

RESOLUTION NO. 2026-03

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UKIAH APPROVING A DEMOLITION PERMIT FOR TWO STRUCTURES OVER 50 YEARS OLD LOCATED AT 101 AND 105 SOUTH MAIN STREET, UKIAH, CA (APN 002-231-01)

WHEREAS:

1. The City of Ukiah, as the Lead Agency, prepared and adopted an Initial Study and Mitigated Negative Declaration (ISMND) for the Project (SCH No. 2022030389) under the California Environmental Quality Act (CEQA) on May 18, 2022.
2. The City Council previously determined that the structure located at 101 South Main Street qualifies as a local historic resource.
3. The Mendocino-Lake Community College District (MLCCD) is the current applicant for the Demolition Permit and has demonstrated that the original Mitigation Measure CUL-2, which conditioned demolition on approval of a future development incorporating salvaged materials, is infeasible due to state funding requirements that require site readiness prior to final design approval.
4. Pursuant to CEQA Guidelines Section 15164, the City prepared an Addendum to the previously adopted ISMND to revise Mitigation Measures CUL-2 and CUL-3 in order to maintain enforceable cultural resource protection regardless of future development timing or changes in jurisdictional oversight.
5. The Demolition Review Committee reviewed the Addendum at a public meeting on November 20, 2025, and recommended approval of the demolition permit subject to revisions to Mitigation Measures CUL-2 and CUL-3, including increasing the minimum requirement for salvaged or visually similar pressed metal siding to 850 square feet and removing consultation requirements with the Mendocino County Historical Society.
6. The City Council has independently reviewed and considered the Addendum to the ISMND, the previously adopted Mitigation Monitoring and Reporting Program, the administrative record, and the recommendations of the Demolition Review Committee.
7. The City Council finds, on the basis of the whole record, that the Addendum does not result in any new significant environmental effects or a substantial increase in the severity of previously identified impacts, and that the Project, as mitigated, will continue to reduce the significant environmental impact associated with demolition of 101 South Main Street to a less-than-significant level.
8. The City Council finds that the Addendum reflects the City's independent judgment and analysis of the environmental effects of the Project and appropriately supports reliance on the previously adopted ISMND pursuant to CEQA Guidelines Sections 15162 and 15164.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council hereby has reviewed, considered, and relies upon the Addendum to the previously adopted 2022 Mitigated Negative Declaration (SCH No. 2022030389), prepared pursuant to CEQA Guidelines Section 15164, prior to taking action on the project, and finds that no subsequent or supplemental environmental document is required under CEQA Guidelines Section 15162.
2. The City Council hereby approves the Demolition Permit (Permit No. PA25-000021; File No. 25-000926), in reliance upon the Addendum, subject to the Applicant's full compliance with the mitigation measures contained in the previously adopted Mitigation Monitoring and Reporting Program, as revised and supplemented by the Addendum.

PASSED AND ADOPTED this 21st day of January, 2026, by the following roll call vote:

AYES: Councilmembers Rodin, Criss, and Vice Mayor Orozco.

NOES: None.

ABSENT: Councilmember Crane and Mayor Sher.

ABSTAIN: None.

Juan V Orozco
Juan V. Orozco, Vice Mayor

ATTEST:

Araceli Sandoval
Araceli Sandoval, Deputy City Clerk