

CALIFORNIA COASTAL COMMISSION

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



W12a

DATE: September 18, 2026

TO: Coastal Commission and Interested Parties

FROM: Shana Gray, Deputy Director
Melissa Kraemer, North Coast District Manager

SUBJECT: Request to waive fee on Coastal Development Permit (CDP)
Amendment Application No. 1-24-0662 (Kai Poma)
For the Commission Meeting Wednesday, October 7, 2026

SUMMARY OF STAFF RECOMMENDATION

Kai Poma ("Applicant"), a tribally chartered, non-profit corporation governed by members of three federally recognized California Native American Tribes: Coyote Valley Band of Pomo Indians, Round Valley Indian Tribes, and Sherwood Valley Band of Pomo Indians, requests a waiver of the filing fee, estimated at \$1,626,¹ required for its application to amend coastal development permit (CDP) No. 1-24-0662, which authorizes Kai Poma's implementation of the Blues Beach Public Access Management Plan, including management-related development. The proposed amendment would authorize installation of a steel swing gate at the entrance to Blues Beach to manage access and protect natural and cultural resources in compliance with Streets and Highways Code Section 118.9 and in furtherance of the objectives of the Blues Beach Public Access Management Plan. The project site is located seaward of Highway 1 at post mile 75.4, approximately 12 miles upcoast of the City of Fort Bragg and 2 miles downcoast of the unincorporated community of Westport, in Mendocino County. The proposed amendment application will be scheduled for the Commission's consideration at a future public hearing, as early as November 2026.

Section 30620(c)(3) of the Coastal Act authorizes the Commission to waive the filing fee for an application for a CDP or a CDP amendment. When considering a request to waive a filing fee, the Commission is required to give extra consideration to granting a fee waiver if the applicant is a non-profit organization and the CDP or CDP amendment would allow for habitat restoration or the provision of public coastal access. When the Commission waives the filing fee, it may specify whether the waiver also applies to

¹ This estimate is based on the fee for an immaterial permit amendment, which is \$1,626. (See 14 CCR § 13055).

Request to Waive Permit Amendment Application Fee (Kai Poma)

future applications for an amendment to the CDP. Pursuant to section 13055(h)(1) of title 14 of the California Code of Regulations, the Executive Director is to waive the application fee when requested by resolution of the Coastal Commission.

The CDP amendment application was submitted on September 14, 2026, and is currently being reviewed for completeness. On September 15, 2026, the Commission received a letter from the Applicant ([Appendix A](#)) requesting a waiver of the application fee due to limited funding to cover the fee. As a small tribal non-profit organization focused on stewardship of the Blues Beach Property, Kai Poma operates on a limited budget funded by grants and donations. A waiver of the filing fee for this and future amendments to the CDP will allow Kai Poma to focus its limited organizational funding on direct costs of managing the Blues Beach Property for the benefit of public access and natural and cultural resources.

For these reasons, Commission staff recommend that the Commission approve the fee waiver for this CDP amendment application and for future applications for amendments to CDP 1-24-0662. Approval of the requested fee waiver would not constitute approval of development. The CDP amendment application to authorize installation of the proposed metal swing gate will receive a noticed public hearing at a future meeting of the Coastal Commission.

MOTION AND RESOLUTION FOR WAIVER OF FILING FEE

Motion:

I move that the Commission direct the Executive Director to waive the filing fee for Coastal Development Permit Amendment Application No. 1-24-0662-A1, and any future amendments to that permit, pursuant to the staff recommendation.

Staff Recommendation of Approval:

Staff recommends a YES vote. Passage of this motion will result in the permit amendment application fees being waived. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution Directing Fee Waiver:

The Commission hereby directs the Executive Director to waive the filing fee for Coastal Development Permit Amendment Application No. 1-24-0662-A1, and any future amendments to that permit, submitted by Kai Poma.

APPENDICES

[Appendix A](#): Applicant's letter request waiver of permit amendment application filing fee