

**CALIFORNIA COASTAL COMMISSION**

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



May 16, 2024

Bower Limited Partnership  
P.O. Box 1000  
Gualala, CA 95445

RE: Issuance of CDP Amendment 1-83-270-A to allow for (1) replacement of a 70-foot-long wooden retaining wall with an approximately 105-foot-long "Geoweb" retaining wall extending across the subject property with an approximately 30-foot-long concrete block end wall at the southern end of the retaining wall, (2) installation of 118 linear feet of 12-inch storm drain with a storm drain manhole, and (3) replacement of an existing underground septic tank.

Location: 39250 South Highway One, Gualala (Mendocino County) (APN 145-261-05)

Dear John Bower/Bower Limited Partnership:

We are belatedly issuing or reissuing the subject Coastal Development Permit (CDP) Amendment (1-83-270-A, aka 1-83-270-A1), which according to our records, either was issued previously by our office, or if not, should have been issued yet we are unable to locate a copy of the issued permit in our files. On May 12, 2010, the Coastal Commission granted CDP Amendment No. 1-83-270-A with conditions to Bower Limited Partnership, for the above referenced project. The Commission granted its approval subject to certain conditions set forth in the Staff Recommendation dated April 29, 2010 and Addendum dated May 11, 2010, and in the enclosed "Adopted Findings," which provide a record of the final language of the resolution, conditions, and findings adopted by the Commission at the hearing.

CDP Amendment No. 1-83-270-A includes seven (7) new special conditions (Special Conditions 3-9) in addition to Standard Conditions 1-4, modifications to Special Condition No. 1, and Special Condition 2 of CDP Amendment 1-83-270-A which remains in full force and effect. The Commission's approval included Special Condition No. 8 which acknowledges that this coastal development permit amendment was deemed issued upon the Commission's approval. Several special conditions (including but not limited to **Special Condition Nos. 3, 4, 5, 6, and 7**) contain time-sensitive requirements, which include in part the following:

- **Special Condition No. 3** that requires, **prior to commencement of construction**, the permittee submit revised final soil stabilization and drainage improvement plans for the review and approval of the Executive Director and in consultation with the Redwood Coast Land Conservancy, the Dorothy King Young Chapter of the California Native Plant Society, and the Mendocino Coast Cooperative Weed Management Area, and as further specified in Special Condition 3;

- **Special Condition No. 4** that requires, **prior to commencement of construction**, the permittee submit a plan for the review and approval of the Executive Director for restoring and enhancing the northern coastal scrub habitat located on the portions of the bluff face below the exposed portions of the Geoweb retaining wall that will be disturbed by the development and/or backfilled. Special Condition 4 also requires the plan be prepared in consultation with the Redwood Coast Land Conservancy, the Dorothy King Young Chapter of the California Native Plant Society, and the Mendocino Coast Cooperative Weed Management Area;
- **Special Condition No. 5** that requires, **prior to commencement of construction**, the permittee submit for the review and approval of the Executive Director color samples of the proposed Geoweb material;
- **Special Condition (SC) No. 6** that limits construction activities to certain times of the day and days of the week (e.g., noise generating activities specified in SC 6(G)) and times of the year (e.g., replanting efforts specified in SCs 3(A)(6) and 6(C), and ground disturbing work limited to the dry season as specified in SC 6(F)); and
- **Special Condition No. 7** that requires submittal of a recorded deed restriction **Prior to Commencement of Construction of Development** authorized by this CDP amendment. We will soon send to you under separate cover a generic deed restriction form with instructions for completion to enable you to satisfy the requirements of Special Condition No. 7.

Refer to CDP Amendment 1-83-270-A and the adopted findings for details of the specific requirements contained in each special condition.

Enclosed please find the amended permit. Please sign on page 2 and return a copy to this office. Once we receive the signed original, the permit will be fully effective.

If you have any questions, please contact me at 707-826-8950, extension 210.

Sincerely,



Tamara L. Gedik

District Supervisor

Encls: (1) Adopted Findings for CDP Amendment 1-83-270-A;  
(2) Coastal Development Permit Amendment No. 1-83-270-A

Cc: Mendocino County Planning and Building Services, Fort Bragg office

Ec: Redwood Coast Land Conservancy: [rclc@rclc.org](mailto:rclc@rclc.org)  
Peter Baye, Conservation Co-Chair, CA Native Plant Society:  
[conservation@dkycnps.org](mailto:conservation@dkycnps.org)  
Mendocino County Weed Management Area: [agcomm@mendocinocounty.org](mailto:agcomm@mendocinocounty.org)