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*By James Feenan at 12:12 pm, Dec 10, 2024*

December 7, 2024

To Whom It May Concern:

I am writing to express enthusiastic support for Dunya Alwan's CDPs, Record 1-MEN-24-1124: Record 1-MEN-21-1151.

My name is Riad Bahhur and I own a property at 41478 Deer Trail Rd., The Sea Ranch, CA, 95497, ten minutes south of Dunya's property. I have known Dunya for 20 years and have visited her numerous times at her property at 34620 S. Hwy 1, Gualala, 95445 since she purchased it in 2016. Dunya introduced me to the area and her passion and love for the natural environment rubbed off on me.

Through many conversations with Dunya, I came to appreciate her deep love and commitment to the area and its communities, animals, and plants. She is a deeply conscientious, community-oriented, and socially responsible person. Anyone who meets Dunya will notice immediately her committed care for her property and the well-being of her neighborhood and community.

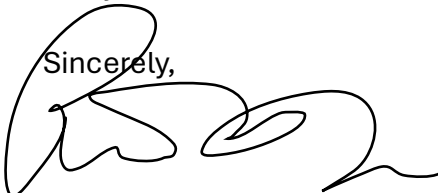
The projects she is proposing are first to restore her property in accordance with the requirements of the various oversight agencies and, second, to develop it with most structures and salvaged materials in harmony with the land, landscape, and ecosystem.

As a close friend, I have seen Dunya relate in a neighborly and friendly way with the owner of the property to the North, 34600 S Hwy 1, Touy Ken, with whom she has shared easements for 6 years. I am also aware of the distressing multiple conditions of endangerment that the newer residents have caused her and that were the reason she was forced to get a restraining order against them. It is very sad that they have chosen to employ surveillance, harassment, and endangering behavior towards her over the past two years in what can only be described as persistent harassment with the intention to drive her off her property because of the severely unpleasant and stress-inducing behavior and hostility directed towards her.

Yet, I have faith that fairness will prevail and I have great hope that Dunya will be granted her restoration permit, followed by her development permit, and that she will be able to tend to her property and live and thrive there in peace, as is her right. Dunya has so far been a part timer on the coast, and I know that as she is able to create her home and spend more time in our beautiful area, she will be an excellent steward of the land and a welcome and valued member of our community.

Many of us look forward to celebrating her and welcome her here!

Sincerely,



Riad N. Bahhur  
41478 Deer Trail Rd.  
The Sea Ranch, CA, 95497

<https://www.coastal.ca.gov/PDP/>

Record 1-MEN-24-1124:

Alwan - Restoration

Standard Coastal Development Permit to remove a travel trailer, outdoor shower, gravel driveway surfacing, two storage containers, two fire pits, and address vegetation removal and grading followed by parcel restoration as outlined.

Alwan - Development, SFR

Record 1-MEN-21-1151

Coastal Development Permit to develop a vacant parcel with: 1,300 square foot single-family residence (SFR), 165 square foot deck, 493 square foot accessory building/workshop, 1,200 gallon concrete pump chamber, 1,200 gallon concrete septic tank, water supply from North Gualala Water Company, 200 square foot driveway extension, possible standby electric service and/or propane tank, and vegetation removal.