



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES
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March 24, 2025

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT MITIGATED NEGATIVE
DECLARATION FOR PUBLIC REVIEW AND NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at their regular meeting to be held on Thursday, May 1, 2025, at 9:30 a.m., will conduct a public hearing on the following project and the Draft Mitigated Negative Declaration at the time listed or as soon thereafter as the item may be heard. This meeting will take place in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah California, and Virtual attendance will be available via Zoom. Meetings are live streamed and available for viewing online on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>. In lieu of personal attendance, the public may participate digitally in meetings by sending comments to pbscommissions@mendocinocounty.gov or via Telecomment.

CASE#: U_2025-0002

DATE FILED: 1/27/2025

OWNER/APPLICANT: COUNTY OF MENDOCINO

AGENT: MICHAEL COOK, INTEGRA+

REQUEST: Coastal Development Use Permit for the Bower Park Restoration and Improvement Grant Project to improve recreational facilities and provide improved accessibility to these features within the park. The project includes various upgrades and repairs to existing amenities as well as the addition of a few new amenities. Upgrades to existing amenities include expanded and newly paved parking facilities, fence replacement, boardwalk replacement, renovation of picnic areas, repair and renovation of existing structures, expanded basketball court, and walking paths. New amenities include outdoor fitness equipment, pond viewing area, new picnic areas, dog park area, security lighting, and new water and electricity infrastructure.

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration [SCH 2024120844](#)

LOCATION: In the Coastal Zone, 1.75± miles northeast of the Gualala town center, lying on the west side of Old Stage Road (CR 502), 0.75± miles north of its intersection with Pacific Woods Drive (CR 524), at 38100 and 38040 Old Stage Road, Gualala; APNs 144-256-12 and 144-233-12.

SUPERVISORIAL DISTRICT: 5 (Williams)

STAFF PLANNER: JULIA KROG

The draft mitigated negative declaration ([SCH 2024120844](#)) was made available for review and comment from December 18, 2024 to January 17, 2025 through the State Clearinghouse and on the County website at <https://www.mendocinocounty.gov/departments/general-services/parks/bower-park-restorationgrant>.

The staff report, draft mitigated negative declaration, and notice will be available 30 days before the hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/planning-commission>.

Your comments regarding the above project and/or the Draft Mitigated Negative Declaration are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California or via email to pbscommissions@mendocinocounty.gov by April 30, 2025. All public comment will be made available to

the Commission, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.gov/departments/planning-building-services/boards-and-commissions/public-hearing-bodies/planning-commission>.

The Planning Commission's action regarding the item shall constitute final action by the County unless appealed to the Board of Supervisors. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee within 10 calendar days of the Planning Commission's decision. If appealed, the Board of Supervisors action shall be final and the County will file a Notice of Final Action with the California Coastal Commission. The Board's action to approve the item may be appealed to the Coastal Commission in writing within 10 working days following Coastal Commission receipt of a Notice of Final Action on this project. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to present testimony in this matter.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling 707-234-6650 at least five days prior to the meeting.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 707-234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

JULIA KROG, Director of Planning & Building Services