



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

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December 14, 2017

Planning – Ukiah  
 Department of Transportation  
 Environmental Health - Ukiah/Fort Bragg  
 Building Inspection - Ukiah/Fort Bragg  
 Assessor  
 Sonoma State University  
 Resource Lands Protection Committee

Caltrans  
 Department of Forestry/ CalFire  
 Department of Fish and Wildlife  
 Coastal Commission  
 State Clearinghouse  
 US Fish & Wildlife Service  
 Gualala Municipal Advisory Council

Redwood Coast Fire District  
 Point Arena School District  
 Manchester-Point Arena Rancheria  
 Cloverdale Rancheria  
 Sherwood Valley Band of Pomo Indians  
 Redwood Valley Rancheria

**CASE#:** CDP\_2017-0043

**DATE FILED:** 10/19/2017

**OWNER/APPLICANT:** FORSMAN FRANCES A TTEE

**AGENT:** WYNN COASTAL PLANNING

**REQUEST:** Placement of new 400 sq.ft. modular residence with 287 sq. ft. of deck. Associated development includes construction of a new 200 ft. long driveway, install a primary and secondary septic disposal system, convert existing test well to a production well, and connect to utilities.

**ENVIRONMENTAL DETERMINATION:** Negative Declaration

**LOCATION:** On the east side of Hwy 1, 350± ft. south of Iverson Road (CR503), located at 30101 S. Hwy 1, Gualala (APN: 142-032-05).

**STAFF PLANNER:** Debra Bieber

**RESPONSE DUE DATE:** December 28, 2017

**PROJECT INFORMATION CAN BE FOUND AT:**

[www.mendocinocounty.org](http://www.mendocinocounty.org)

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to [pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org). Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
- Recommend conditional approval (attached).
- Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
- Recommend denial (Attach reasons for recommending denial).
- Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
- Other comments (attach as necessary).

DIRT BERMS ON SIDE OF HIGHWAY SHOULD BE LOWERED TO ALLOW NECESSARY LINE OF SITE WHEN EXITING DRIVEWAY

REVIEWED BY:

Signature

Department

GMAC

Date

2/5/18