

**FINDINGS APPROVING A DEMOLITION PERMIT FOR TWO STRUCTURES OVER THE  
AGE OF 50 YEARS LOCATED AT 101 AND 105 SOUTH MAIN STREET, UKIAH, CA  
(APN 002-231-01)  
PERMIT NO. PA25-000021; FILE NO. 25-000926**

1. The City of Ukiah, as the Lead Agency, prepared an Initial Study and Mitigated Negative Declaration (ISMND) for the Project (SCH No. 2022030389) in compliance with the California Environmental Quality Act (CEQA). The ISMND was adopted by the City Council on May 18, 2022.
2. In connection with preparation of the ISMND, the Lead Agency consulted with all applicable responsible agencies and trustee agencies.
3. The Draft ISMND was circulated for public review from March 14, 2022 through April 15, 2022, in accordance with CEQA Guidelines Section 15073. No public comments were received during the public review period.
4. The ISMND analyzed areas of potential impacts and based on the conclusions reached within it, the Project would not significantly impact any environmental resources for the following reasons:
  - a. Temporary ground disturbing activities associated with demolition would have an impact on Air Quality and Cultural/Tribal Cultural Resources. However, mitigation measures identified within the Mitigation, Monitoring and Reporting Program (Section VIII of the ISMND) would adequately reduce all impacts to less than significant.
  - b. The Project would result in a less than significant impact to Aesthetics, Biological Resources, Energy, Geology and Soils, Greenhouse Gases, Hazards Materials, Land Use, Mineral Resources, Noise and Public Services.
  - c. The Project would have no impact on Agriculture and Forestry Resources, Hydrology and Water Quality, and Population and Housing.
5. Based on the analysis and conclusions contained in the ISMND, the City Council previously found that the Project would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, and that there was no substantial evidence in light of the whole record that the Project would have a significant effect on the environment.
6. Based on the analysis and conclusions contained in the ISMND, the Project would not result in cumulatively considerable impacts.
7. Notice of Availability for the public review period and notice of intent to adopt the ISMND and conduct a public hearing were provided in accordance with the Ukiah City Code and CEQA Guidelines Section 15073, including distribution to property owners within 300 feet of the Project site, responsible and trustee agencies, and interested parties; posting on the City's CEQA webpage; publication in the Ukiah Daily Journal; posting on the Project site; and posting at the Civic Center prior to the public hearings.

8. The ISMND and record of proceedings of the decision on the Project are available for public review at the City of Ukiah Community Development Department, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA.
9. The Mendocino-Lake Community College District (MLCCD) acquired the property in February 2025 with the intent of developing affordable student housing. The MLCCD has demonstrated that the original Mitigation Measure CUL-2, which conditioned demolition on approval of a future development incorporating salvaged materials, is infeasible because applicable state funding requirements require site readiness prior to final design approval.
10. Pursuant to CEQA Guidelines Section 15164, the City has prepared an Addendum to the previously adopted 2022 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. The City finds that these revisions do not require preparation of a subsequent or supplemental environmental document under CEQA Guidelines Section 15162.
11. The Demolition Review Committee (DRC) conducted a public meeting on November 20, 2025, and determined that the structure located at 101 South Main Street qualifies as a local historic resource.
12. To strengthen enforceable protection of this resource, the DRC recommended revisions to Mitigation Measures CUL-2 and CUL-3, including increasing the minimum requirement for salvaged or visually similar pressed metal siding from 250 square feet to 850 square feet. This amount reflects the total measurable square footage of decorative cladding identified as a historic feature and is intended to ensure meaningful historic design integration, particularly given that future architectural review may fall under the jurisdiction of the Division of the State Architect (DSA). The DRC also recommended removing consultation requirements with the Mendocino County Historical Society from Measures CUL-1 and CUL-3 to streamline compliance and reduce reliance on a non-formal advisory body.
13. The City Council has considered the Addendum to the previously adopted ISMND and 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 conditioned, will continue to avoid or reduce the significant impact associated with demolition of 101 South Main Street to a less-than-significant level.