult with TMT to determine restoration actions (e.g. scarify and revegetate).

Long-Term Phase (3-5+ years): Permanent Improvements Along Traditional Alignment

- The City is currently working with the TMT on a grant application related to this project.

Cable Steps. Figure 6



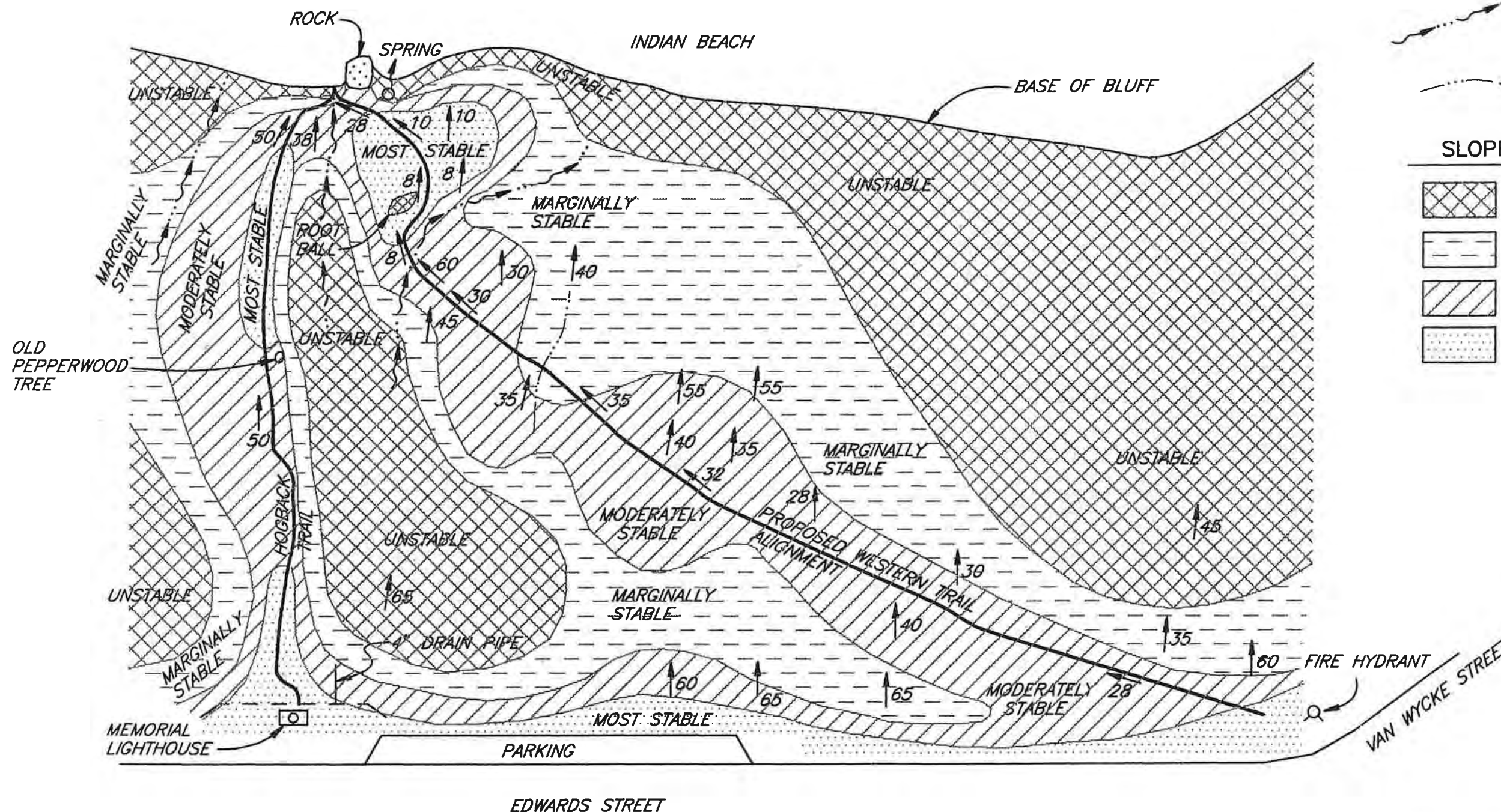


EXPLANATION

- ↓ 40
DOWNSLOPE DIRECTION,
GRADIENT IN PERCENT
- · — · —
INTERMITTENT STREAM,
FLOWING AT TIME OF
INVESTIGATION (1/22/96)
- · — · —
INTERMITTENT STREAM,
NOT FLOWING AT TIME OF
INVESTIGATION (1/22/96)

SLOPE STABILITY CATEGORIES

- | | |
|--|-------------------|
| | UNSTABLE |
| | MARGINALLY STABLE |
| | MODERATELY STABLE |
| | MOST STABLE |



APPROXIMATE SCALE: 1" = 80'

ALL LOCATIONS ARE APPROXIMATE

CITY OF TRINIDAD
GEOLOGIC INVESTIGATION OF NEW
TRAIL ALIGNMENTS

SLOPE STABILITY MAP



SHN 920215.100
FEBRUARY 1996
FIGURE 1
Page 19 of 34



To: **The Tsurai Ancestral Society**
P.O. Box 62
Trinidad, CA 95570
Attn: Sarah Akana
Mzindgren79@gmail.com

Date: Monday, June 16, 2025

From: Gabriel Adams, City Clerk

Re: **Receipt of Request for Appeal of CDP 2025-04 (ALMT Repair and Reopening)**

This letter is written in response to the appeal filed by email on June 06, 2025, related to the action taken by the Planning Commission on Wednesday, May 21, 2025, related to re-opening the Axel Lindgren Memorial Trail (ALMT); Coastal Development Permit No. 2025-04 (CDP), an amendment to the 1996 Coastal Development Permit (Indian Beach Trail Improvements – Hogback Trail) to allow limited repair and maintenance activities, including vegetation trimming and replacement of the cable steps at the base of the trail, in order to keep the trail publicly accessible.

Pursuant to Trinidad Municipal Code Section 17.72.100.D, once an appeal is filed the City Clerk must determine from the records whether the appellant submitted comments on the issue being appealed to each previous appellate body. Further, “only if such comments have been submitted shall an appeal be accepted, unless the appellant can demonstrate that there were valid reasons why he [or she] could not attend the hearings or submit written comments.”

As required, I have reviewed the Planning Commission record and can find no evidence of oral or written comments submitted to the Planning Commission before or at the May 21, 2025, Planning Commission meeting on behalf of the Tsurai Ancestral Society (TAS).

The City’s records do indicate that TAS was provided notice that the ALMT trail re-opening CDP would be considered at the May 21, 2025, Planning Commission meeting by email on May 7, 2025, and the written of notice of the meeting was mailed to TAS on May 14, 2025.

Considering that no record of comment on CDP 2025-04 was submitted to the City from TAS prior to the May 21, 2025, Planning Commission meeting and, further, no justification for lack of comment has been included in your June 06, 2025, appeal, the City is compelled to deny the appeal.

Gabriel Adams
Trinidad City Clerk
707.677.0223
cityclerk@trinidad.ca.gov



APPEAL REQUEST: CDP 2025-04

SUPPORTING DOCUMENTATION ATTACHED

FILED BY EMAIL ON JUNE 06, 2025

BY SARAH AKANA ON BEHALF OF THE TSURAI ANCESTRAL SOCIETY



Outlook

ALMT Appeal

From Sarah T <mzlindgren79@gmail.com>

Date Fri 6/6/2025 2:51 PM

To Trever Parker <tparker@shn-engr.com>; Cityclerk Trinidad <cityclerk@trinidad.ca.gov>; Ckelly Trinidad <ckelly@trinidad.ca.gov>; <tara@yuroktribe.nsn.us> <tara@yuroktribe.nsn.us>; Toby Vanlandingham <Tvanlandingham@yuroktribe.nsn.us>; michael.bowen@scc.ca.gov <michael.bowen@scc.ca.gov>; Paul Gallegos <paul@gallegoslawhumboldt.com>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Gage Hansen <ghansen@yuroktribe.nsn.us>; kelly lindgren <klindgren69@gmail.com>; Lucas Garcia <lgarcia6411@gmail.com>

7 attachments (460 KB)

ALMT Appeal .docx; TMT meeting to discuss partial re-opening of ALMT(1).eml; TMT meeting to discuss partial re-opening of ALMT(2).eml; TMT meeting to discuss partial re-opening of ALMT(4).eml; ALMT Phase Reopening Plan.docx; TMT meeting to discuss partial re-opening of ALMT(3).eml; TMT meeting to discuss partial re-opening of ALMT.eml;

Good Afternoon,

Please find the appeal to the Planning Commission's May 21st's decision regarding the Axel Lindgren Memorial Trail.

Thank you,
Sarah Akana

06/06/2025

City of Trinidad

City Council

Cc: Trever Parker, City Planner

City Manager

Formal Appeal of Application #2025-04, Amendment to the 1996 CDP for Indian Beach Trail Improvements-Hogback Trail

To Whom it May Concern,

The Tsurai Ancestral Society is now formally appealing the Planning Commission's May 21st 2025 decision to approve the above-named project application.

Staff cited studies and information gathered in 1996, 29 years ago, as well as agreements with the Yurok Tribe's then THPO and the Tsurai Ancestral Society's then Chairman Axel Lindgren Jr. from that time. However, there was no consultation in 2025 with either entity on the current application for work. The previous THPO has long since retired and Axel Lindgren Jr passed in 1999 and is the reason the trail's name was changed from "Indian Beach Trail/Hogback Trail" to the Axel Lindgren Memorial Trail. Neither Axel nor the previous THPO gave consent or consultation on the amendments put forward to the Planning Commission in May of 2025.

On March 31st of 2025, Rebecca Price-Hall sent an email to the Tsurai Management Team (see attached), requesting a Tsurai Management Team meeting to discuss the **partial reopening** of the Axel Lindgren Memorial Trail.

The Tsurai Ancestral Society did not reply to this email as shortly after it was sent, Sarah Akana's young adult son was home on leave from the Marine's and became gravely ill with spinal meningitis. He was in the hospital for most of April and came close to not making it. However, this was the only time in the past two years that the Tsurai Ancestral Society was unresponsive and unable to make a TMT meeting.

On April 2nd Rebecca Price-Hall proposed a meeting date of April 7th. Su Corbaley from the Coastal Conservancy was the only response and said she could attend.

On May 7th Trever Parker, City Planner, sent the Tsurai Management Team an email (see attached) with the "ALMT Phase Reopening Plan". The Tsurai Ancestral Society immediately called Ms Parker and objected to the plan and requested a meeting with the City as soon as possible.

Ms. Parker then requested another Tsurai Management Team Meeting. Su Corbaley then replied that she was retiring and would not be available to meet. She gave her replacement's name and said she would talk to him about his availability but encouraged the rest of the team to meet. (see attached).

The Tsurai Ancestral Society is a part of the Tsurai Management Team. Meeting within that team is not proper notification nor consultation under Policy 69. The Tsurai Ancestral Society was only notified about this project through the TMT, the Tsurai then called Trever Parker, City Planner and stated they did NOT give approval for this project under policy 69. The Tsurai then requested a meeting with the City to discuss why the alternative short term reopening proposals for the trail were no longer being considered as they had been at all the previous meetings. No meeting with the City was arranged, however the application was put on the agenda for the Planning Commission's consideration.

Since August of 2024, the Tsurai Ancestral Society has been supporting the two short term proposals for reopening the Axel Lindgren Memorial Trail:

1. To create a vista point part way down the trail that would allow trail users access to the most stable parts of the trail, have a bench area to enjoy the view and allow the TMT to continue to work on reopening the traditional path.
2. Reopening the traditional path and allowing trail users to access Old Home Beach in a safer, more sustainable way with less harmful impacts to sensitive areas.

The Tsurai Management Team had been in agreement with these options and were waiting on the City to develop planning and funding.

The Axel Lindgren Memorial Trail was closed due to its negative impacts to sensitive resources and erosion from the bluff to the beach. Temporary measures were put in place to ease erosion, however, there is still the threat of ongoing impacts once the trail is reopened, and new footing will be dug out and installed. The previous permitted trail from 29 years ago no longer exists due to erosion. The recommendation from the Tsurai at that time was that the bottom portion be rerouted to the traditional path as soon as funding became available. This was an agreed upon short term solution. 29 years is not short term. We have identified alternatives, we do not agree to reopening the current trail as approved by the City Planning Commission under Policy 69.

Sincerely,

The Tsurai Ancestral Society

PO BOX 62

Trinidad, CA 95570

From: Rpricehall Trinidad rpricehall@trinidad.ca.gov
Subject: Re: TMT meeting to discuss partial re-opening of ALMT
Date: April 2, 2025 at 12:43 PM
To: Sarah Lindgren-Akana mzlingren79@gmail.com, Kelly Lindgren klindgren69@gmail.com, Corbaley, Su@SCC Su.Corbaley@scc.ca.gov, Toby Vanlandingham tvanlandingham@yuroktribe.nsn.us, Rosie Clayburn rclayburn@yuroktribe.nsn.us, Taralyn Ipina Tara@yuroktribe.nsn.us, Citymanager Trinidad citymanager@trinidad.ca.gov, Trever Parker tparker@shn-engr.com, Steve Allen Steve.Allen@ghd.com, ghansen@yuroktribe.nsn.us, Lucas Garcia lgarcia6411@gmail.com

Hello TMT,

I propose we meet at 12 noon or 4 pm on Monday April 7.

Alternatively at 12 noon or 3 pm on Tuesday, April 8.

Tomorrow morning, I will send a meeting invite with zoom link based on the responses I receive today.

Thank you,

Becky

Becky Price-Hall
Grants Director
City of Trinidad
PO Box 390
Trinidad, CA 95570
707-499-6454

From: Rpricehall Trinidad
Sent: Monday, March 31, 2025 5:20 PM
To: Sarah Lindgren-Akana <mzlingren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley, Su@SCC <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Trever Parker <tparker@shn-engr.com>; Steve Allen <Steve.Allen@ghd.com>; ghansen@yuroktribe.nsn.us <ghansen@yuroktribe.nsn.us>; Lucas Garcia <lgarcia6411@gmail.com>
Subject: TMT meeting to discuss partial re-opening of ALMT

Good Afternoon Tsurai Management Team,
City staff would like to schedule a TMT meeting as soon as possible to discuss partial reopening of the ALMT down to a certain point. The current closure will expire Memorial Day weekend (May 23), which is quickly approaching. Since it probably is not feasible to get the trail open all the way to the beach in the short term, we have previously discussed opening it part of the way down as an interim solution. City staff would like to discuss the details of that option with the TMT and come up with the plan for moving forward before the current closure expires.

I am proposing a one hour meeting at times on the following dates:
This week - Wed April 2 (11, 12, 1pm) and Thurs April 3 (between 9 and 4)
Next week - Mon April 7 (between 11 and 4) and Tuesday April 8 (10, 11 or 1pm)

Please indicate times you are available in the doodle poll:
<https://doodle.com/group-poll/participate/aMWQQjGd>
Or, just let me know the times you are available (or not).

I will follow up tomorrow afternoon to get the meeting scheduled.
Thank you,
Becky

Becky Price-Hall
Grants Director
City of Trinidad
PO Box 390
Trinidad, CA 95570
707-499-6454

From: Corbaley, Su@SCC Su.Corbaley@scc.ca.gov
Subject: RE: TMT meeting to discuss partial re-opening of ALMT
Date: April 2, 2025 at 3:19 PM
To: Rpricehall Trinidad rpricehall@trinidad.ca.gov, Sarah Lindgren-Akana mzlindgren79@gmail.com, Kelly Lindgren klindgren69@gmail.com, Toby Vanlandingham tvanlandingham@yuroktribe.nsn.us, Rosie Clayburn rclayburn@yuroktribe.nsn.us, Taralyn Ipina Tara@yuroktribe.nsn.us, Citymanager Trinidad citymanager@trinidad.ca.gov, Trever Parker tparker@shn-engr.com, Steve Allen Steve.Allen@ghd.com, ghansen@yuroktribe.nsn.us, Lucas Garcia lgarcia6411@gmail.com

I didn't notice the message last week I apologize for not responding. I am only available Monday April 7 from 12-2.

Thank you,
Su

From: Rpricehall Trinidad <rpricehall@trinidad.ca.gov>
Sent: Wednesday, April 2, 2025 12:44 PM
To: Sarah Lindgren-Akana <mzlindgren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley, Su@SCC <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Trever Parker <tparker@shn-engr.com>; Steve Allen <Steve.Allen@ghd.com>; ghansen@yuroktribe.nsn.us; Lucas Garcia <lgarcia6411@gmail.com>
Subject: Re: TMT meeting to discuss partial re-opening of ALMT
Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello TMT,
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Tomorrow morning, I will send a meeting invite with zoom link based on the responses I receive today.
Thank you,
Becky

Becky Price-Hall
Grants Director
City of Trinidad
PO Box 390
Trinidad, CA 95570
707-499-6454

From: Rpricehall Trinidad
Sent: Monday, March 31, 2025 5:20 PM
To: Sarah Lindgren-Akana <mzlindgren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley, Su@SCC <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Trever

Parker <tparker@shn-engr.com>; Steve Allen <Steve.Allen@ghd.com>; ghansen@yuroktribe.nsn.us
<ghansen@yuroktribe.nsn.us>; Lucas Garcia <lgarcia6411@gmail.com>

Subject: TMT meeting to discuss partial re-opening of ALMT

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Or, just let me know the times you are available (or not).

I will follow up tomorrow afternoon to get the meeting scheduled.

Thank you,

Becky

Becky Price-Hall


Grants Director

City of Trinidad

PO Box 390

Trinidad, CA 95570

707-499-6454

From: Trever Parker tparker@shn-engr.com 
Subject: Re: TMT meeting to discuss partial re-opening of ALMT
Date: May 7, 2025 at 2:24 PM
To: rpricehall@trinidad.ca.gov, Sarah Lindgren-Akana mzlindgren79@gmail.com, Kelly Lindgren klindgren69@gmail.com, Corbaley, Su@SCC Su.Corbaley@scc.ca.gov, Toby Vanlandingham tvanlandingham@yuroktribe.nsn.us, Rosie Clayburn rclayburn@yuroktribe.nsn.us, Taralyn Ipina Tara@yuroktribe.nsn.us, Citymanager Trinidad citymanager@trinidad.ca.gov, Steve Allen Steve.Allen@ghd.com, ghansen@yuroktribe.nsn.us, Lucas Garcia lgarcia6411@gmail.com
Cc: Russ Gans RGans@mitchelllawfirm.com

Hello again,

I just spoke with Sarah, and she would like to arrange a TMT meeting as soon as possible. Ideally, we would meet by next Wednesday, when the hearing notice for the Planning Commission meeting would need to go out. Sarah said she would make herself available when others can meet. My schedule is generally flexible other than Thursday mornings. Please let us know your availability.

Thanks.

Trever Parker, AICP
Senior Planner
Trinidad City Planner



Civil Engineering, Environmental Services,
Geosciences, Planning & Permitting, Surveying

www.shn-engr.com

812 W. Wabash Ave., Eureka, CA 95501
(707) 269-1043 w (707) 572-8323 c

From: Trever Parker <tparker@shn-engr.com>
Sent: Wednesday, May 7, 2025 1:47 PM
To: rpricehall@trinidad.ca.gov <rpricehall@trinidad.ca.gov>; Sarah Lindgren-Akana <mzlindgren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley, Su@SCC <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Steve Allen <Steve.Allen@ghd.com>; ghansen@yuroktribe.nsn.us <ghansen@yuroktribe.nsn.us>; Lucas Garcia <lgarcia6411@gmail.com>
Cc: Russ Gans <RGans@mitchelllawfirm.com>
Subject: Re: TMT meeting to discuss partial re-opening of ALMT

Dear TMT,

The City requested a TMT meeting on 3/31 and 4/2, but did not receive any responses from Yurok Tribe or TAS representatives. As noted in our previous discussions regarding the ALMT, it has been the City's intent to reopen the trail as soon as safely and sensitively.

ALMT, it has been the City's intent to reopen the trail as soon as safely and sensitively possible. This was what various parties agreed to when the City temporarily closed the trail in February 2023 at the request of TAS. The City took several follow-up actions in 2023 as requested by the TAS, including installing fencing at the top and bottom of the trail, placing jute matting along the toe of the bluff, and installing snow/sand fencing on the beach along the base of the bluff. The City has continued to meet with the TMT to work in good faith to reopen the trail along the traditional alignment as requested by the TAS. However, that process has taken longer than anticipated and now does not appear to present a viable option for reopening the trail in the short-term. Therefore, the City plans to move forward with a phased approach that will reopen the trail in the existing, permitted alignment in the immediate short-term, and it will also commit the City to continuing to work on improving the ALMT to protect cultural resources, including moving forward with the realignment in both the long and intermediate terms.

A draft phased reopening plan is attached, and the City Council will consider it at a special meeting on Tuesday, May 20, 2025. It essentially consists of four basic steps: 1) immediately trim vegetation and install cable steps at the toe of the existing, permitted alignment, remove the fencing, and allow the temporary closure to expire; 2) replace existing steps as needed and work with the TMT to install fencing or a railing along the east side of the trail or portions of the trail to discourage people from leaving the trail; 3) work with the TMT to plan studies and improvements necessary to reroute the bottom of the trail to the traditional alignment; and 4) apply for grant funding to implement the long-term boardwalk plan developed by GHD and TAS.

As part of the initial phase, the City plans to process an amendment to the CDP/Design Review/Use Permit that was issued in 1996 to construct/improve the Hogback Trail for public use. This hearing is anticipated to occur at the regularly scheduled Planning Commission meeting of May 21, 2025. The proposed amendment will authorize ongoing maintenance and periodic repair of the trail consisting of vegetation trimming and placement of new cable steps at the base of the trail to replace the old cable steps that were washed away. The trail specifications and conditions of approval from the 1996 action will remain in effect.

The City understands that the TAS object to the existing, permitted alignment of the trail. However, that alignment was properly permitted and constructed by and in coordination with the Yurok Tribe and Axel Lindgren II in 1997. The City intends to continue to work with the TAS/TMT to reroute the base of the trail. But since it has become apparent that cannot be accomplished in the short term, the City feels that reopening the trail in its current configuration best meets the City's obligations to provide public access, meet the needs of the community, and to comply with the terms of the 1994 settlement agreement.

The City welcomes input on this proposal and is willing to schedule a TMT meeting if so desired prior to the May 20, 2025 City Council meeting. We look forward to continuing to work with TMT to make the ALMT safe and accessible for all.

Troyer Barker, ALCD

Trever Parker, AICP
Senior Planner
Trinidad City Planner



Civil Engineering, Environmental Services,
Geosciences, Planning & Permitting, Surveying

www.shn-engr.com

812 W. Wabash Ave., Eureka, CA 95501
(707) 269-1043 w (707) 572-8323 c

From: Rpricehall Trinidad <rpricehall@trinidad.ca.gov>

Sent: Monday, March 31, 2025 5:20 PM

To: Sarah Lindgren-Akana <mzlindgren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley, Su@SCC <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Trever Parker <tparker@shn-engr.com>; Steve Allen <Steve.Allen@ghd.com>; ghansen@yuroktribe.nsn.us <ghansen@yuroktribe.nsn.us>; Lucas Garcia <lgarcia6411@gmail.com>

Subject: TMT meeting to discuss partial re-opening of ALMT

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Tsurai Management Team,
City staff would like to schedule a TMT meeting as soon as possible to discuss partial reopening of the ALMT down to a certain point. The current closure will expire Memorial Day weekend (May 23), which is quickly approaching. Since it probably is not feasible to get the trail open all the way to the beach in the short term, we have previously discussed opening it part of the way down as an interim solution. City staff would like to discuss the details of that option with the TMT and come up with the plan for moving forward before the current closure expires.

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Next week - Mon April 7 (between 11 and 4) and Tuesday April 8 (10, 11 or 1pm)

Please indicate times you are available in the doodle poll:

<https://doodle.com/group-poll/participate/aMWQQjGd>

Or, just let me know the times you are available (or not).

I will follow up tomorrow afternoon to get the meeting scheduled.

Thank you,

Becky

Becky Price-Hall
Grants Director
City of Trinidad
PO Box 390
Trinidad, CA 95570
707-499-6454

DRAFT Phased ALMT Reopening Plan

Initial Phase: Immediate Reopening

- Complete the minimum necessary to allow reopening of the trail.
- Process is an amendment to the 1996 CDP.
- Remove fencing at the top and bottom of the trail.
- Trim vegetation along the trail – 6 foot width.
 - Include periodic trimming to 6-foot width.
- Install cable steps at the toe of the bluff.
 - Preferred: anchor steps to sturdy alder trees.
 - If needed, anchor with helical screws to minimize soil disturbance.
 - Steps may be removed and the trail closed during winter or storm events as determined by staff.
- Possibly pile rocks from the beach at the base of the trail/bluff to decrease improve safety and transition to the beach.
- Allow the current temporary closure to expire on May 23, 2025.

Short-Term Phase (< 1 year): Continued Repairs and Maintenance on Existing Alignment

- Repair existing steps as needed.
- Install sand fencing or posts interlinked with rope along the east side of the trail to discourage people from leaving the trail.
 - Allow vegetation to grow and fill in at trail edges.
 - Consult with the TMT to determine the most appropriate barrier type and to prioritize locations.
- Consult with the TAS on whether any additional signage is desired at this phase.
- Any other repair and maintenance as needed/requested.
- Process another CDP amendment.

Intermediate Phase (1-3 years): Open Traditional Alignment

- Consult with the TMT to plan for opening the traditional alignment at the base of the trail.
 - Conduct studies as needed (e.g. Geotech).
 - Assess and plan the alignment (e.g. optimize curves, steepness) and necessary improvements (e.g. stream crossing(s)).
 - Develop a method for safe pedestrian access to the beach at the base.
- Seek funding as needed.

- If the traditional alignment is opened, the old alignment will be closed and restored as recommended by the TMT.
 - Consult with TMT to determine restoration actions (e.g. scarify and revegetate).

Long-Term Phase (3-5+ years): Boardwalk Along Traditional Alignment

- The City is currently working with the TMT on a grant application for this project.

DRAFT

CALIFORNIA COASTAL COMMISSION

NORTH COAST DISTRICT OFFICE
 1385 EIGHTH STREET, SUITE 130
 ARCATA, CA 95521
 (707) 826-8950
 NORTHCOAST@COASTAL.CA.GOV

**APPEAL FORM****Appeal of Local Government Coastal Development Permit****Filing Information (STAFF ONLY)**

District Office: North Coast

Appeal Number: 1-TRN-25-0532Date Filed: 06/29/2025Appellant Name(s): Tsurai Ancestral Society**RECEIVED****JUN 30 2025**

CALIFORNIA
 COASTAL COMMISSION
 NORTH COAST DISTRICT

APPELLANTS

IMPORTANT. Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review the appeal information sheet. The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. Appeals must be received no later than 5 pm on the last day of the appeal period. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's contact page at <https://coastal.ca.gov/contact/#/>).

Note regarding emailed appeals. Please note that emailed appeals are accepted **ONLY** at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the North Coast district office, the email address is NorthCoast@coastal.ca.gov. An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's contact page at <https://coastal.ca.gov/contact/#/>.

EXHIBIT NO. 4
 APPEAL FILED BY
TSURAI ANCESTRAL SOCIETY
 APPEAL NO. A-1-TRN-25-0020
 (CITY OF TRINIDAD)



Appeal of local CDP decision

Page 2

1. Appellant information¹

Name: Tsurai Ancestral Society

Mailing address: PO Box 62 Trinidad CA 95570

Phone number: 707-845-3790

Email address: mzlindgren79@gmail.com

How did you participate in the local CDP application and decision-making process?

☐ Did not participate ☒ Submitted comment ☐ Testified at hearing ☒ Other

Describe: _____

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe: The Tsurai Ancestral Society received proper notice per Public Act 60. An actual case was sent to the Public Management Team. During a scheduled meeting with advisors for the City and County, as well as the local decision maker, the Tsurai were aware that the public process was not being followed and was not going forward. They began to discuss

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: Our appeal to the City was denied by the City, please see attachments.

¹ If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.

Appeal of local CDP decision

Page 3

2. Local CDP decision being appealed²

Local government name: City of Trinidad

Local government approval body: City of Trinidad Planning Commission

Local government CDP application number: 2025-04

Local government CDP decision: ☒ CDP approval ☐ CDP denial³

Date of local government CDP decision: 5/21/2025

Please identify the location and description of the development that was approved or denied by the local government.

Describe: The approved application is attached, however, they are describing work that was done and consultations with the Tsurai and Yurok Tribe that were done in 1997.

The trail as outline in 1997, and again sited for this project application, does not exist. It eroded, washed away and became dangerous to cultural and historical artifacts.

If it had not eroded to a high degree, the trail would not have been closed the last two years, with the City's own Mayor appealing the Planning Commission's decision to reopen the trail last year.

There are no present day consultations from the Yurok Tribe's THPO Rosie Clayburn, nor the Tsurai Ancestral Society sited in the application

² Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.

³ Very few local CDP denials are appealable, and those that are also require submittal of an appeal fee. Please see the appeal information sheet for more information.

Appeal of local CDP decision

Page 4

3. Applicant information

Applicant name(s):

City of Trinidad

409 Trinity Street

Applicant Address:

Trinidad CA 95570

4. Grounds for this appeal⁴

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe:

As per Policy 69, the local discourages all Tsurai (The Tsurai Ancestral Society) (TAS) the project due to its impact to cultural and historical resources. The City does not outline how it will protect these resources in the application, just that they will hire a cultural monitor.

A cultural monitor is not a plan for the protection of cultural resources. A cultural monitor's job is to identify inadvertently discovered remain, artifacts and other resources. When an area has been identified as being sensitive and an area is being identified by the Tribe or descendants of a village as an area where no development should occur, a cultural monitor does not mitigate the danger to the destruction of cultural or historical resources nor disturbance of human remains. There is a clear alternative plan that does protect these resources and is approved by the members of the Tsurai Ancestral Society.

⁴ Attach additional sheets as necessary to fully describe the grounds for appeal.

Appeal of local CDP decision

Page 2

How did you participate in the local CDP application and decision-making process?

Upon the receipt of an email to the TMT from the City Planner discussing the reopening of the lower portion of the Axel Lindgren Memorial Trail, Sarah Lindgren Akana and Kelly Lindgren from the Tsurai Ancestral Society called the City Planner and stated the Tsurai did not support this project. They also stated it would disturb cultural resources and impact a sensitive area, the exact same reasons the lower portion of the trail had been closed two years prior. The City was not upholding its agreement to protect the Village, only looking at opening a trail. Sarah demanded a meeting with City officials to discuss why this plan was put into motion and not the one they had been working on the City and TMT with for two years. There is already an identified short term plan, as well as an alternative that all parties in the TMT could agree on. The project before the Commission now was done outside the TMT.

Video of 5/21/2025 Planning Commission Meeting where Ms. Parker, City Planner is asked if the Tsurai made a comment and she responded that we did, and we objected to the reopening of the existing alignment. Commissioner Cole also encouraged the City to not wait for the appeal process and to begin construction on the trail immediately. <https://www.youtube.com/watch?v=p-QUk4Fk8P0>

If you did not participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

The Tsurai Ancestral Society was not properly noticed per Policy 69. An email was sent to the Tsurai Management Team. During a telephone meeting with attorneys for the City and Tsurai, as well as Council Members Kelly and Kenny, the Tsurai were assured that this project was not being voted on and was not going forward, it was simply being discussed.

Appeal of local CDP decision

Page 3

Please identify the location and description of the development that was approved or denied by the local government.

The approved application is attached; however, they are describing work that was done and consultations with the Tsurai and Yurok Tribe that were done in 1997. The trail, as outlined in 1997, and again sited for this project application, does not exist. It eroded, washed away and became dangerous to cultural and historical artifacts. If it had not eroded to a high degree, the trail would not have been

closed the last two years, with the City's own Mayor appealing the Planning Commission's decision to reopen the trail last year. There are no present-day consultations from the Yurok Tribe's THPO Rosie Clayburn, nor the Tsurai Ancestral Society sited in the application. Policy 69 covers brush clearing and ground disturbance of which there will have to be in order to make this trail idea work. The Tsurai are listed in Policy 69 and have repeatedly said no to reopening this section of trail. A new section of trail has been cleared by the TMT for studying and planning. This part of the trail is more sustainable and is the traditional path. This alternative route has been identified by the TMT and approved for exploration to reopen. Another alternative is to create a small vista point further up the trail with benches for trail users to enjoy while the long-term plans are worked on for reopening the entire trail. This has also been approved by the TMT and was being worked out when the City filed their own project application.

4. Grounds for this appeal⁴

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

As per Policy 69, the lineal descendants of Tsurai (The Tsurai Ancestral Society) denied this project due to its impact to cultural and historical resources. The City does not outline how it will protect those resources in the application, just that they will hire a cultural monitor. A cultural monitor is not a plan for the protection of cultural resources. A cultural monitor's job is to identify inadvertently discovered remains, artifacts and other resources. When an area has been identified as being sensitive and an area is being identified by the Tribe or descendants of a village as an area where no development should occur, a cultural monitor does not mitigate the danger to the destruction of cultural or historical resources nor disturbance of human remains. There is a clear alternative plan that does protect these resources and is approved by the members of the Tsurai Ancestral Society.

Appeal of local CDP decision

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5. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

☐ Interested persons identified and provided on a separate attached sheet

6. Appellant certifications

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Sarah Lindgren Akana

Sarah Lindgren Akana

Signature

Date of Signature 6/29/2025

7. Representative authorization

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

☒ I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

⁵ If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

⁶ If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400

**DISCLOSURE OF REPRESENTATIVES**

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision) or your appeal, then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Public Resources Code, Section 30319). The law provides that failure to comply with this disclosure requirement prior to the time that a communication occurs is a misdemeanor that is punishable by a fine or imprisonment and may lead to denial of an application or rejection of an appeal.

To meet this important disclosure requirement, please list below all representatives who will communicate on your behalf or on the behalf of your business and submit the list to the appropriate Commission office. This list could include a wide variety of people such as attorneys, architects, biologists, engineers, etc. If you identify more than one such representative, please identify a lead representative for ease of coordination and communication. You must submit an updated list anytime your list of representatives changes. You must submit the disclosure list before any communication by your representative to the Commission or staff occurs.

Your Name Sarah Lindgren Akana

CDP Application or Appeal Number 1-TRN-25-0532

Lead Representative

Name Tsurai Ancestral Society
Title Non-profit
Street Address 1192 Anderson Lane
City Arcata
State, Zip CA 95521
Email Address mzlindgren79@gmail.com
Daytime Phone 707-845-3790

Your Signature Sarah Lindgren Akana

Date of Signature 6/29/2025

Additional Representatives (as necessary)

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Your Signature Sarah Lindgren Akana

Date of Signature 06/29/2025

Page 35

- Laki-OK

- Public Relations (Policy) - 705

Policy 69

64. A formal pedestrian trail system should be marked out around Trinidad. The system should include the beaches, the existing Trinidad Beach State Park trails, and ascend the bluff at Galindo Street to provide convenient pedestrian access from Edwards Street to the harbor, the Old Wagon Road from Wagner Street to Parker Creek Trail, the private road extending from Scenic Drive along the east branch of Parker Creek to the beach, and the beach extending south easterly from Parker Creek to the City limits. (Refer to the Circulation Plan map for delineation of the trail system.) The system should be advertised in visitor information and mapped at the visitor information center.
65. The city shall require an open space easement or similar agreement to assure public use of designated trails and to protect the natural character of Special Environment areas when approving permits for allowable development. Such agreements shall cover the portions of the lot which need not be disturbed by proposed structures and appurtenant uses. If funds are available the city should obtain such agreements on already developed lots in the Special Environment area and should obtain the degree of public control over lands designated as Open Space needed to protect scenic, cultural and natural resources.
66. ~~The portion of Trinidad Head not needed by the Coast Guard should be transferred to the City of Trinidad. The area should be kept in its natural state with hiking trails and vista points. Public vehicular access should only be allowed as far as the existing harbor overlook.~~
Amended Ord 166 12-12-84
Trinidad will be
67. The College Cove parking area at the north end of Trinidad Beach State Park should be improved and restrooms provided. Trails to the beach and to the northwest corner of the park should be improved.
68. The city should retain its ownership along Mill Creek east of the freeway as open space.
69. Within the Tsurai Study Area, shown on Plate 1B, the State Historic Preservation Officer, in cooperation with the lineal descendants of Tsurai and the Northwest Indian Cemetery Protective Association, shall investigate and establish definitive boundaries around Tsurai. There shall be no disturbance, vegetative removal or construction, except for a protective fence around the burial ground, on lands designated as Open Space within the Tsurai Study Area without the approval of the lineal descendants of Tsurai, Trinidad Rancheria, City of Trinidad, and the State Historic Preservation Officer. Lands designated as Special Environment within the Study Area may be developed as provided in the Special Environment regulations provided the State Historic Preservation Officer is consulted and reasonable measures are required to mitigate any adverse impacts on this cultural resource.
70. In areas open to the public, adequate litter control programs should be provided.

06/06/2025

City of Trinidad

City Council

Cc: Trever Parker, City Planner

City Manager

Formal Appeal of Application #2025-04, Amendment to the 1996 CDP for Indian Beach Trail Improvements-Hogback Trail

To Whom it May Concern,

The Tsurai Ancestral Society is now formally appealing the Planning Commission's May 21st 2025 decision to approve the above-named project application.

Staff cited studies and information gathered in 1996, 29 years ago, as well as agreements with the Yurok Tribe's then THPO and the Tsurai Ancestral Society's then Chairman Axel Lindgren Jr. from that time. However, there was no consultation in 2025 with either entity on the current application for work. The previous THPO has long since retired and Axel Lindgren Jr passed in 1999 and is the reason the trail's name was changed from "Indian Beach Trail/Hogback Trail" to the Axel Lindgren Memorial Trail. Neither Axel nor the previous THPO gave consent or consultation on the amendments put forward to the Planning Commission in May of 2025.

On March 31st of 2025, Rebecca Price-Hall sent an email to the Tsurai Management Team (see attached), requesting a Tsurai Management Team meeting to discuss the **partial reopening** of the Axel Lindgren Memorial Trail.

The Tsurai Ancestral Society did not reply to this email as shortly after it was sent, Sarah Akana's young adult son was home on leave from the Marine's and became gravely ill with spinal meningitis. He was in the hospital for most of April and came close to not making it. However, this was the only time in the past two years that the Tsurai Ancestral Society was unresponsive and unable to make a TMT meeting.

On April 2nd Rebecca Price-Hall proposed a meeting date of April 7th. Su Corbaley from the Coastal Conservancy was the only response and said she could attend.

On May 7th Trever Parker, City Planner, sent the Tsurai Management Team an email (see attached) with the "ALMT Phase Reopening Plan". The Tsurai Ancestral Society immediately called Ms Parker and objected to the plan and requested a meeting with the City as soon as possible.

Ms. Parker then requested another Tsurai Management Team Meeting. Su Corbaley then replied that she was retiring and would not be available to meet. She gave her replacement's name and said she would talk to him about his availability but encouraged the rest of the team to meet. (see attached).

The Tsurai Ancestral Society is a part of the Tsurai Management Team. Meeting within that team is not proper notification nor consultation under Policy 69. The Tsurai Ancestral Society was only notified about this project through the TMT, the Tsurai then called Trever Parker, City Planner and stated they did NOT give approval for this project under policy 69. The Tsurai then requested a meeting with the City to discuss why the alternative short term reopening proposals for the trail were no longer being considered as they had been at all the previous meetings. No meeting with the City was arranged, however the application was put on the agenda for the Planning Commission's consideration.

Since August of 2024, the Tsurai Ancestral Society has been supporting the two short term proposals for reopening the Axel Lindgren Memorial Trail:

1. To create a vista point part way down the trail that would allow trail users access to the most stable parts of the trail, have a bench area to enjoy the view and allow the TMT to continue to work on reopening the traditional path.
2. Reopening the traditional path and allowing trail users to access Old Home Beach in a safer, more sustainable way with less harmful impacts to sensitive areas.

The Tsurai Management Team had been in agreement with these options and were waiting on the City to develop planning and funding.

The Axel Lindgren Memorial Trail was closed due to its negative impacts to sensitive resources and erosion from the bluff to the beach. Temporary measures were put in place to ease erosion, however, there is still the threat of ongoing impacts once the trail is reopened, and new footing will be dug out and installed. The previous permitted trail from 29 years ago no longer exists due to erosion. The recommendation from the Tsurai at that time was that the bottom portion be rerouted to the traditional path as soon as funding became available. This was an agreed upon short term solution. 29 years is not short term. We have identified alternatives, we do not agree to reopening the current trail as approved by the City Planning Commission under Policy 69.

Sincerely,

The Tsurai Ancestral Society

PO BOX 62

Trinidad, CA 95570

Subject: TMT meeting to discuss partial re-opening of ALMT



Rpricehall Trinidad <rpricehall@trinidad.ca.gov>

Mon, Mar

to Sarah Lindgren-Akana, Kelly Lindgren, Corbaley, Su@SCC, Toby Vanlandingham, Rosie Clayburn, Taralyn Ipina, City

Good Afternoon Tsurai Management Team,

City staff would like to schedule a TMT meeting as soon as possible to discuss partial reopening of ALMT down to a certain point. The current closure will expire Memorial Day weekend (May 23), which is quickly approaching. Since it probably is not feasible to get the trail open all the way to the beach in the short term, we have previously discussed opening it part of the way down as an interim solution. I would like to discuss the details of that option with the TMT and come up with the plan for moving forward before the current closure expires.

I am proposing a one hour meeting at times on the following dates:

This week - Wed April 2 (11, 12, 1pm) and Thurs April 3 (between 9 and 4)

Next week - Mon April 7 (between 11 and 4) and Tuesday April 8 (10, 11 or 1pm)

Please indicate times you are available in the doodle poll:

<https://doodle.com/group-poll/participate/aMWQQjGd>

Or, just let me know the times you are available (or not).

I will follow up tomorrow afternoon to get the meeting scheduled.

Thank you,

Becky

Becky Price-Hall

Grants Director

City of Trinidad

PO Box 390

Trinidad, CA 95570

707-499-6454

Subject: Re: TMT meeting to discuss partial re-opening of ALMT

?

Trevor Parker <tparker@shn-engr.com>

Wed, Ma

to rpricehall@trinidad.ca.gov, Sarah Lindgren-Akana, Kelly Lindgren, Corbaley, Su@SCC, Toby Vanlandingham, Rosie

Dear TMT,

The City requested a TMT meeting on 3/31 and 4/2, but did not receive any responses from Yurok TAS representatives. As noted in our previous discussions regarding the ALMT, it has been the City to reopen the trail as soon as safely and sensitively possible. This was what various parties agreed the City temporarily closed the trail in February 2023 at the request of TAS. The City took several f actions in 2023 as requested by the TAS, including installing fencing at the top and bottom of the t placing jute matting along the toe of the bluff, and installing snow/sand fencing on the beach along base of the bluff. The City has continued to meet with the TMT to work in good faith to reopen the along the traditional alignment as requested by the TAS. However, that process has taken longer tl anticipated and now does not appear to present a viable option for reopening the trail in the shor Therefore, the City plans to move forward with a phased approach that will reopen the trail in the permitted alignment in the immediate short-term, and it will also commit the City to continuing to improving the ALMT to protect cultural resources, including moving forward with the realignment the long and intermediate terms.

A draft phased reopening plan is attached, and the City Council will consider it at a special meeting Tuesday, May 20, 2025. It essentially consists of four basic steps: 1) immediately trim vegetation a cable steps at the toe of the existing, permitted alignment, remove the fencing, and allow the tem closure to expire; 2) replace existing steps as needed and work with the TMT to install fencing or a along the east side of the trail or portions of the trail to discourage people from leaving the trail; 3 with the TMT to plan studies and improvements necessary to reroute the bottom of the trail to th traditional alignment; and 4) apply for grant funding to implement the long-term boardwalk plan developed by GHD and TAS.

As part of the initial phase, the City plans to process an amendment to the CDP/Design Review/Us that was issued in 1996 to construct/improve the Hogback Trail for public use. This hearing is antic occur at the regularly scheduled Planning Commission meeting of May 21, 2025. The proposed amendment will authorize ongoing maintenance and periodic repair of the trail consisting of vege trimming and placement of new cable steps at the base of the trail to replace the old cable steps t washed away. The trail specifications and conditions of approval from the 1996 action will remain

The City understands that the TAS object to the existing, permitted alignment of the trail. Howeve alignment was properly permitted and constructed by and in coordination with the Yurok Tribe an Lindgren II in 1997. The City intends to continue to work with the TAS/TMT to reroute the base of

DRAFT Phased ALMT Reopening Plan

Initial Phase: Immediate Reopening

- Complete the minimum necessary to allow reopening of the trail.
- Process is an amendment to the 1996 CDP.
- Remove fencing at the top and bottom of the trail.
- Trim vegetation along the trail – 6 foot width.
 - Include periodic trimming to 6-foot width.
- Install cable steps at the toe of the bluff.
 - Preferred: anchor steps to sturdy alder trees.
 - If needed, anchor with helical screws to minimize soil disturbance.
 - Steps may be removed and the trail closed during winter or storm events as determined by staff.
- Possibly pile rocks from the beach at the base of the trail/bluff to decrease improve safety and transition to the beach.
- Allow the current temporary closure to expire on May 23, 2025.

Short-Term Phase (< 1 year): Continued Repairs and Maintenance on Existing Alignment

- Repair existing steps as needed.
- Install sand fencing or posts interlinked with rope along the east side of the trail to discourage people from leaving the trail.
 - Allow vegetation to grow and fill in at trail edges.
 - Consult with the TMT to determine the most appropriate barrier type and to prioritize locations.
- Consult with the TAS on whether any additional signage is desired at this phase.
- Any other repair and maintenance as needed/requested.
- Process another CDP amendment.

Intermediate Phase (1-3 years): Open Traditional Alignment

- Consult with the TMT to plan for opening the traditional alignment at the base of the trail.
 - Conduct studies as needed (e.g. Geotech).
 - Assess and plan the alignment (e.g. optimize curves, steepness) and necessary improvements (e.g. stream crossing(s)).
 - Develop a method for safe pedestrian access to the beach at the base.
- Seek funding as needed.
- If the traditional alignment is opened, the old alignment will be closed and restored as recommended by the TMT.

- Consult with TMT to determine restoration actions (e.g. scarify and revegetate).

Long-Term Phase (3-5+ years): Boardwalk Along Traditional Alignment

- The City is currently working with the TMT on a grant application for this project.

Subject: Re: TMT meeting to discuss partial re-opening of ALMT

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Trever Parker <tparker@shn-engr.com>

Wed, Ma

to rpricehall@trinidad.ca.gov, Sarah Lindgren-Akana, Kelly Lindgren, Corbaley, Su@SCC, Toby Vanlandingham, Rosie

Hello again,

I just spoke with Sarah, and she would like to arrange a TMT meeting as soon as possible. Ideally, I want to meet by next Wednesday, when the hearing notice for the Planning Commission meeting would be put out. Sarah said she would make herself available when others can meet. My schedule is generally open other than Thursday mornings. Please let us know your availability.

Thanks.

Trever Parker, AICP

Senior Planner

Trinidad City Planner



Civil Engineering, Environmental Services,

Geosciences, Planning & Permitting, Surveying

www.shn-engr.com

812 W. Wabash Ave., Eureka, CA 95501

(707) 269-1043 w (707) 572-8323 c

From: Trever Parker <tparker@shn-engr.com>

Sent: Wednesday, May 7, 2025 1:47 PM

To: rpricehall@trinidad.ca.gov <rpricehall@trinidad.ca.gov>; Sarah Lindgren-Akana <mzlindgren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley, Su@SCC <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Steve Allen <Steve.Allen@ghd.com>; ghansen@yuroktribe.nsn.us <ghansen@yuroktribe.nsn.us>; Lucas Garcia <lgarcia6411@gmail.com>

Cc: Russ Gans <RGans@mitchelllawfirm.com>

Subject: Re: TMT meeting to discuss partial re-opening of ALMT

Dear TMT,

The City requested a TMT meeting on 3/31 and 4/2, but did not receive any responses from Yurok TAS representatives. As noted in our previous discussions regarding the ALMT, it has been the City's

Subject: RE: TMT meeting to discuss partial re-opening of ALMT

?

Corbaley, Su@SCC <Su.Corbaley@scc.ca.gov>

Wed, Apr

to Rpricehall Trinidad, Sarah Lindgren-Akana, Kelly Lindgren, Toby Vanlandingham, Rosie Clayburn, Taralyn Ipina, City

I didn't notice the message last week I apologize for not responding. I am only available Monday April 7 from 1

Thank you,

Su

From: Rpricehall Trinidad <rpricehall@trinidad.ca.gov>

Sent: Wednesday, April 2, 2025 12:44 PM

To: Sarah Lindgren-Akana <mzlindgren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Trevor Parker <tparker@shn-engr.com>; Steve Allen <Steve.Allen@ghd.cc> g Hansen <ghansen@yuroktribe.nsn.us>; Lucas Garcia <lgarcia6411@gmail.com>

Subject: Re: TMT meeting to discuss partial re-opening of ALMT

Importance: High

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the is safe.

Hello TMT,

I propose we meet at 12 noon or 4 pm on Monday April 7.

Alternatively at 12 noon or 3 pm on Tuesday, April 8.

Tomorrow morning, I will send a meeting invite with zoom link based on the responses I receive today.

Thank you,

Becky

Becky Price-Hall

Grants Director

City of Trinidad

PO Box 390

Trinidad, CA 95570

707-499-6454

From: Rpricehall Trinidad

Sent: Monday, March 31, 2025 5:20 PM

To: Sarah Lindgren-Akana <mzlindgren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Trevor Parker <tparker@shn-engr.com>; Steve Allen <Steve.Allen@ghd.cc> g Hansen <ghansen@yuroktribe.nsn.us>; Lucas Garcia <lgarcia6411@gmail.com>

6/29/2025, 7:16 PM

Subject: Re: TMT meeting to discuss partial re-opening of ALMT

? **Rpricehall Trinidad** <rpricehall@trinidad.ca.gov> Wed, Apr 2, 2025 at 12:01 PM
to Sarah Lindgren-Akana, Kelly Lindgren, Corbaley, Su@SCC, Toby Vanlandingham, Rosie Clayburn, Taralyn Ipina, City Manager, Trinidad

Hello TMT,

I propose we meet at 12 noon or 4 pm on Monday April 7.

Alternatively at 12 noon or 3 pm on Tuesday, April 8.

Tomorrow morning, I will send a meeting invite with zoom link based on the responses I receive to this email.

Thank you,

Becky

Becky Price-Hall
Grants Director
City of Trinidad
PO Box 390
Trinidad, CA 95570
707-499-6454

From: Rpricehall Trinidad
Sent: Monday, March 31, 2025 5:20 PM
To: Sarah Lindgren-Akana <mzlindgren79@gmail.com>; Kelly Lindgren <klindgren69@gmail.com>; Corbaley, Su <Su.Corbaley@scc.ca.gov>; Toby Vanlandingham <tvanlandingham@yuroktribe.nsn.us>; Rosie Clayburn <rclayburn@yuroktribe.nsn.us>; Taralyn Ipina <Tara@yuroktribe.nsn.us>; Citymanager Trinidad <citymanager@trinidad.ca.gov>; Trevor Parker <tparker@shn-engr.com>; Steve Allen <Steve.Allen@ghd.cc>; Ghanzen <ghansen@yuroktribe.nsn.us>; Lucas Garcia <lgarcia6411@gmail.com>
Subject: TMT meeting to discuss partial re-opening of ALMT

Good Afternoon Tsurai Management Team,

City staff would like to schedule a TMT meeting as soon as possible to discuss partial reopening of ALMT down to a certain point. The current closure will expire Memorial Day weekend (May 23), which is quickly approaching. Since it probably is not feasible to get the trail open all the way to the beach in the short term, we have previously discussed opening it part of the way down as an interim solution. I would like to discuss the details of that option with the TMT and come up with the plan for moving forward before the current closure expires.

I am proposing a one hour meeting at times on the following dates:

This week - Wed April 2 (11, 12, 1pm) and Thurs April 3 (between 9 and 4)

Next week - Mon April 7 (between 11 and 4) and Tuesday April 8 (10, 11 or 1pm)

Please indicate times you are available in the doodle poll:
<https://doodle.com/group-poll/participate/aMWQQjGd>



DISCUSSION AGENDA ITEM 3

SUPPORTING DOCUMENTATION ATTACHED

3. Discussion/Decision on an appeal of the Planning Commission's denial of Coastal Development Permit 2024-09 for continued temporary closure of the Axel Lindgren Memorial Trail (ALMT) due to unsafe conditions. Trail closure authorization is proposed for one year while the City works with stakeholders to develop and plan additional repair options. Located at the ALMT; APN: 042-091-005.

DISCUSSION AGENDA ITEM

Date: August 13, 2024

Item: Trinidad 2024-09: Appeal of the Planning Commission's denial of a Coastal Development Permit for continued temporary closure of the Axel Lindgren Memorial Trail (ALMT) due to unsafe conditions.

Background

At their July 17, 2024 meeting, the Planning Commission considered and unanimously denied a Coastal Development Permit (#2024-09) for the continued temporary closure of the Axel Lindgren Memorial Trail (ALMT). The ALMT has been closed starting in February 2023 due to substantial erosion that had occurred over the winter. Since then, staff have been working on solutions for reopening the trail. However, progress has been slow at times for various reasons, and the situation as we understood it has changed somewhat from when the trail was originally closed. Therefore, staff proposed the additional closure to allow more time to develop and implement an effective reopening plan. The existing closure expired on August 3, 2024.

As you know, this is a complex situation in a sensitive area. It is staff's opinion that the ALMT should not be reopened in its current state, because there is an almost vertical 10-to-12-foot drop at the bottom of the trail where it intersects with the beach. And the City cannot move forward with a repair without approval from the Tsurai Ancestral Society (TAS) (and others) per the requirements and limitations of General Plan Policy 69 and Zoning Ordinance § 17.16.080. However, staff are continuing to work towards and are making progress on an interim repair plan in cooperation with the Tsurai Management Team (TMT).

Planning Commission Action

The Planning Commission denied the continued closure of the ALMT for several reasons. They do not feel that adequate progress has been made to reopen the trail and that reopening the trail has not been adequately prioritized. Under these circumstances, they felt that the closure would not be consistent with all applicable policies and regulations of the Trinidad LCP and Coastal Act. They expressed a desire for the City Council to be more involved and proactive in working towards reopening the trail. The Planning Commission understood that their decision would likely be appealed due to the existing physical limitations on the trail, but they saw this as a path to getting the issue before the City Council. The decision to deny the project was unanimous (5-0). The attached staff report and an excerpt from the draft minutes provide additional details.

Appeal Process

Per Zoning Ordinance/Trinidad Municipal (TMC) § 17.72.100, Planning Commission actions are appealable to the City Council within 10 days of the decision. Therefore, the appeal period ran through July 31, 2024. The Planning Commission's decision can be appealed by any interested person that submitted either written or oral comments to the Planning Commission on this issue. However, if an appellant can show good cause as to

why comments could not be submitted, they can still file an appeal. The City Manager and City Planner sent a letter to the City Council on July 30, 2024, requesting that the City Council appeal the Planning Commission's decision. Mayor Kelly appealed the decision via an email request on July 30, 2024, noting that she had not taken a stance on the project but felt it was important for the City Council to discuss the issue.

The requirements for filing an appeal are as follows:

D. Filing Requirements. Appeals to the planning commission, hearings officer or city council shall be addressed to the appellate body on a prescribed form and shall state the basis of the appeal. Appeals shall be filed in the office of the city clerk within the appeal period provided in TMC 17.72.060. There shall be no fee for filing an appeal. The city clerk shall determine from the records whether the appellant submitted comments on the issue being appealed to each previous appellate body. Only if such comments have been submitted shall an appeal be accepted, unless the appellant can demonstrate that there were valid reasons why he could not attend the hearings or submit written comments.

Although Mayor Kelly did not speak or submit comments at the Planning Commission hearing, she has spoken with staff about trail issues on numerous occasions and is clearly an interested party. Further, City Councilmembers are generally advised to not speak at Planning Commission hearings unless they have a direct interest in a project as a citizen, because it could interfere with the Planning Commission's decision-making process and because it could prejudice the Councilmember should an appeal be filed. Therefore, Mayor Kelly is an interested person who can show good cause for not having submitted comments at the Planning Commission hearing and can initiate this appeal.

Additional Analysis

Staff recommends that the City Council uphold the appeal and reverse the Planning Commission's denial of CDP #2024-09 for the continued temporary closure of the ALMT due to unsafe conditions. Reopening the trail in its current condition would present a significant safety hazard for the public due to the 10 to 12-foot almost vertical drop at the toe of bluff. This is also a potential liability for the City.

Further, the City cannot implement any repairs that would involve soil disturbance or vegetation removal without approval of the TAS due to Policy 69 of the Trinidad General Plan and Zoning Ordinance § 17.16.080, which state in part: "no soil disturbance, removal of vegetation, structural improvements or use shall be permitted unless it has been approved by ...the lineal descendants of Tsurai." The TAS and TMT strongly support reopening of the trail in a thoughtful and sensitive manner.

Although progress towards reopening the trail has been slower than hoped, progress has been made. And the new closure will allow staff additional time to develop a feasible interim repair option. We are proposing a CDP for vegetation removal along the traditional alignment at the bottom of the trail for Planning Commission consideration at the August 21 meeting next week). This will allow staff, the TAS, and other professionals

to get a closer look at the actual conditions along this alignment in order to develop a realistic plan to reopen the trail for next summer. A barrier across the bottom of the area of vegetation removal is also proposed to keep people from trying to climb up from the beach that way.

Because (1) the closure is truly temporary, even if long-term; (2) the trail is located in a culturally and geologically sensitive area; (3) the trail presents a public safety hazard in its current condition; and (4) material progress toward developing a proposal to repair and reopen the trail is being made; therefore the project can be found to be consistent with applicable policies and regulations, including Trinidad General Plan Policy 64 and Coastal Act § 30221.

Recommendation

Based on the above, staff recommends that the City Council uphold the appeal and reverse the Planning Commission's denial of CDP #2024-09 and approve the continued temporary closure of the ALMT for up to one year as conditioned below. If the City Council agrees with staff's analysis, the motion could be as follows:

Based on application materials and information included in this staff report and the Planning Commission staff report, and based on public testimony and the discussion at the Planning Commission hearing, I find that the project is consistent with the City's certified LCP and other applicable regulations, and I move to uphold the appeal, adopt the information and findings in this staff report and approve the project as described in this staff report, and as conditioned therein.

Alternatives

If the City Council does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the City Council has several alternatives:

- A. Alter the proposed conditions of approval to address any specific concerns on the part of the Council or the public.
- B. Delay action / continue the hearing to obtain further information.
 - In this case, the City Council should specify any additional information required from staff and / or suggestions on how to modify the project and / or conditions of approval.
- C. Denial of the project.
 - The City Council should provide a motion that identifies the reasons for the denial.

Conditions of Approval

1. Because the approval is for a temporary trail closure, the CDP shall expire after one year of going into effect, unless an extension is granted by the Planning Commission based on the need for more time to obtain funding and/or further explore repair and access alternatives if the Planning Commission finds that substantial progress has been made in the interim time period.

Attachments

- Staff's appeal request
- Mayor Kelly's appeal
- Planning Commission staff report
- Excerpt from the draft minutes



July 30, 2024

Dear Mayor and Councilmembers:

Based on concerns raised by staff and stated by members of the Planning Commission at the recent hearing, it is recommended that the Council accept and consider an appeal of the Planning Commission's action on Permit #2024-09, and appeal said decision onto the Council.

At their July 17, 2024, meeting, the Planning Commission considered and unanimously denied a Coastal Development Permit (#2024-09) for the continued temporary closure of the Axel Lindgren Memorial Trail. The ALMT has been closed starting in February 2023 due to substantial erosion that had occurred over the winter. Since then, staff has been working on solutions for reopening the trail. However, progress has been slow at times for various reasons, and the situation as we understood it then has changed somewhat. Therefore, staff proposed the additional closure to allow more time to develop and implement an effective reopening plan. The existing closure will expire on August 3, 2024.

As you know, this is a complex situation in a sensitive area. The ALMT should not be reopened in its current state, because there is an almost vertical 10-to-12-foot drop at the bottom of the trail where it intersects with the beach. And the City cannot move forward with a repair without approval from the Tsurai Ancestral Society (and others) per the requirements and limitations of General Plan Policy 69 and Zoning Ordinance § 17.16.080.

The Planning Commission denied the continued closure for several reasons. They do not feel that adequate progress has been made to reopen the trail and that reopening the trail has not been adequately prioritized. Under these circumstances, they felt that the closure would not be consistent with policies of the Trinidad General Plan or Coastal Act. They expressed a desire for the City Council to be more involved and proactive in working towards reopening the trail. The Planning Commission understood that their decision would likely be appealed due to the existing physical limitations on the trail, but they saw this as a path to getting the issue before the City Council. Therefore, staff is recommending that the decision be appealed to/by the City Council.

Eli 
Eli Naffah
Trinidad City Manager

Trever 
Trever Parker, AICP
Trinidad City Planner, SHN

Formal appeal of the PC 7/17/2024 denial of CDP (#2024-09) - temp closure of ALMT

Ckelly Trinidad <ckelly@trinidad.ca.gov>

Tue 7/30/2024 8:34 AM

To: Kati Breckenridge <kbreckenridge@trinidad.ca.gov>; Jtuttle Trinidad <jtuttle@trinidad.ca.gov>; Jwest Trinidad <jwest@trinidad.ca.gov>; Sladwig Trinidad <sladwig@trinidad.ca.gov>; Cityclerk Trinidad <cityclerk@trinidad.ca.gov>
Cc: Ahakenen Trinidad <ahakenen@trinidad.ca.gov>; Trever Parker <tparker@shn-engr.com>; Citymanager Trinidad <citymanager@trinidad.ca.gov>

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

Based on the recommendation from staff, I am formally appealing the Planning Commission's July 17, 2024 denial of a Coastal Development Permit (#2024-09) for the continued temporary closure of the Axel Lindgren Memorial Trail. The current closure expires on August 3, 2024.

The City would potentially be creating a public hazard and opening itself up to substantial liability if the trail is reopened in its current state due to the 10-to-12-foot drop at the bottom of the trail. No feasible, short-term, repair option has yet been identified, and the Planning Commission and the public are frustrated with the lack of progress. This appeal will allow the City Council to consider the issues and impacts to the City and give the public another opportunity to provide input. And it would give the City Council an opportunity to provide further direction to City staff.

I would like to note that I have not taken a stance on the CDP, and I am not advocating for the City Council to decide one way or the other at this time. But I believe it is an issue that needs to be considered and acted upon by the City Council at a public meeting once the entire body has adequate background information.

Best Regards,

Cheryl Kelly

Mayor, City of Trinidad, CA



Application Filed: NA
Staff: Trever Parker
Staff Report: July 3, 2024
Commission Hearing Date: July 17, 2024
Commission Action: Denied

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2024-09

APPLICANT / OWNER(S): City of Trinidad

AGENT: NA

PROJECT LOCATION: Axel Lindgren Memorial Trail.

PROJECT DESCRIPTION: Coastal Development Permit for the continued temporary closure of the Axel Lindgren Memorial Trail due to unsafe conditions. Trail closure authorization is proposed for up to one year while the City works with stakeholders to develop and plan additional repair options.

ASSESSOR'S PARCEL NUMBER: 042-091-004 & -005

ZONING: Open Space - OS

GENERAL PLAN DESIGNATION: Open Space - OS

ENVIRONMENTAL REVIEW: Categorically Exempt per § 15304 of the CEQA Guidelines exempting minor alterations of land, including temporary use of land having negligible or no permanent effects on the environment.

APPEAL STATUS:

Planning Commission action on a Coastal Development Permit, Variance, Conditional Use Permit, Grading Permit, or Design Review application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project is X / ~~is not~~ appealable to the Coastal Commission per the City's certified LCP, and per Section 30603 of the Coastal Act. Final action by the City on an appealable Coastal Development Permit will not

become effective until 10 working days after the local appeal period has run out and no valid appeal has been filed with the Coastal Commission within that time.

SITE CHARACTERISTICS:

The Axel Lindgren Memorial Trail (ALMT) descends the bluff from the vista point at the end of Trinity Street to Old Home Beach. The bottom of the trail has been eroding for several years. And the large winter storms in 2022-23 and again in 2023-24 caused significant erosion at the toe of the bluff and the cable steps at the bottom of the trail are now completely gone, with a near vertical drop of at least 10 feet to the beach, which poses a hazard to pedestrians. This trail is the designated primary access to Old Home Beach and is also the traditional trail used by the inhabitants of the Tsurai Village. The trail has been closed since April 2023. Land uses adjacent to the project include primarily open space.

STAFF COMMENTS:

Background

In early February 2023, the Tsurai Ancestral Society (TAS) informed the Tsurai Management Team (TMT) of significant erosion that had occurred at the toe of Old Home Beach and requested an emergency TMT meeting. The TMT agreed that emergency action to close the ALMT and Parker Creek Trail to protect public safety and sensitive environmental resources was needed. The City Planner issued an emergency Coastal Development Permit (CDP), pursuant to Trinidad Municipal Code (TMC) § 17.72.080 on February 10, 2023. The City then placed sawhorse barriers and signage to notify the public of the trail closures.

The Planning Commission approved a follow-up CDP for the emergency closure on April 19, 2023. The Parker Creek Trail closure was approved for two months, and the ALMT closure was approved for six months. On May 17, 2023, the Planning Commission approved barriers and signage at the top and bottom of the ALMT (CDP #2023-05). Additional work to protect sensitive areas and reopen the Parker Creek Trail was approved at the same time, which has since been completed and/or removed. The Parker Creek Trail was reopened on May 26, 2023, in time for Memorial Weekend. The closure of the ALMT has been extended by the Planning Commission twice and will expire on August 3, 2024. Because the situation has changed since the original closure, this extended closure is being processed as a separate permit.

Progress to Reopen the Trail

Staff have been providing monthly updates to the Planning Commission at each meeting. For a more detailed history, please see the memos in the monthly meeting packets. After the work authorized in permit #2023-05 was completed in May 2023, little progress was made for several months. The TAS were working with GHD under a

Seventh Generation Fund grant to develop a feasibility study and conceptual plans for repair of the ALMT and restoration of the traditional alignment. It was hoped that once this document was completed in summer 2023, it would provide a path forward for reopening the trail.

The Planning Commission authorized the extension of the closure for four months on October 18, 2023, but expressed frustration in the lack of progress towards reopening the trail. The Planning Commission directed City staff to develop short-term repair recommendations to present to the TMT. In November 2023, the TAS stated that they would be reviewing the GHD report at their November Board meeting before presenting it to the TMT. In the meantime, GHD developed some short-term repair recommendations that would allow the trail to be reopened while larger improvements and rerouting were planned; these were presented to the Planning Commission in January. However, City staff had not been successful in obtaining the GHD report or scheduling a TMT meeting to further discuss alternative repair options.

The TMT met on February 29, 2024, where the TAS reported that they support the trail reopening and that they were working with the Yurok Tribe to develop a short-term reopening plan for the trail with the intent to have the trail open by July of this year. Based on this progress, the Planning Commission extended the closure for another four months at their March 20, 2024 meeting. The TMT met again on April 2, 2024 where a tentative plan to reopen the trail was presented by the TAS. The plan included primarily vegetation clearing and rerouting the bottom approximately 1/3 of the trail to the west into the traditional alignment. A site visit was scheduled for April 8, where additional details and logistics were discussed. Trail specialists from Redwood Community Action Agency were included in these discussions.

City staff met with representatives from RCAA and TAS onsite in May to take a closer look at the trail realignment. The vegetation is very thick, and even with a machete, access is difficult. However, it became apparent that substantial erosion has occurred that has essentially separated the toe of the bluff from the rock outcrop that provided the traditional path to the beach. Based on the site visit, the City Engineer recommended a bridge be developed between the rock and base of the realigned trail. Therefore, a simple, light-touch option for opening the traditional alignment in the short term is likely not feasible. GHD began working on a preliminary bridge design at the direction of the City Manager. But after initial review, it has been estimated that just a bridge selection study to evaluate different bridge options and provide information (such as geologic stability, permitting requirements, construction access, and funding options) about each option so that an informed decision on how to proceed can be made is estimated to cost around \$40K.

In order to have opened the new trail alignment this summer without a full permit and environmental review process, work would have needed to be limited to very minor

vegetation removal and temporary improvements. While it is clear that the ALMT cannot be reopened this summer, City staff are pursuing options for getting it reopened before next summer and limit the closure to two years. Because of the thick vegetation, the traditional alignment has not been accessible, making the feasibility of various options difficult to assess. Therefore, an interim repair on the existing alignment would be the simplest option. One possibility that has been discussed internally is a prefabricated (to specifications) aluminum stairway with railings built in sections that could be assembled onsite and pressed/inserted into the sand and toe of the bluff to provide pedestrian access during the summer. It would need to be removed during the winter season. Traditional cable steps are likely not an option due to the 10+ vertical drop at the beach, because there does not appear to be enough material readily available on the beach to build up a more gradual slope.

As reported as part of the Van Wycke Trail report, City staff scheduled a meeting with the TMT on July 11. Unfortunately, Tsurai Ancestral Society (TAS) members had a conflict come up at the last minute and could not attend the meeting. Although there was discussion about the design and site limitations, specific feedback was not received from other TMT members. City staff have scheduled a follow-up meeting with TAS representatives on Tuesday July 16, so there may be additional information to report at the meeting. However, it would not change the fact that the trail cannot be safely opened in its current condition nor eliminate the need for another closure.

Potential Conflicts of Interest

There are no known conflicts of interest; no Commissioners own property or reside within 500 feet of the project.

ZONING ORDINANCE / GENERAL PLAN CONSISTENCY

The ALMT is on land zoned Open Space (OS). The City's zoning ordinance does not include required findings for projects that require a CDP but no other type of planning approval such as Design Review. Therefore, overall consistency with the City's LCP and Coastal Act have been considered.

The ALMT was rebuilt after the adoption of the general plan but has been designed as the "primary" trail to Old Home Beach through a settlement agreement. It is considered a Tribal Cultural Resource as it is the traditional access for the nucleus of the Tsurai Village and Ceremonial Trail.

Policy 64 of the Trinidad General Plan requires that the trail system be marked and maintained for use by the public. Staff suggested this project is consistent with that requirement, because the closure is only temporary while the City investigates options to improve the trail and protect public safety. However, the Planning Commission found that continued closure was not consistent with Policy 64, because the trail has not

been adequately maintained by the City and the closure has already been ongoing for more than a year.

Policy 5 of the Trinidad General Plan states that: *“Where access trails must traverse steep slopes, they should be located away from unstable areas and improvements should be provided to minimize erosion and slope failures. Existing trails which are creating these problems should either be improved or closed.”* The project is consistent with this policy.

In terms of the Coastal Act, the primary standard of review for this project is whether it is consistent with the public access policies of the Coastal Act (Chapter 3).

One of the primary purposes of the Coastal Act is to *“Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principals and constitutionally protected rights of private property owners.”* (§ 30001.5), which also carries out a similar principal found within the CA Constitution. Section 30210 states: *“In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.”* The project is consistent with these sections, because the trail currently poses a risk to public safety and the closure is only temporary.

Coastal Act § 30211 states: *“Development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.”* This temporary closure will not interfere with the public’s right to access the sea, because it is short term, and there are other coastal access points in and around Trinidad.

Section 30214(a) allows that: *“The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following: (1) Topographic and geologic site characteristics...”* This temporary closure is necessary due to the unsafe conditions caused by wave erosion that has compromised the integrity of the trail and the toe of the bluff.

A condition has been proposed to be included as part of the project that the approval is only for a one-year period while the TMT and other stakeholders explore short and long-term solutions. The Planning Commission may extend that time limit if found necessary and if progress can be shown in advancing repair or access alternatives.

Although the temporary closure will affect public access during the closure, it is necessary to protect public safety and will provide time for staff to develop and plan

repair options. The project can be found to be consistent with the City's certified LCP and other applicable regulations and the public access policies of the Coastal Act.

SLOPE STABILITY:

The project is located outside of the Alquist-Priolo Fault Zone. But the property where the proposed project is located is within an area designated as unstable and questionably stable based on Plate 3 of the Trinidad General Plan. The City is working with a geologist and the City Engineer on potential solutions. The closure will not further impact stability.

SEWAGE DISPOSAL:

The project will not generate wastewater.

LANDSCAPING AND FENCING:

This project does not involve any new landscaping or fencing.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

No new structures are proposed as part of this closure. The existing fencing and signage were authorized to remain as long as the trail is closed with the approval of CDP #2023-05. Design Review is not required for this project.

PLANNING COMMISSION ACTION

Based on the discussion at the public hearing, the project was found to not be consistent all applicable policies and regulations, in particular, General Plan/Coastal Land Use Plan Policy 64. Therefore, the necessary findings for granting approval of the project could not be made. The Planning Commission did not agree with staff's analysis, and unanimously (5-0) denied the project with the following motion:

Based on application materials and information included in this Staff Report, and based on public testimony, I find that the project is not consistent with the City's certified LCP and other applicable regulations, specifically noting a lack of demonstrable progress towards repair of the trail and inconsistency with Policy 64, and I move to deny the project as described in this staff report, and as conditioned therein without prejudice.

ATTACHMENTS

- Map of closure area (1 page)



Excerpt from the DRAFT Planning Commission Minutes of July 17, 2024

4. Trinidad 2024-09: Discussion/decision on a Coastal Development Permit for continued temporary closure of the Axel Lindgren Memorial Trail (ALMT) due to unsafe conditions. Trail closure authorization is proposed for one year while the City works with stakeholders to develop and plan additional repair options. Located at the ALMT; APN: 042-091-005.

Staff Report

City Planner Parker provided a brief history of the closure. She reported that the temporary closure of the trail is expiring on August 3. Staff has proposed a new closure with a new permit, because the simple repair that was anticipated is not feasible. She reported that City staff met with the Tsurai Management Team (TMT) on July 11 to discuss a plan to reopen the trail. The Tsurai Ancestral Society (TAS) was unable to meet then but were available for a meeting on July 16 to discuss the work necessary to realign and open the trail. Although they will not support repairs on the current alignment, they are supportive of getting the realignment open ASAP. The TAS also plan to present the ALMT report by GHD at the next meeting. Parker emphasized the progress being made and recommended extending the closure for up to one year.

Commissioner Comments and Questions

Commissioner Johnson noted that the public is frustrated with multiple trail closures. He is hesitant to extend the existing closure without a clear path forward to reopening. He appreciates staff's work so far but wants to incentivize continued progress.

There was a conversation about the consequences of not approving the extension. Parker reiterated that the trail cannot be safely reopened in its current condition. She presented various scenarios but explained that the City cannot proceed with repairs without the approval from the TAS due to Policy 69 and zoning regulations. She opined that a denial would have to be appealed to the City Council.

There were questions about the status of the previously proposed intermediate plan. Parker explained that upon closer inspection, a simple pedestrian bridge or stairway is not feasible, because of the erosion at the toe of the slope. An aluminum staircase or bridge has been discussed as a temporary option, but the vegetation must be cleared to be able to design something.

Johnson asked for clarification of the TMT's position regarding the ALMT. Parker explained that the trail is identified as a recreational and cultural resource in the Tsurai Management Plan (TMP). The Coastal Conservancy holds an easement over the property for public access. She emphasized that the TAS has always supported the traditional trail alignment.

Commissioner Cole agreed with Johnson's concerns and frustration with the continued closure. He reiterated that a solution, intermediate or long-term, has yet to be presented to the Commission

despite multiple requests. He is tired of the lack of progress and is not confident that continued closure will result in meaningful action.

Commissioner Slay noted that the coastline and the toe of the bluff seem to be in a similar condition as when the temporary closure was first approved more than a year ago. He questioned the need for more time to find a solution to an eighteen-month-old problem. He voiced his support for “light touch solutions,” that are easy to implement after erosion cycles, which will continue to occur. He also questioned whether the trail closure is consistent with Policy 64.

Commissioner Hopkins noted that due to the condition of the trail it will likely be closed for another year regardless of what the Commission does and stressed the need for an interim plan that involves the City Council.

Commissioner Hakenen expressed frustration that the interim plan that they thought was being pursued is now considered infeasible; he questions why that wasn’t determined sooner. He asked for clarification for why this was brought to the Commission as a new permit rather than an extension of the previous closure. Parker explained that conditions have changed and that a new permit opens up the decision to required noticing and appeals. Hakenen then asked if the proposal for a short-term repair that was provided to the Commission in January 2024 had been presented to the TMT. Parker said that it had been presented, but the TMT will not support repairs to the existing alignment, preferring to focus on the realignment to the original trail configuration.

Johnson asked why the City wasn’t pursuing a CDP to clear the brush in order to assess whether or not the realignment is feasible. Parker assured him that it will be presented at the August meeting. Johnson then suggested amending the approval to a one-month closure, which could be extended.

Hakenen asked why the City isn’t maintaining the vegetation along the existing trail. Parker suggested that maintenance would encourage people to ignore the barriers and use the trail. Hakenen voiced his frustration with the process and suggested that this needs to be discussed at the City Council level.

Public Comments

There were no public comments. However, written and verbal comments were made during the discussion for item #1 that also expressed objections to this trail closure.

Commissioner Discussion

There was another discussion about the consequences of denying the CDP. Trever reiterated that a CDP for brush clearing will be presented in August and is necessary before deciding on and designing any temporary/interim solutions such as a prefabricated stairway or bridge. Johnson suggested keeping RCAA and the Yurok Tribe in the loop as part of this discussion, because they may have alternative solutions to suggest.

Cole argued that enough material could likely be found on the beach to support standard cable steps at the current or new alignment. Cole also suggested escalating this issue and putting pressure on the City, the TMT, and TAS by denying the closure. He also suggested reopening the trail without repairs, as people will find a way to the beach on their own.

Parker reiterated that staff would recommend an appeal to the City Council. If the Planning Commission is going to deny the closure, she recommended denying it without prejudice so that staff could bring it back in the near future if necessary. She also recommended including specific findings for the denial that would differentiate this action from another temporary closure. Commissioner Slay stated that he felt this closure wasn't consistent with Policy 64 for the reasons previously stated. Commissioner Cole cited Coastal Act section 30211 and stated that the lack of progress towards repair interferes with the public's right of access. Commissioner Johnson added that no evidence has been provided to indicate that this closure really is only temporary.

Motion (Hakenen/Slay) Based on application materials and information included in the Staff Report, and based on public testimony, I find the project is not consistent with the City certified LCP and other applicable regulations, specifically noting a lack of demonstrable progress towards repair of the trail is not consistent with Policy 64, and I move to deny the project as described in the Staff Report, and as conditioned therein without prejudice. Passed unanimously (5-0).



Application Filed: NA
Staff: Trever Parker
Staff Report: April 10, 2023
Commission Hearing Date: April 19, 2023
Commission Action:

STAFF REPORT: CITY OF TRINIDAD

APPLICATION NO: 2023-03

APPLICANT / OWNER(S): City of Trinidad

AGENT: NA

PROJECT LOCATION: Parker Creek Trail below the intersection with the Old Wagon Road Trail and the Axel Lindgren Memorial Trail.

PROJECT DESCRIPTION: Coastal Development Permit for the temporary closure of the Axel Lindgren Memorial Trail and a portion of the Parker Creek Trail due to unsafe conditions and to protect sensitive environments.

ASSESSOR'S PARCEL NUMBER: 042-091-004 & -005, 042-102-039, 042-111-008, 042-131-005, -007, & -008.

ZONING: Open Space – OS; Special Environment - SE

GENERAL PLAN DESIGNATION: Open Space – OS; Special Environment - SE

ENVIRONMENTAL REVIEW: Categorically Exempt per § 15304 of the CEQA Guidelines exempting minor alterations of land, including temporary use of land having negligible or no permanent effects on the environment.

APPEAL STATUS: Planning Commission action on a Coastal Development Permit, Variance, Conditional Use Permit, and/or Design Review approval application will become final 10 working days after the date that the Coastal Commission receives a "Notice of Action Taken" from the City unless an appeal to the City Council is filed in the office of the City Clerk at that time. Furthermore, this project is X / ~~is not~~ appealable to the Coastal Commission per the City's certified LCP and may be appealable per Section 30603 of the Coastal Act.

SITE CHARACTERISTICS:

The Axel Lindgren Memorial Trail descends the bluff from the vista point at the end of Trinity Street to Old Home Beach. The bottom of the trail has been eroding for several years. And the large winter storms this year caused significant erosion at the toe of the bluff and the cable steps at the bottom of the trail are now completely gone, posing a hazard to pedestrians.

Parker Creek Trail begins along Parker Creek Drive and also accesses Old Home Beach. The Old Wagon Road Trail and Groth Lane Trail feed into the Parker Creek Trail. While not as steep, the base of this trail was also subjected to significant wave action this past winter and the base of the trail has eroded, creating unsafe conditions.

The toe of the bluff along most of Old Home Beach from the rocky point below 723 Van Wycke, which separates Launcher Beach from Old Home Beach, all the way to the large, buried sea stack below 40 Scenic (Groth House) suffered erosion due to the abnormally large and west wave action this winter. The erosion has potentially increased bluff instability and caused damage to the Tsurai Study Area and sensitive environments.

Land uses adjacent to the project include residences and open space.

STAFF COMMENTS:

The Tsurai Ancestral Society (TAS) informed the Tsurai Management Team (TMT) of the erosion issue in early February and requested an emergency TMT meeting. The TMT agreed that emergency action to close the trails to protect public safety and sensitive environmental resources was needed. The City Planner issued an emergency Coastal Development Permit (CDP), pursuant to Trinidad Municipal Code (TMC) § 17.72.080 on February 10, 2023. The City then placed sawhorse barriers and signage to notify the public of the trail closures. The attached portion of the trails map shows where the closures are located. (Note that after recently walking the Parker Creek Trail, I think the map is incorrect, so I X'ed out the wrong trail portion and added approximately where it should be.)

Within 30 days of issuance of an emergency permit, a complete application for a standard CDP must be submitted. In this case, further information was not essential, because the closure is temporary, but it still needs to be approved by the Planning Commission. Since the closure, City staff have continued to meet with the TMT to discuss both short and long-term solutions to the issues that the erosion this winter has caused.

The CDP approval currently before the Planning Commission is for temporary closure of the Axel Lindgren Memorial Trail for up to six months and the lower Parker Creek Trail for up to two months. The Tsurai Management Team, including the City, is working with the Coastal Commission and professional staff to develop a plan to protect the sensitive environment, stabilize the toe of the slope, and repair the bases of the trails. It is likely that the ALMT will need to be closed longer, because the bottom of the trail is completely washed out, and designing and funding a repair will take time. We will likely come back with a standard CDP for a longer (though still temporary) closure and potentially more robust barriers and signage at the top of the trail once we have a plan in place. It is anticipated that the Parker Creek Trail can be reopened for the upcoming tourist season once we have a plan to keep people away from potentially unstable and sensitive environmental areas. That work will also likely require a CDP.

Potential Conflicts of Interest

There are no known conflicts of interest; no Commissioners own property or reside within 300 feet of the project.

ZONING ORDINANCE / GENERAL PLAN CONSISTENCY

The Axel Lindgren Memorial Trail is on land zoned Open Space (OS), and the Parker Creek Trail is located on land zone Special Environment (SE).

The City's zoning ordinance does not include required findings for projects that require a CDP but no other type of planning approval such as Design Review. Therefore, overall consistency with the City's LCP and Coastal Act have been considered.

The Parker Creek Trail is an important and heavily used part of the City's trail system laid out in the 1978 General Plan and is shown on the Circulation Map (Plate 4). The Axel Lindgren Memorial Trail was rebuilt after the adoption of the general plan but has been designed as the "primary" trail to Old Home Beach through a settlement agreement. It is considered a Tribal Cultural Resource as it is the traditional access for the nucleus of the Tsurai Village and Ceremonial Trail.

Policy 64 of the Trinidad General Plan requires that the trail system be marked and maintained for use by the public. This project is consistent with that requirement, because the closure is only temporary while the City investigates options to improve the trail and protect public safety and sensitive environments.

Policy 5 of the Trinidad General Plan states that: *"Where access trails must traverse steep slopes, they should be located away from unstable areas and improvements should be provided to minimize erosion and slope failures. Existing trails which are creating these problems should either be improved or closed."* The project is consistent with this policy.

In terms of the Coastal Act, the primary standard of review for this project is whether it is consistent with the public access policies of the Coastal Act (Chapter 3).

One of the primary purposes of the Coastal Act is to *“Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principals and constitutionally protected rights of private property owners.”* (§ 30001.5), which also carries out a similar principal found within the CA Constitution. Section 30210 states: *“In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.”* The project is consistent with these sections, because the trail currently poses a risk to public safety and sensitive environments, and it is subject to further erosion and instability.

Coastal Act § 30211 states: *“Development shall not interfere with the public’s right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.”* This temporary closure will not interfere with the public’s right to access the sea, because it is short term, and there are numerous other coastal access points in and around Trinidad.

Section 30214(a) allows that: *“The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following: (1) Topographic and geologic site characteristics...”* This temporary closure is necessary due to the unsafe conditions caused by wave erosion that has compromised the integrity of the trail and the toe of the bluff.

A condition has been included as part of the project that the approval is only for a six-month period for the ALMT and a two-month period for the Parker Creek Trail while the TMT and other stakeholders explore short and long-term solutions. The Planning Commission may extend that time limit if found necessary and if progress can be shown in advancing repair or access alternatives.

Although the temporary closure will affect public access during the closure, it is necessary to protect public safety and sensitive environments. The project can be found to be consistent with the City’s certified LCP and other applicable regulations and the public access policies of the Coastal Act.

SLOPE STABILITY:

The project is located outside of the Alquist-Priolo Fault Zone. But the property where the proposed project is located is within an area designated as unstable and questionably stable based on Plate 3 of the Trinidad General Plan. The City is working with a geologist and the City Engineer on potential solutions. The closure will not further impact stability.

SEWAGE DISPOSAL:

The project will not generate wastewater.

LANDSCAPING AND FENCING:

This project does not involve any new landscaping or fencing.

DESIGN REVIEW / VIEW PROTECTION FINDINGS:

Public safety and directional signage, such as what has been placed sawhorses at the trail closure to inform users, are exempt from Design Review per §17.56.160.A.5, exempting public safety and directional signage less than 2 sq. ft. in area. Temporary structures are also exempt. No other structures are proposed at this time. No design review findings are required.

STAFF RECOMMENDATION

Based on the above analysis, the project can be found to be consistent with the City's Zoning Ordinance, General Plan, Coastal Act, and other applicable policies and regulations. Therefore, the necessary findings for granting approval of the project can be made. If the Planning Commission agrees with staff's analysis, a proposed motion might be similar to the following:

Based on application materials and information included in this Staff Report, and based on public testimony, I find that the project is consistent with the City's certified LCP and other applicable regulations, and I move to adopt the information in this staff report and approve the project as described in this staff report, and as conditioned herein.

PLANNING COMMISSION ALTERNATIVES

If the Planning Commission does not agree with staff's analysis, or if information is presented during the hearing that conflicts with the information contained in the staff report, the Planning Commission has several alternatives.

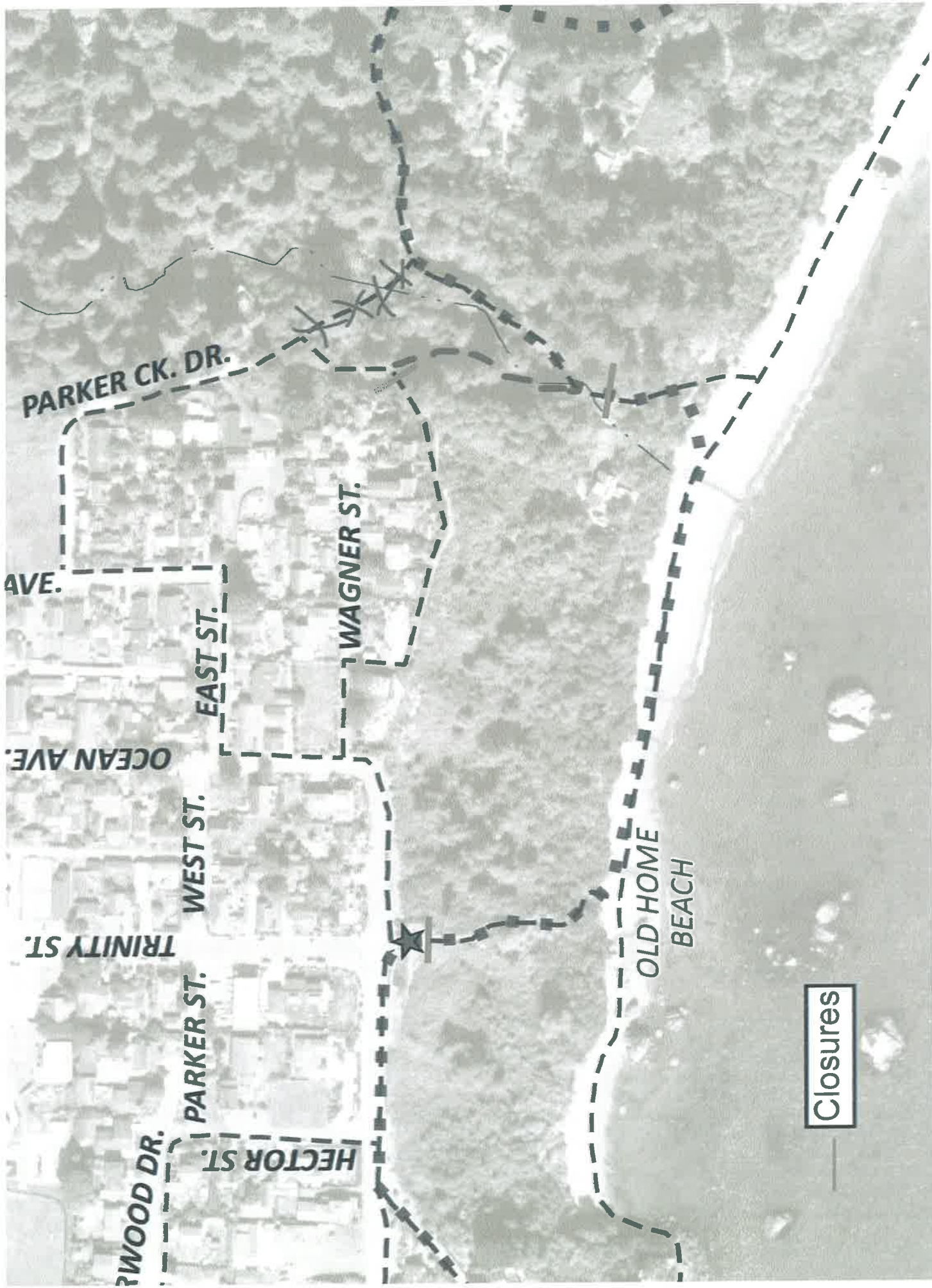
- A. Add conditions of approval to address any specific concerns on the part of the Commission or the public.
- B. Delay action / continue the hearing to obtain further information.
 - In this case, the Planning Commission should specify any additional information required from staff or the applicant and / or suggestions on how to modify the project and / or conditions of approval.
- C. Denial of the project.
 - The Planning Commission should provide a motion that identifies the Finding(s) that cannot be made and giving the reasons for the inability to make said Finding(s).

CONDITIONS OF APPROVAL

1. Because the approval is for a temporary trail closures, the CDP shall expire after two months of going into effect for the Parker Creek Trail and after six months of going into effect for the ALMT, unless an extension is granted by the Planning Commission based on the need for more time to obtain funding and/or further explore repair and access alternatives if the Planning Commission finds that substantial progress has been made in the initial time period.

ATTACHMENTS

- Map of closure area (1 page)



Closures