CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT
1385 8TH STREET, SUITE 130
ARCATA, CA 95521
PHONE: (707) 826-8950
WWW.COASTAL.CA.GOV

Th9

Prepared April 30, 2026 (for the May 14, 2026 Hearing)

To: Commissioners and Interested Parties

From: Shana Gray, North Coast District Deputy Director

Subject: North Coast District Deputy Director's Report for May 2026

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs, and local government acceptance of modifications for LCP certification for the North Coast District Office are being reported to the Commission on May 14, 2026. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's North Coast District Office in Arcata. Staff is asking for the Commission's concurrence on the waivers, immaterial amendments, and time extensions. The other items are presented for the Commission's information. Staff will report any objections received and any other relevant information on these items to the Commission when they consider the North Coast District Deputy Director's report on May 14th **(Item Th9).**

With respect to the February hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements). **Below are items to report on May 14, 2026**:

Waivers

1-24-0178-W, Crescent City Harbor District – Commercial fish processing activities including a fillet station, ADA compliant restrooms, and fresh-caught fish sales, at 250 Citizens Dock Road, Crescent City, (Del Norte County)

1-25-0720-W, Mojibi – Clearing of vegetation, demolition of uninhabitable dwelling unit, evaluation of remaining structures, and securing site access at 90 Seadrift Lane, Trinidad area (Humboldt County)

1-26-0064-W, Frost - Septic system upgrade with new septic tank and leach field at 1636 Stagecoach Road, Trinidad area (Humboldt County)

1-26-0074-W, McClean – Merger of three parcels into one parcel, which, once merged, will be developed with a single family residence and accessory dwelling unit located at 84 Crab Street, King Salmon (Humboldt County)

1-26-0270-W, Caltrans, District 1 – Geotechnical investigation drilling of seven borings at 600 Singley Hill Road, Loleta to support the Fernbridge Access Project (Humboldt County)

1-26-0273-W, Caltrans, District 1 – Geotechnical investigation drilling of nine borings within the state highway and county road rights of way along State Route 1 between post mile 43.3 and 44.2 and along Albion River North Side Rd., Albion to support the Albion Bridge Project (Mendocino County)

Immaterial Amendments

1-22-0292-A1, Clanton – Amendment to previously approved Permit No. 1-22-0292 to reduce the size and modify the design of the approved residence at 1200 Stagecoach Road, Trinidad (Humboldt County)

Permit Time Extensions

1-17-0200-E6, Loleta Community Services District – Extension of previously approved permit No. 1-17-0200 for upgrades to Loleta's wastewater treatment system at 2656 Eel River Road, Loleta (Humboldt County)

Emergency Permits, LCP Certifications - None

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April 30, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If at a later date this information is found to be incorrect or the plans revised, this decision will become invalid, and any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Subject: **Coastal Development Permit (CDP) Waiver No. 1-24-0178-W**

Applicant: Crescent City Harbor District

Location: 250 Citizens Dock Road, Crescent City, (Del Norte County) (APN: 118-020-029)

Proposed Development

Develop a Sea to Market fish processing and sales facility that includes the following components: (1) install an approximately 320-square-foot, 9.5-foot-tall shipping container, retrofitted for the use of commercial fish processing activities; (2) install an approximately 160 square foot, 9.5-foot-tall shipping container retrofitted as a restroom building with two ADA-compliant stalls for employee and contractor use; and (3) Place an approximately 100-square-foot pop-up tent to be used for sales of fresh-caught or processed fish directly to the public.

Executive Director's Waiver Determination

Pursuant to Public Resources Code Section 30624.7 and Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed development is minor in nature and located within a fully developed portion of Crescent City Harbor. The proposed facilities will facilitate direct sales of fish to the public, a coastal dependent use, within the harbor area. This project was in part funded by the California State Coastal Conservancy.

The Harbor District will protect the biological productivity and quality of nearby coastal

waters during construction and staging by using appropriate best management practices including containing concrete washout in sealed bins, and filtering and treating washout before transferring to a municipal wastewater treatment plant. The two buildings will be placed on a concrete pad within an existing disturbed area adjacent to the existing paved parking lot. Building site preparation involves excavating approximately six (6) inches to remove existing asphalt and compacting soil. A trencher will be used to extend utilities approximately 20 feet to existing utility lines. The trenches will be backfilled with coarse concrete sand. Concrete washout will be contained in nonpermeable bins within the construction area away from drainage areas and permeable surfaces.

Wastewater from the fish processing building will be screened to prevent solid matter from entering drains. Sink and floor drains will be connected to the City's wastewater system. Solid seafood waste will be picked up by local farmers or disposed of at a licensed waste facility.

There are no Environmentally Sensitive Habitat Areas (ESHAs) within the footprint of the project or immediately adjacent. Construction of the building pad and utility extensions will not increase the risk of coastal hazards such as coastal erosion or tsunamis.

Project activities will not interfere with the public's ability to access the sea. The site is located within Crescent City harbor in an underutilized area with ample parking to serve both visitors using the proposed Sea to Market to purchase fish and visitors using the harbor for coastal access and recreational uses. The Crescent City Coastal Trail provides public coastal access just northeast of the project site and connects to crosswalks and sidewalks within the harbor that will be unaffected during project construction.

Therefore, the proposed development will not result in any significant adverse impacts to sensitive habitat, visual resources, or public access. The proposed development is consistent with all applicable Chapter Three policies of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission and the site of the proposed development has been appropriately noticed, pursuant to sec. 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. **This waiver is proposed to be reported to the Commission on Thursday, May 14, 2026**. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

Coastal Development Permit De Minimis Waiver

1-24-0178-W

PLEASE NOTE THAT THIS WILL BE A HYRBID MEETING, WITH BOTH VIRTUAL AND IN PERSON PARTICIPATION ALLOWED. Please see the Coastal Commission's Hybrid Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov/mtgcurr.html for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please email ExecutiveStaff@coastal.ca.gov or call 415-904-5202.

The in-person hearing will be held at **Crowne Plaza Los Angeles Harbor Hotel, 601 S. Palos Verdes Street, San Pedro CA 90731.** The Commission still strongly encourages continued participation virtually through video and teleconferencing to reduce our carbon footprint. **To view the live stream of the hearing, please visit https://cal-span.org/**

If you have any questions about the proposal or wish to register an objection, please contact Rebecca Jacobson in the North Coast District office at Rebecca.Jacobson@coastal.ca.gov.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

By:

Rebecca Jacobson
Coastal Program Analyst

cc: Lia Nelson, Northpoint Consulting Group, Inc, Agent

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April 30, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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Waiver: **1-25-0720-W**

Applicant: Willa Mojibi

Agent: John Rickett

Location: 90 Seadrift Lane, Westhaven, Humboldt County (APNs: 514-181-065, 514-181-067, 514-181-059, & 514-171-005)

Proposed Development

0.28 acres of vegetation removal using hand tools to accommodate the demolition of an uninhabitable dwelling unit and reopen the existing access driveway.

Executive Director's Waiver Determination

The project includes removal of non-native and invasive vegetation (predominantly English ivy and Himalaya blackberry) from the ground and forest canopy to facilitate demolition of an uninhabitable dwelling unit and to reopen the existing driveway access. The property functioned as a vacation location in the past and has gone unused and unmaintained over the last few decades. Work is limited to the developed portion of the parcel and areas immediately surrounding the existing structure and driveway.

Vegetation removal will be limited to the minimum necessary. Biomass and woody debris from demolition will be removed by hand and disposed of at an offsite landfill. No trees will be removed, and no vegetation removal is proposed on or along the coastal bluff to the western portion of the parcel.

The vegetation present in the project footprint consists primarily of invasives that do not constitute sensitive coastal habitat, do not provide the ecological functions associated with Environmentally Sensitive Habitat Areas (ESHA), and are not part of any mapped

Coastal Development Permit De Minimis Waiver
1-25-0720-W

wetlands or riparian areas. No wetlands are present on the parcel, and work will occur exclusively within previously disturbed areas. Removal of invasive vegetation will not result in the loss of native plant communities or coastal biological resources. Over the long term, removal of invasive species can improve habitat conditions by reducing competition for native vegetation and improving soil and slope conditions.

The proposed vegetation removal will not adversely affect public coastal views, scenic resources, or public recreational opportunities. The work area is not visible from public viewpoints, and removal of invasive vegetation will not alter landforms or the scenic character of the area. The project does not involve grading or ground disturbance beyond the shallow removal of invasive surface vegetation necessary to access the existing driveway and building proposed for demolition. Cultural resources will not be affected as the work area is confined to previously developed portions of the parcel and consists only of vegetation removal and demolition of an existing structure, which will not extend into undisturbed soils or areas with potential for intact archaeological deposits.

Vegetation removal will occur outside of the nesting season, or, if work must occur during the nesting period, pre-construction surveys for Bank Swallow and other avians (May–August) will be conducted by a qualified biologist. If any active nesting is identified, appropriate no-disturbance buffers will be established until the nest is no longer active. Because vegetation removal is limited to invasive species in previously disturbed areas, does not affect native habitat, ESHA, wetlands, coastal access, or public views, and incorporates seasonal timing or biological pre-construction surveys, the project will not result in adverse impacts to coastal resources as defined by the Coastal Act.

Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

Coastal Commission Review Procedure
This waiver is not valid until the waiver has been reported to the Coastal Commission and the site of the proposed development has been appropriately noticed, pursuant to sec. 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. **This waiver is proposed to be reported to the Commission on Thursday, May 14, 2026**. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

PLEASE NOTE THAT THIS WILL BE A HYRBID MEETING, WITH BOTH VIRTUAL AND IN PERSON PARTICIPATION ALLOWED. Please see the Coastal Commission's

Coastal Development Permit De Minimis Waiver

1-25-0720-W

Hybrid Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov/mtgcurr.html for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please email ExecutiveStaff@coastal.ca.gov or call 415-904-5202.

The in-person hearing will be held at **Crowne Plaza Los Angeles Harbor Hotel, 601 S. Palo Verdes Street, San Pedro, CA, 90731**. The Commission still strongly encourages continued participation virtually through video and teleconferencing to reduce our carbon footprint. **To view the live stream of the hearing, please visit https://cal-span.org/**

If you have any questions about the proposal, please contact Cade McNamara in the North Coast District office at NorthCoast@coastal.ca.gov or (707) 826-8950.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

By:



Cade McNamara
Coastal Program Analyst

cc: Humboldt County Planning and Building

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April 30, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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Waiver: **1-26-0064-W**

Applicants: Daniel and Sarah Frost

Location: 1636 Stagecoach Road, Trinidad, Humboldt County (APNs: 517-011-08)

Proposed Development

(1) Decommission existing septic tank and leach lines to be pumped out, collapsed, and abandoned in place; (2) remove five (5) juvenile grand fir trees varying between 2 inches and 6 inches DBH; (3) install new 1,200-gallon septic tank and infiltrator system; and (4) install a pump chamber to transport effluent to the leach field and pressurize the distribution laterals within the leach trenches.

Executive Director's Waiver Determination

The applicant is proposing a septic system upgrade to bring the existing residence's wastewater treatment system, consisting of a septic tank and leach lines, up to code with the Humboldt County Department of Environmental Health. The existing system was constructed decades ago when the residence was originally constructed and no longer meets the service capacity required for a two-bedroom home. The applicant is proposing to decommission the existing septic tank and leach lines, to be pumped out, collapsed, and abandoned in place, and install a new 1,200-gallon septic tank and infiltrator system accompanied with a new pump chamber to transport effluent to the leach field and pressurize the distribution laterals within the leach trenches. The development area identified can accommodate the necessary wastewater disposal serving the existing residence.

Construction access will be through an existing driveway encroaching off Stagecoach Road. The existing septic tank will be pumped out, collapsed, and filled in place. A new

Coastal Development Permit De Minimis Waiver

1-26-0064-W

1,200-gallon tank will be installed in an upland area adjacent to the residence to serve the existing two-bedroom residence. Staff conducted a site visit to verify that no wetlands or environmentally sensitive habitats are located on the subject location where new development is proposed. Screened topsoil and pea gravel will be brought in to construct the wastewater disposal system, which will be setback more than 50 feet from a nearby ephemeral creek to the east and more than 100 feet from McNeil Creek to the south. All excess spoils and debris generated by construction activities will be hauled offsite for disposal at a legally authorized facility. Thus, the proposed septic replacement and construction work will protect water quality and adjacent sensitive habitats consistent with Coastal Act sections 30230, 30231, and 30240.

Though the project will remove five small grand fir trees (varying between 2 inches and 6 inches DBH) to accommodate the new leach lines, the trees are not rare or especially valuable or part of a sensitive natural community. All other disturbances associated with the proposed scope of work will take place within pre-disturbed areas categorized as ornamental lawn adjacent to the existing residence.

Lastly, there is no evidence of public access or use on or across the subject property, and the applicant has stated their willingness to follow standard incidental discovery protocol in the event of an inadvertent discovery of archaeological or cultural resources.

Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

Coastal Commission Review Procedure

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Coastal Development Permit De Minimis Waiver

1-26-0064-W

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If you have any questions about the proposal, please contact Cade McNamara in the North Coast District office at NorthCoast@coastal.ca.gov or (707) 826-8950.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

By:



Cade McNamara
Coastal Program Analyst

cc: Humboldt County Planning and Building Dept.
Humboldt County Dept. of Environmental Health

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April 30, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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Waiver: **1-26-0074-W**

Applicant: Mary McClean

Agent: Michael O'Hern, Kelly-O'Hern Associates

Location: 84 Crab Street, King Salmon (Eureka area), Humboldt County (APNs: 305-221-024, 305-221-025, & 305-221-026)

Proposed Development

Merger of three 2,625-square-foot residential lots into one 7,875-square-foot residential lot.

Executive Director's Waiver Determination

All parcels are held under common ownership and have public water and sewer services from Humboldt Community Services District. The proposal would eliminate building encroachment and setback non-conformity for the existing developments. Parcels 305-221-024 & 305-221-026 are each currently developed with an existing single-family residence. Parcel 305-221-024 also is developed with an existing driveway. Parcel 305-221-025 is undeveloped. Once merged, the residence located on parcel 305-221-024 will be categorized as an Accessory Dwelling Unit, and the residence located on parcel 305-221-026 will be designated as the primary residence.

The lots are adjacent to a tidally influenced canal connected to Humboldt Bay and with implementation of the merger will reduce development potential within both flood and tsunami hazard areas. The three lots are locally planned and zoned for residential single-family use and the size of the resulting merged parcel will conform with the local land use and zoning designation for the area. Humboldt County approved a merger of the subject lots in October of 2025 pursuant to the Subdivision Map Act.

Coastal Development Permit De Minimis Waiver

1-25-0294-W

The merger will not involve groundbreaking activities and will not adversely impact sensitive coastal resources, public access, public recreation opportunities, coastal views, or archaeological resources. Therefore, the proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

Coastal Commission Review Procedure

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If you have any questions about the proposal, please contact Cade McNamara in the North Coast District office at NorthCoast@coastal.ca.gov or (707) 826-8950.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

By:



Cade McNamara
Coastal Program Analyst

cc: Humboldt County Planning and Building

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May 1, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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Waiver: **1-26-0270-W**

Applicant: California Department of Transportation (District 1)

Location: Fernbridge, Humboldt County, State Route (SR) 211 between post miles 78.1 and 78.6 (APN's 200-301-01, 200-312-10, 160-031-01, 200-321-03, 200-321-11, 106-031-40, and 106-031-05).

Proposed Development

Geotechnical investigation to support the design and construction of a potential future bridge replacement project and alternatives evaluation. The geotechnical investigation will characterize the foundation materials and collect soil and rock samples at or near the locations of the possible replacement bridge foundations. Work will consist of drilling boreholes in seven locations to extract and sample subsurface material to obtain geotechnical information which will provide recommendations for potential alternatives (**Figure 1**). Drilling is anticipated between June and October 2026.

Executive Director's Waiver Determination

Caltrans proposes a total of seven boring locations. Five boring locations are within developed areas where no vegetation is present. Two boring locations are in the exposed river channel of the Eel River, however, no vegetation will be impacted and the borings will occur outside the wetted channel. Access to the boring locations will be provided from an existing County maintenance road. Caltrans anticipates that drilling would take approximately 8-9 weeks, Monday through Thursday. No traffic control is proposed and there would be no impacts to public access. Special status species surveys will occur between prior to construction to ensure impacts are avoided. Only two boring locations are within 50 feet of nesting bird habitat, and a nesting bird survey will be conducted by a qualified biologist within 3 days prior to geotechnical work with appropriate measures to minimize impacts. Caltrans has proposed a set of Best

Coastal Development Permit De Minimis Waiver

1-26-0270-W

Management Practices and Avoidance and Minimization Measures to prevent impacts to water quality and coastal resources from drilling activities. Various other minimization and avoidance measures are proposed to limit coastal resource impacts, contain waste, avoid spills, and to backfill holes with cement or a non-toxic bentonite clay mixture.

Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission and the site of the proposed development has been appropriately noticed, pursuant to sec. 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. **This waiver is proposed to be reported to the Commission on Thursday, May 14, 2026**. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

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Sincerely,

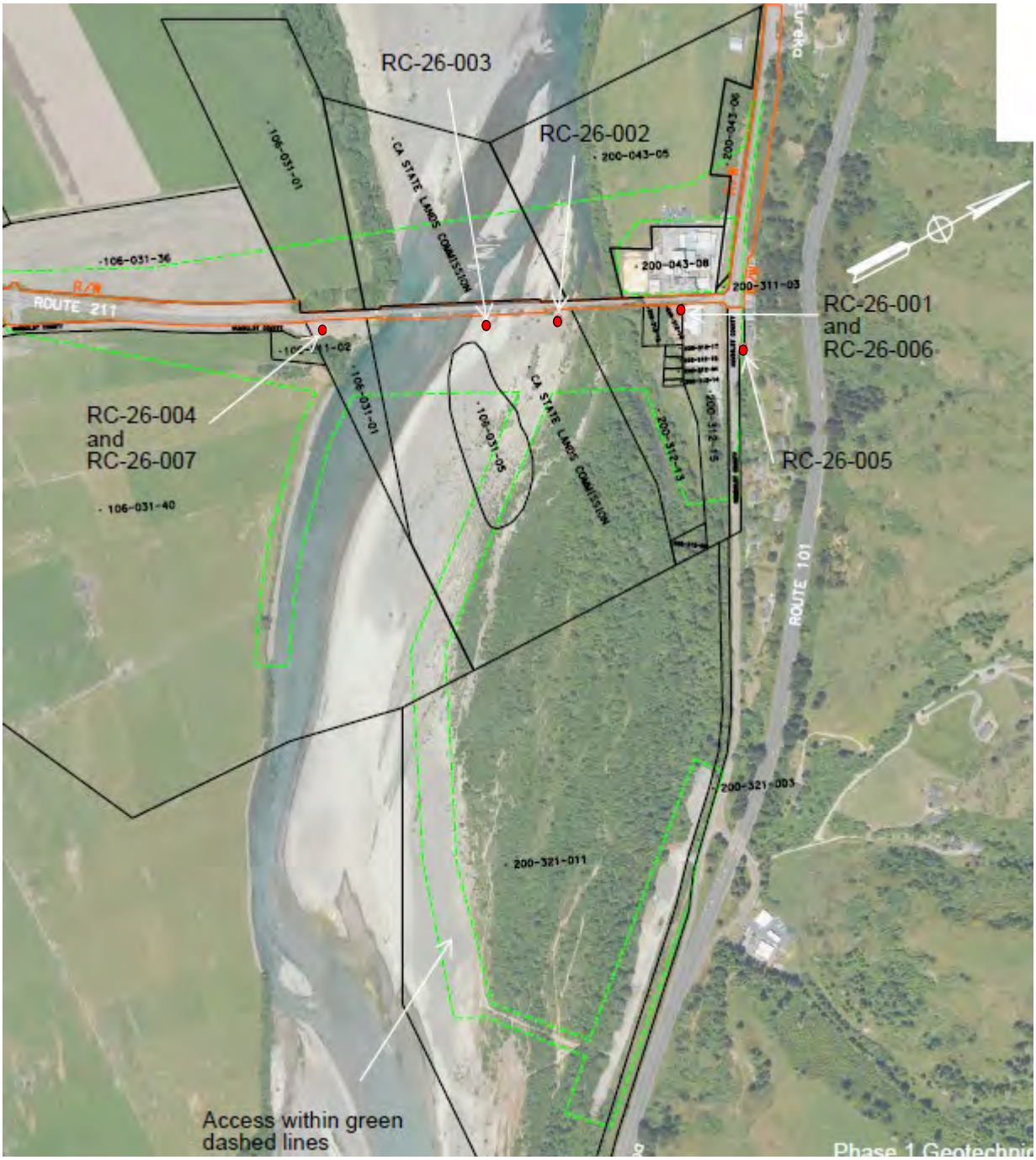
Kate Huckelbridge, PhD
Executive Director

Signed by:
Abigail Strickland
Abigail Strickland
Transportation Program Analyst

cc: County of Humboldt

Coastal Development Permit De Minimis Waiver
1-26-0270-W

Figure 1. Proposed Boring Locations and Access Route.



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May 1, 2026

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

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Waiver: **1-26-0273-W**

Applicant: California Department of Transportation (District 1)

Location: Albion River Bridge, Mendocino County, on State Route (SR) 1 between post mile 43.3 and 44.2**.**

Proposed Development

Geotechnical investigation to support the design and construction of a potential bridge replacement project. Work will consist of drilling boreholes in nine locations to extract and sample subsurface material to obtain geotechnical information (Figure 1). The investigation will characterize the foundation materials and collect soil and rock samples at or near the locations of possible replacement bridge foundations and other elements and provide recommendations for the potential design of a new structure.

Executive Director’s Waiver Determination

All boring locations are within the state or county right of way on pavement or along shoulders. No vegetation removal is required for the project. Caltrans anticipates that drilling would take approximately six weeks which includes crews working 10-12 hours Monday through Friday; no work will occur over the weekends. Reversing traffic control would be required to support single lane closures of the northbound and southbound lanes, as well as flaggers directing traffic around the drill rig and support equipment. Drilling is anticipated to begin as early as late May 2026.

The proposed geotechnical investigation would only occur within the paved road surface and highway shoulder, and outside bird nesting areas, therefore Caltrans anticipates that there will be no impacts to sensitive natural communities, special status species, or nesting birds. Caltrans has proposed a set of Best Management Practices and Avoidance and Minimization Measures to prevent impacts to water quality and coastal

Coastal Development Permit De Minimis Waiver
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resources from drilling activities and to address waste materials. After the completion of each geotechnical boring, the boreholes would be backfilled with grout, consistent with the Mendocino County Department of Environmental Health Regulations.

Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

Procedural Note

Portions of the proposed project are located within the Coastal Commission's retained CDP jurisdiction. Specifically, one of the boring locations is within the Commission's retained jurisdiction, while the remaining eight locations are located in the County's jurisdiction and appealable to the Commission. Under Coastal Act Section 30601.3, when a project requires a CDP from both a local government with a certified local coastal program and the Commission, the Commission may process a consolidated CDP application for the proposed development when the applicant, the local government, and the Commission's Executive Director agree to process the CDP as a consolidated CDP. In this case, the Mendocino County Board of Supervisors adopted Resolution No. 26-043 on March 10, 2026, which authorizes the Commission to accept and process a consolidated permit for geotechnical investigation for the Albion River Bridge. Caltrans also requested consolidation, and the Commission's Executive Director has agreed to the consolidation. The standard of review for a consolidated CDP is the Chapter 3 policies of the Coastal Act; and the County's LCP may be used as guidance.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission and the site of the proposed development has been appropriately noticed, pursuant to sec. 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. **This waiver is proposed to be reported to the Commission on Thursday, May 14, 2026**. If four or more Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

PLEASE NOTE THAT THIS WILL BE A HYRBID MEETING, WITH BOTH VIRTUAL AND IN PERSON PARTICIPATION ALLOWED. Please see the Coastal Commission's Hybrid Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov/mtgcurr.html for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please email ExecutiveStaff@coastal.ca.gov or call 415-904-5202.

Coastal Development Permit De Minimis Waiver

1-26-0273-W

The in-person hearing will be held at **Crowne Plaza Los Angeles Harbor Hotel 601 S. Palos Verdes Street, San Pedro, CA 90731.** The Commission still strongly encourages continued participation virtually through video and teleconferencing to reduce our carbon footprint. **To view the live stream of the hearing, please visit https://cal-span.org/**

If you have any questions about the proposal, please contact Abigail Strickland in the North Coast District office at Abigail.Strickland@coastal.ca.gov or (707) 826-8950.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Signed by:
Abigail Strickland

Abigail Strickland
Transportation Program Analyst

cc: County of Mendocino

Coastal Development Permit De Minimis Waiver

1-26-0273-W

Figure 1. Jurisdictional boundaries and proposed boring locations.



CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT
1385 8TH STREET, SUITE 130
ARCATA, CA 95521
PHONE: (707) 826-8950
WWW.COASTAL.CA.GOV

NOTICE OF PROPOSED PERMIT AMENDMENT

Date: April 30, 2026

To: All Interested Parties

From: Melissa B. Kraemer, North Coast District Manager
Catherine Mitchell, Coastal Planner

Subject: **Amendment to Coastal Development Permit (CDP) 1-22-0292**
Applicants: Russell and Vickie Clanton
Agent: Daniel Hertel

Location:
1200 Stagecoach Road, Trinidad area, Humboldt County (APN: 515-231-001)

Original CDP Approval

Demolish existing 1300-square-foot (sf) residence and accessory structures and construct a 2,573-sf, two-story, 2-bedroom single-family residence with associated decks, porches, 606-sf garage, improve existing septic system, improve existing sewage and water systems, and approximately 300 cubic yards of grading.

Proposed CDP Amendment

Reduce the size and modify the design of the approved residence, resulting in an approximately 1,629-square-foot, two-story, 2-bedroom single-family residence with associated decks, porches, improved septic system, sewage and water system, and reduce grading to approximately 166 cubic yards. **The Commission's reference number for this proposed amendment is 1-22-0292-A1.**

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The subject 2-acre property is located on a blufftop lot in between the sea and the first public road (Stagecoach Road) approximately one mile north of Trinidad State Beach and two miles north of the City of Trinidad. The proposed amendment would reduce the size of the approved residence by almost 1,000 square feet and as such, the amended project raises no new visual resources concerns. The amended development would remain within the previously approved development footprint and would maintain equal or greater buffers from the delineated on-site wetlands (which remain as close as 13 feet from the proposed residence as amended). **Special Condition 9** attached to the

original permit will apply to the amended development, requiring the applicants to implement a final approved Wetland Protection Plan for the enhancement, monitoring, and long-term management of the wetland buffer area, including a planting plan and schedule, erosion control methods, and provisions assuring that all runoff from the developed site is directed away from the wetland, consistent with final drainage plans required under **Special Condition 10**. Additionally, **Special Condition 8** remains applicable to the amended development, requiring continued adherence to the final approved Blufftop Remediation Plan that details enhancement, monitoring, and long-term management of the remediation area west of the residence, which provides appropriate mitigation for the project's reduced wetland buffer width.

The various construction and post-construction best management practices and restrictions in the original CDP Special Conditions also will continue to apply to the amended development to ensure protection of water quality, protection of archaeological resources, and to restrict design features such as landscaping, lighting, and building materials in order to protect visual and biological resources. The various special studies and final plans required under the original CDP will continue to apply to the amended development and do not need to be modified for the smaller residential footprint, including, but not limited to: (1) Water Quality and Sensitive Habitat Protection Plans, (2) Site Drainage, Vegetation Protection, and Mitigation Plans, (3) Demolition and Remediation Plans, and (4) Septic System Plans.

Additionally, the amended development will continue to conform to the geologic assessments prepared by SHN for the original development titled (1) "Geologic Hazard Assessment and Coastal Bluff Setback Analysis, 1200 Stagecoach Road, Trinidad, Humboldt County" dated August 13, 2021, (2) "Review of Site Development Plan for Compliance with Bluff Development Setback Recommendations" dated March 1, 2024, and (3) "Foundation Soils Investigation Report" dated March 3, 2024. All authorized development will continue to be located at least 80 feet back from the bluff edge as determined by an SHN survey. The applicants have submitted an updated letter from a licensed professional stating that the amended plans conform with the original geologic recommendations. The applicants continue to agree to **Special Condition 4** prohibiting future shoreline protective devices and requiring removal of the development in the event that the amended development is threatened from natural hazards in the future, and **Special Condition 5** requiring regular monitoring of the bluff-top site and removal if and when the development becomes threatened.

Special Condition 1 will be revised, as shown below, to reflect the updated project description as amended. All other conditions of the permit will remain in full force and effect. Text to be deleted is shown in ~~strikethrough~~, and text to be added appears in **bold underline**.

1. **Future Development Restriction.** This permit is only for the development described in Coastal Development Permit Application No. (CDP) 1-22-0292, including demolition of existing residence, guest house, garage, and woodshed and new development including: (1) a ~~2,573~~ **1,629**-square-foot, 2-story, two-bedroom single-family residence with rooftop solar, 495-sf of decking and 189-sf

of permeable hardscaping; (2) a new 660-sf gravel driveway turnout; (3) improvements to the existing water and septic systems including a new 500-gallon septic pump tank and re-routed water and sewer lines; and (4) replacement of the electric entrance gate and associated fencing perpendicular to the driveway. The following future development restrictions apply:

A. Pursuant to Title 14 California Code of Regulations (CCR) section 13250(b)(6), the exemptions otherwise provided in Public Resources Code (PRC) section 30610(a) shall not apply to the development governed by the CDP 1-22-0292. Accordingly, any future improvements to the structures authorized by this permit shall require an amendment to CDP 1-22-0292 from the Commission or shall require an additional CDP from the Commission or from the applicable certified local government.

B. In addition, an amendment to CDP 1-22-0292 from the Commission or an additional CDP from the Commission or from the applicable local government with a certified local program shall be required for any repair or maintenance identified as requiring a permit in PRC section 30610(d) and Title 14 CCR §13252(a)-(b).

As the amended development will not result in adverse impacts, either individually or cumulatively, on coastal resources or public access, the Executive Director has determined that the proposed amendment is immaterial.

Coastal Commission Review Procedure

The CDP may be amended as proposed if no written objections are received in the North Coast District office within ten working days of the date of this notice. In addition to the regular means required by the regulations or statute, please make sure that you also send a copy of all correspondence or other documents electronically to NorthCoast@coastal.ca.gov. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on **Thursday, May 14, 2026 at Crowne Plaza Los Angeles Harbor Hotel, 601 S. Palos Verdes Street, San Pedro, CA 90731**. If three or more Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

PLEASE NOTE THAT THIS WILL BE A HYRBID MEETING, WITH BOTH VIRTUAL AND IN PERSON PARTICIPATION ALLOWED. Please see the Coastal Commission's Hybrid Hearing Procedures posted on the Coastal Commission's webpage at www.coastal.ca.gov/mtgcurr.html for details on the procedures of this hearing. If you would like to receive a paper copy of the Coastal Commission's Hybrid Hearing Procedures, please email ExecutiveStaff@coastal.ca.gov or call 415-904-5202.

The in-person hearing will be held at Crowne Plaza Los Angeles Harbor Hotel, 601 S. Palos Verdes Street, San Pedro, CA 90731. The Commission still encourages continued participation virtually through video and teleconferencing to reduce our carbon footprint. To view the live stream of the hearing, please visit https://cal-span.org/.

If you have any questions about the proposal or wish to register an objection, please contact Catherine Mitchell in the North Coast District office at Catherine.Mitchell@coastal.ca.gov.

cc: Humboldt County Planning & Building Dept

CALIFORNIA COASTAL COMMISSION
NORTH COAST DISTRICT OFFICE
1385 8TH STREET, SUITE 130
ARCATA, CALIFORNIA 95521-5967
VOICE (707) 826-8950
WWW.COASTAL.CA.GOV

April 30, 2026

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Loleta Community Services District has applied for **a one-year extension of 1-17-0200** granted by the California Coastal Commission on April 10, 2019, for:

> Application of Loleta Community Services District to improve Loleta's wastewater treatment system to meet discharge standards by: (1) upgrading existing wastewater treatment facility with new influent pump station, pre-screening rotary drum screen, extended aeration secondary treatment, and ultraviolet disinfection system; (2) repairing existing subsurface pipe that discharges treated wastewater to wetland tributary of Eel River; and (3) installing new land application system for irrigation of approx. 50 acres of agricultural land with treated wastewater.

at: 2656 Eel River Rd, Loleta (Humboldt County)
(APN(s): 309-191-12, 309-211-02, 309-211-06, 309-211-07, 309-251-02)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Notice of Extension Request for Coastal Development Permit
1-17-0200
(Permit Extension No. 1-17-0200-E6)

Sincerely,

Kate Huckelbridge, PhD
Executive Director

By:



Cade McNamara
Coastal Program Analyst

cc: Commissioners/File