



**FINAL ADDENDUM
TO THE MITIGATED NEGATIVE DECLARATION FOR
DEMOLITION PERMIT FOR TWO STRUCTURES
OVER 50 YEARS OLD**

**Approved by the Ukiah City Council on January 21,
2026**

101 AND 105 South Main St, Ukiah, CA
CEQANET ID: <https://ceqanet.lci.ca.gov/2022030389/2>

Prepared by:

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ATTACHMENTS

- A. Final ISMND for Demolition Permit for Two Buildings Over 50 Years Old (2022)
- B. Stamped Metal Siding Panel Evaluation (2023)
- C. Applicant Statement Regarding Original ISMND Mitigation Measures

I. PROJECT INFORMATION

Project Title:
Addendum to the Mitigated Negative Declaration for Demolition Permit for Two Structures Over 50 Years Old
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Mendocino-Lake Community College District/MacAdam Lojowsky
Project Location: 101 and 105 South Main Street (APN 002-231-01)
General Plan Designation: Commercial (C) Zoning District: Urban Center (UC) within Downtown Zoning Code

II. PROJECT DESCRIPTION

The City of Ukiah, serving as Lead Agency under the California Environmental Quality Act (CEQA), has prepared this Addendum to the Initial Study/Mitigated Negative Declaration (ISMND; SCH No. 2022030389), originally approved by the City Council on May 18, 2022. The ISMND evaluated the environmental impacts related to Demolition Permit No. 21-6155 for the property located at 101 and 105 South Main Street (APN 002-231-01).

The structure at 101 South Main Street was determined by the City Council to be a locally designated historic resource due to its distinctive pressed metal siding and its historic role as a service hub for agricultural commerce in the region, especially following the 1917 fire. The ISMND found that demolition of the building would result in a significant impact on historic resources. This impact was mitigated to a less-than-significant level through a set of mitigation measures, including Mitigation Measure CUL-2, which originally required the preservation and reuse of salvaged siding in new development.

In February 2025, the Mendocino-Lake Community College District (MLCCD) acquired the property for the development of affordable student housing. MLCCD has demonstrated that the timing restrictions in the original Mitigation Measure CUL-2 are infeasible because state funding eligibility is linked, in part, to the project's readiness to begin construction, thus requiring the site to be demonstrably shovel-ready, necessitating demolition prior to final design and approval of construction plans (**Attachment C**).

Pursuant to CEQA Guidelines Section 15164, the City has determined that a minor revision to Mitigation Measure CUL-2, along with the addition of a new mitigation measure (CUL-3), is appropriate. These revisions do not require preparation of a Subsequent or Supplemental Environmental Impact Report or Mitigated Negative Declaration under Section 15162. The primary environmental impact, the loss of the historic resource, remains unchanged, and the revised mitigation measures are functionally equivalent in reducing impacts to less than significant.

This Addendum documents the following revised mitigation measures (*full text provided in Section V. REVISED MITIGATION MEASURES*):

- **CUL-1** requires professional photo documentation of the structure prior to demolition. The documentation must be approved by the Community Development Director.
- **CUL-2** requires salvage of all suitable pressed metal siding from the building's west and north elevations. A Salvage Plan must be submitted for City approval. A minimum of 850 square feet of salvaged or visually similar new siding must be incorporated into the public-facing exterior of the new development. Proof of acquisition and installation is required prior to issuance of building permits and the Certificate of Occupancy.
- **CUL-3** requires installation of a public-facing mural and interpretive signage reflecting the site's historic role in agricultural commerce and its connection to the 1917 fire. The mural and signage must be approved by the City's Design Review Board. A 20-year maintenance agreement, cost reserve statement, and final cost certification are required prior to issuance of the Certificate of Occupancy.

III. RATIONALE FOR ADDENDUM

The City of Ukiah has determined that this Addendum to the previously adopted Initial Study/Mitigated Negative Declaration (ISMND) is the appropriate form of environmental documentation pursuant to CEQA Guidelines Section 15164. The proposed revisions involve updates to the mitigation program for cultural resources, specifically replacement of the original Mitigation Measure CUL-2 with a revised CUL-2 and the addition of new Measure CUL-3. These changes do not trigger the conditions requiring a subsequent or supplemental environmental document under CEQA Guidelines Section 15162.

1. No New Significant Effects or Substantial Increase in Severity

The potentially significant impact identified in the ISMND, demolition of a locally designated historic resource, remains the same. The revisions to the mitigation program do not increase the severity of this impact but instead provide an alternative implementation framework that is functionally equivalent to the original mitigation in terms of reducing the impact to a less-than-significant level.

The revised mitigation measures, CUL-1 (photo documentation), CUL-2 (salvage and reuse of historic siding), and CUL-3 (public-facing mural and interpretive signage), maintain the original intent of preserving the site's historic value through documentation, physical material retention, and long-term public interpretation. These measures address the significance of the site as identified in the 2022 Historic Resource Evaluation prepared by Axia Architects for the original ISMND (**Attachment A**), which found the structure to be eligible as a local historic resource under CEQA due to its association with early 20th-century agricultural commerce (Public Resources Code §21084.1, Criterion 2).

Unlike the original CUL-2, which conditioned demolition on approval of a new development incorporating salvaged materials, the revised measures are designed to be implemented at the time of demolition, ensuring the mitigation is completed regardless of future land use timing or jurisdictional oversight.

Importantly, the revised measures improve enforceability. Because Mendocino-Lake Community College District (MLCCD), a public higher education institution, is the applicant, future development approvals may fall under the jurisdiction of the Division of the State Architect (DSA) or other state agencies rather than the City of Ukiah. In such cases, the City would not retain discretionary authority to enforce mitigation tied to future project approvals.

Therefore, the updated measures do not create new significant effects or increase the severity of impacts previously disclosed but provide a more enforceable and self-contained mitigation framework.

2. No Substantial Changes in the Project or Its Circumstances

The discretionary action analyzed in the ISMND, Demolition Permit No. 21-6155, remains unchanged. While the applicant (MLCCD) and intended future use (affordable student

housing) differ from the assumptions at the time of the ISMND, these changes do not alter the scope, location, or physical characteristics of the proposed demolition activity.

The action prompting this Addendum is the infeasibility of the original mitigation timing requirement in CUL-2. Specifically, MLCCD must demonstrate the site is shovel-ready to qualify for state housing grant funding, which precludes conditioning demolition on future project approvals. This change relates solely to the schedule and method of mitigation implementation and does not result in any substantial change to the project or its environmental setting.

3. No New Information of Substantial Importance

No new information has emerged that would indicate the potential for a new or more severe environmental impact. The applicant's funding and permitting constraints do not alter the physical scope of work, introduce new environmental issues, or affect any conclusions reached in the ISMND. The revised mitigation measures continue to address the same significant impact, demolition of a local historic resource, with equivalent effectiveness and improved administrative feasibility.

Based on the analysis above, the City of Ukiah finds that the proposed changes to the mitigation program are minor technical revisions that improve the enforceability and timing of cultural resource mitigation without altering the impact analysis or conclusions of the ISMND. Preparation of a subsequent or supplemental environmental document is not required under CEQA Guidelines Section 15162, and this Addendum is the appropriate documentation to support the modified mitigation measures.

The Demolition Review Committee (DRC) recommended further modifications to Mitigation Measures CUL-2 and CUL-3 at its meeting on November 20, 2025, to strengthen the quantitative standard for historic resource preservation. Specifically, the DRC revised Mitigation Measure CUL-2 by replacing the minimum 250 square foot requirement for incorporation of pressed metal siding with a minimum of 850 square feet. This modification ensures that subsequent construction either salvages or incorporates 850 square feet of new, visually similar pressed metal siding. The revised figure aligns the measure with the aesthetic preservation expectations established during the public review process for the previous applicant and reflects the total measurable square footage of the decorative cladding originally designated as a historic feature. The DRC determined that this quantifiable minimum is necessary to achieve a meaningful level of historical design integration, particularly because future oversight of the project's architectural design may fall under the jurisdiction of the Division of the State Architect (DSA), limiting the City's discretionary authority. Additionally, the DRC concluded that consultation requirements with the Mendocino County Historical Society in Measures CUL-1 and CUL-3 should be removed to streamline final compliance with City staff and reduce reliance on a non-formal advisory body in certifying mitigation prior to project occupancy.

IV. ENVIRONMENTAL IMPACT ANALYSIS

This section contains a brief summary of the environmental impacts disclosed in the prior ISMND for each environmental issue area and includes an analysis of how any of the environmental factors may be altered as a result of the revised mitigation measures.

AESTHETICS

The original ISMND found that the project's demolition and redevelopment activities would result in *less-than-significant impacts* on aesthetics, including visual character, scenic vistas, and light and glare. The project site is in an urbanized setting, surrounded by existing commercial and residential development, with views of the Western Hills visible in the distance. The project site does not obstruct or degrade significant scenic vistas, nor is it adjacent to a state scenic highway.

Changes in the current project proposal addressed in this Addendum include revised mitigation measures to ensure continued preservation of historic architectural elements (e.g., salvaging and reuse of the pressed metal siding) and incorporation of interpretive signage and mural elements that celebrate the site's historical significance. These changes do not introduce new physical features or substantially alter the visual character of the site beyond what was evaluated in the original ISMND.

Temporary aesthetic impacts related to demolition and construction remain limited in duration and scope, occurring primarily during daylight hours and managed through standard construction controls.

No new sources of substantial light or glare are proposed. The project continues to comply with applicable zoning and design review standards that govern aesthetics and scenic quality in the Downtown Ukiah area.

Conclusion: The proposed revisions and mitigation measures maintain the effectiveness of the original environmental protections and do not introduce new or more severe aesthetic impacts. Therefore, consistent with the original ISMND findings, aesthetic impacts remain less than significant, and no further environmental review is required.

AGRICULTURE AND FORESTRY RESOURCES

The original ISMND determined that the project site is designated as "Urban Built-Up Land" with no presence of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. There are no Williamson Act contracts or agricultural zoning in or near the project site. Likewise, there are no forestry zoning designations, Timberland Production Zones, or forestland on or adjacent to the site.

The Project, including demolition and redevelopment activities, does not involve conversion of agricultural or forestry land to non-agricultural or non-forest uses, nor does it conflict with existing agricultural or forestry zoning regulations.

The current revisions and mitigation measures introduced in this Addendum do not alter the project footprint or land use in a manner that would affect agricultural or forestry resources. There remains no conversion of farmland or forest land associated with the project.

Conclusion: No new or increased impacts to agricultural or forestry resources would occur as a result of the project revisions. Therefore, consistent with the original ISMND, no impact would occur and no additional environmental review is necessary.

AIR QUALITY

The original ISMND determined that short-term air quality impacts would result from demolition activities, including diesel emissions from equipment and vehicles, as well as fugitive dust from grading and material handling. However, these impacts were found to be less than significant with mitigation, specifically through implementation of Best Management Practices (BMPs) required by the Mendocino County Air Quality Management District (MCAQMD) and project-specific mitigation measures AQ-1 through AQ-3.

The project does not include new operational development or permanent sources of emissions. Therefore, there are no long-term or cumulative operational air quality impacts.

The project revisions evaluated in this Addendum do not increase the extent, duration, or intensity of demolition or ground disturbance activities, nor do they introduce new sources of emissions. As such, the scope of potential air quality impacts remains consistent with the original project, and no new analysis or additional mitigation is required.

The project remains in proximity to sensitive receptors, including the Mendocino County Library (approximately 68 feet north), nearby residential units, and Adventist Health Ukiah Valley Hospital. These receptors continue to be protected through implementation of the existing mitigation measures.

Mitigation Measures:

The following mitigation measures from the original ISMND remain in effect and fully applicable:

- **AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles.** Limits idling times, requires appropriate state or district registration or permits for equipment over specific horsepower thresholds, and ensures compliance with MCAQMD requirements.
- **AQ-2: Grading Projects.** Requires implementation of comprehensive fugitive dust control measures, including watering, speed limits on unpaved surfaces, stockpile management, debris removal from paved streets, wind-based work stoppage thresholds, and compliance with Naturally Occurring Asbestos (NOA) regulations as applicable.
- **AQ-3: Asbestos Survey.** Ensures full compliance with MCAQMD Regulation 1, Rule 492 (NESHAPS for Asbestos), including pre-demolition asbestos surveys, required notifications, proper abatement if needed, and written clearance from the air district before demolition can proceed.

These mitigation measures remain consistent with CEQA Guidelines and air quality regulatory requirements, and are sufficient to ensure that demolition-related emissions will not result in significant impacts.

Conclusion: With continued implementation of Mitigation Measures AQ-1 through AQ-3, short-term demolition-related emissions would remain less than significant. The revised project scope does not increase or introduce new sources of air pollutant emissions. Therefore, no new or more severe air quality impacts would occur, and no additional mitigation is necessary.

BIOLOGICAL RESOURCES

The original ISMND found that the project's demolition and redevelopment activities would result in no impact to biological resources, including special status species, sensitive habitats, wetlands, wildlife corridors, and protected trees. The project site is located within a fully urbanized downtown area of Ukiah, characterized by existing commercial development and limited vegetation. No sensitive habitats or protected natural communities were identified onsite or in the immediate vicinity.

Changes in the current project proposal do not involve new site disturbance or expansion beyond previously evaluated limits, and no additional vegetation removal beyond previously identified non-sensitive species is proposed. The project site continues to lack critical habitat, riparian zones, wetlands, or wildlife corridors, consistent with prior database findings from the California Natural Diversity Database (CNDDDB) and U.S. Fish and Wildlife Service.

Temporary impacts related to demolition include the removal of three non-native or non-sensitive trees and shrubs located adjacent to existing structures, none of which are listed as heritage trees or protected species under local ordinances. Large native oak trees located on adjacent parcels remain undisturbed. No new conflicts with adopted Habitat Conservation Plans or tree preservation policies have been identified.

Conclusion: The proposed project revisions do not result in new or substantially different biological resource impacts from those evaluated in the original ISMND. Consistent with the prior findings, impacts to biological resources remain less than significant, and no further environmental review is required.

CULTURAL RESOURCES

The original ISMND determined that the project would result in a potentially significant impact to cultural resources due to the demolition of the structure at 101 South Main Street, which qualifies as a local historic resource under CEQA for its association with early 20th-century agricultural commerce and the 1917 fire rebuild era. This impact was mitigated to a less-than-significant level through adoption of Mitigation Measures CUL-1 (photo documentation) and CUL-2 (salvage and incorporation of historic materials into future development).

The revised mitigation measures evaluated in this Addendum do not alter the nature or severity of the original impact, which remains limited to the loss of a local historic resource. However, the form and timing of mitigation implementation have been updated to ensure enforceability and effectiveness, particularly in light of the applicant's (Mendocino College) potential to proceed under state authority outside of local discretionary permitting processes.

Mitigation Measures:

The following changes have been made to the cultural resource mitigation strategy:

- **CUL-1** remains unchanged and continues to require photo documentation of the 101 South Main Street building prior to demolition.

- **CUL-2 (Revised)** removes the requirement that demolition may only occur after future development approval, instead requiring quantified salvage of historic pressed metal siding, with reuse in a public-facing interpretive feature or architectural element on the site. This change allows mitigation to occur at the time of demolition while maintaining the objective of preserving historical context.
- **CUL-3 (New)** has been added to require installation of a permanent on-site interpretive display (e.g., signage or mural) incorporating salvaged materials and describing the site's historical significance. Long-term maintenance of the interpretive elements will be ensured through a recorded agreement and associated funding.

These revised measures provide a more practicable and verifiable path to compliance with CEQA while maintaining the intent and effectiveness of the original mitigation. Specifically, they continue to preserve the associative historical significance of the site through documentation, material preservation, and public interpretation, consistent with CEQA Guidelines §15064.5.

There are no changes to the site conditions or ground-disturbing activities that would result in increased impacts to archaeological resources or the potential for disturbing human remains. The project site remains fully urbanized, with no identified sensitivity for archaeological or tribal cultural resources. Notification under AB 52 was completed, and no formal tribal consultation was requested. Standard protocols under CEQA §15064.5(e-f) remain in place in the event of inadvertent discoveries.

Conclusion: The revised mitigation measures do not increase the severity or significance of cultural resource impacts. Rather, they enhance the enforceability and practicality of mitigation while maintaining alignment with CEQA objectives. As such, cultural resource impacts remain less than significant with mitigation, consistent with the original ISMND, and no additional environmental review is required.

ENERGY

The original ISMND found that demolition activities would result in less-than-significant energy impacts. Temporary energy use during demolition would involve fuel consumption by construction equipment, which is regulated by CARB and EPA standards to ensure efficiency and reduce unnecessary consumption. The project involves no new operational development and therefore would not increase long-term energy demand. Future development would be required to comply with California's Title 24 energy efficiency standards.

Project revisions analyzed in this Addendum do not change the scope or duration of demolition activities or add new energy uses. No conflict with state or local energy plans is anticipated.

Conclusion:

The proposed project revisions maintain compliance with energy regulations, and energy impacts remain less than significant, consistent with the original ISMND findings.

GEOLOGY AND SOILS

The original ISMND determined that the project would have no impact on geology and soils. The site is flat, developed, and not located within an Alquist-Priolo Fault Zone or near known unstable

soils, landslide-prone areas, or expansive soil conditions. No septic systems are proposed, and ground disturbance would be minimal, as demolition would not involve deep excavation.

Project revisions analyzed in this Addendum do not involve new development, grading, or soil disturbance that would change the original findings.

Conclusion:

Geology and soils impacts remain less than significant or would have no impact. No new or increased effects would occur, and no additional environmental review is required.

GREENHOUSE GAS EMISSIONS

The original ISMND found that demolition-related activities would generate a limited amount of greenhouse gas (GHG) emissions, but these would be temporary, small in scale, and subject to applicable air district and state regulations. No operational emissions would result, as the project does not include new development.

The project continues to comply with the California Air Resources Board's 2017 Scoping Plan and other statewide GHG reduction strategies. There are no elements of the revised project that would conflict with state or local plans for reducing GHG emissions.

Conclusion:

GHG emissions would remain temporary and minor, with no conflict with applicable climate action plans. Impacts remain less than significant, and no additional mitigation is required.

HAZARDS AND HAZARDOUS MATERIALS

Demolition would involve the short-term use and transport of small quantities of typical construction-related hazardous materials (e.g., fuel, oils), which would be handled in compliance with all applicable regulations. No unusual or significant hazard risks are anticipated.

The site is not listed as a hazardous materials site and is not within a quarter-mile of any school. It lies within Compatibility Zone 4 of the Ukiah Municipal Airport Land Use Compatibility Plan but does not include new development or propose activities that would conflict with safety or noise policies.

The site is not located within a High or Very High fire hazard severity zone, and demolition work will comply with all applicable fire and building codes. The project would not interfere with emergency response or evacuation planning.

HYDROLOGY AND WATER QUALITY

The project does not involve ground disturbance or development that would affect water quality, drainage patterns, or groundwater supply. Water used during demolition (e.g., for dust control) would not require discharge and would not affect surface or groundwater quality.

There are no creeks or streams on or near the site, and no flood, tsunami, or seiche risks. The project is also not located within a designated flood zone and would not conflict with any water quality or groundwater management plans.

Conclusion:

No impacts to hydrology or water quality would occur. No mitigation is required.

LAND USE AND PLANNING

The project involves demolition of two existing commercial buildings within the Downtown Zoning Code area, consistent with the site's General Plan designation (Commercial) and zoning (Urban Center). No new development is proposed at this time.

The revised cultural resource mitigation measures reflected in this Addendum, including photo documentation (CUL-1), salvage and reuse of historic materials (CUL-2), and public-facing interpretive elements (CUL-3), do not change the scope or nature of the discretionary action analyzed in the ISMND (Demolition Permit). Although the project applicant has changed since adoption of the ISMND and the future use may fall under the jurisdiction of the Division of the State Architect (DSA), the project remains consistent with applicable land use plans and policies.

The revised mitigation program enhances enforceability by ensuring implementation at the time of demolition, without reliance on future development approvals. No changes to zoning, land use designations, or community structure would occur.

Conclusion:

The project would not divide an established community or conflict with applicable land use plans or regulations. Land use impacts remain less than significant.

MINERAL RESOURCES

The original ISMND determined that the project would have no impact on mineral resources. There are no known mineral resources of regional or state value, nor any locally important mineral resource recovery sites, within the project area. Mendocino County's primary mineral resources are aggregate materials like sand and gravel, found primarily along rivers and streams such as the Ford Gravel Bars in Ukiah, but these are not present at the project site.

The project's demolition activities do not affect mineral resources, and no mitigation measures are required.

Conclusion:

The proposed project revisions do not change the absence of mineral resources at the site. Therefore, no impacts to mineral resources would occur, consistent with the original ISMND findings, and no further environmental review is necessary.

NOISE

The original ISMND concluded that the project would result in less-than-significant noise impacts, including short-term construction noise and groundborne vibration. Demolition of two structures

in an urbanized Downtown Ukiah area, where ambient noise is elevated due to traffic, was analyzed.

Temporary noise increases from demolition equipment such as backhoes, excavators, jackhammers, and dump trucks were anticipated. Equipment noise levels could reach up to 90 dBA at 50 feet, but impacts were considered less than significant due to the limited three-week duration, daytime-only construction hours (7 a.m. to 7 p.m.), intermittent equipment use, and the existing urban noise environment. The closest sensitive receptor, the Ukiah Branch Library, is about 68 feet away; other residences and medical facilities are located farther away, reducing potential impacts.

Groundborne vibration from the highest vibration source, the jackhammer, would remain well below Federal Transit Administration thresholds for structural damage (0.2 in/sec PPV) and human annoyance (0.24 in/sec PPV) at the distances to nearby receptors.

The site is located roughly 1.1 miles north of Ukiah Municipal Airport within Compatibility Zone 4, but no new development is proposed, and demolition would not expose people to excessive aircraft noise.

The Addendum's revised cultural resource mitigation measures (CUL-2 and CUL-3) do not alter demolition scope, timing, or methods and therefore do not affect noise or vibration impacts.

Conclusion:

Noise and vibration impacts remain less than significant, consistent with the original ISMND. The proposed revisions do not introduce new or more severe noise impacts, and no further environmental review is required.

POPULATION AND HOUSING

The original ISMND found that the project would have no impact on population or housing. The project involves demolition of existing structures without any new residential or commercial development that would induce population growth. Additionally, no people or housing units would be displaced as there are no residences on-site.

Ukiah's population has experienced moderate growth over recent decades, but the project would not contribute to this trend directly or indirectly.

Conclusion:

The project revisions do not change the project scope or its effects on population and housing. Therefore, no impacts would occur, consistent with the original ISMND findings, and no further environmental review is required.

PUBLIC SERVICES

The original ISMND concluded that the project would result in less-than-significant impacts on public services, including fire protection, police protection, schools, parks, and other governmental facilities. The project involves demolition only, with no new development or population increase that would demand expanded services or facilities.

Emergency services would continue to be provided by the Ukiah Police Department and Ukiah Valley Fire Authority without additional resource needs. Similarly, there would be no impact on schools or parks, as no new residents or students would be generated.

Conclusion:

Project revisions do not affect the scope or demand for public services. Therefore, public service impacts remain less than significant, consistent with the original ISMND findings, and no further environmental review is required.

RECREATION

The original ISMND found no impact to recreational resources. The project involves demolition only and does not include the development, expansion, or alteration of any recreational facilities. Additionally, the project would not increase population or otherwise lead to increased use of existing neighborhood or regional parks that could cause accelerated physical deterioration.

Conclusion:

No changes to project scope or effects on recreation are introduced by the revisions analyzed in this Addendum. Therefore, consistent with the original ISMND, no impacts to recreation are anticipated, and no further environmental review is required.

TRANSPORTATION

The original ISMND found that the project would result in less-than-significant impacts related to transportation. The project involves only demolition activities and does not propose new development or changes to the existing circulation system, transit, bicycle, or pedestrian facilities. Access to the site, including emergency access, is provided via existing driveways and City streets with no proposed modifications.

Temporary traffic increases during demolition are expected to be minimal. Demolition would last approximately three weeks with a crew of six workers, generating up to 11 vehicle trips per day (including dump trucks and worker vehicles). These trips are well below the Office of Planning and Research's screening threshold of 110 daily trips for significant vehicle miles traveled (VMT) impacts. No road closures or changes to local transit routes are required or anticipated.

The project's traffic impacts were reviewed against current CEQA guidelines, including Senate Bill 743, which emphasizes VMT over traditional congestion metrics. The project does not conflict with any local transportation plans or policies.

Conclusion:

Revisions analyzed in this Addendum do not alter the scope or duration of demolition activities or affect transportation conditions. Consistent with the original ISMND findings, transportation impacts remain less than significant, and no further environmental review is required.

TRIBAL CULTURAL RESOURCES

The original ISMND found that the project could result in less-than-significant impacts to tribal cultural resources with mitigation. The subject structure at 101 South Main Street, a local historic

resource, would be demolished, which is a potentially significant impact. However, Mitigation Measure CUL-1 requires photo documentation of the building to preserve its historical record, and Mitigation Measure CUL-2 mandates salvaging and reusing metal cladding in future design, reducing impacts to less than significant.

The site has a low potential for previously undiscovered tribal cultural or archaeological resources. Although consultation was offered to the Guidiville Rancheria of California under AB 52, no formal request for consultation was made. The project will comply with CEQA Guidelines requiring procedures if human remains or archaeological materials are uncovered during construction.

Conclusion:

The revised mitigation measures continue to effectively protect tribal cultural resources. The project's impacts remain less than significant with mitigation, consistent with the original ISMND findings, and no further environmental review is required.

UTILITIES AND SERVICE SYSTEMS

The original ISMND found no significant impacts to utilities and service systems would occur from the project. The project does not propose new development or alterations requiring construction or expansion of water, wastewater, stormwater, electric power, natural gas, or telecommunications infrastructure. Water use during demolition is minimal and limited to dust control, so no additional water supply or wastewater treatment capacity is needed.

Solid waste generated during demolition will be properly managed through recycling and disposal at local facilities, consistent with existing regulations and solid waste reduction goals. No impacts related to exceeding local solid waste infrastructure capacity were identified.

Conclusion:

Impacts to utilities and service systems remain less than significant, consistent with the original ISMND findings. The existing mitigation and compliance measures continue to effectively address potential impacts, and no further environmental review is required.

WILDFIRE

The original ISMND concluded that the project would have less-than-significant impacts related to wildfire risk. The project site is not located within a CalFire State Responsibility Area or a Very High Fire Hazard Severity Zone, and the site is already developed with paved surfaces, reducing wildfire exposure risk.

The project does not propose new development or infrastructure that would impair emergency response plans or evacuation routes, nor would it increase fire hazards due to site conditions such as slope or prevailing winds. Use of gasoline-powered equipment during demolition will comply with applicable Building and Fire Code requirements to minimize fire risk.

No new infrastructure (e.g., roads, fuel breaks, emergency water sources, or power lines) that could exacerbate fire risk is required. Additionally, there is no risk of post-fire runoff, slope instability, or drainage changes that could expose people or structures to hazards such as flooding or landslides.

Conclusion:

Impacts related to wildfire remain less than significant, consistent with the original ISMND. The project continues to comply with relevant codes and emergency plans, and no further environmental review is required.

MANDTORY FINDINGS OF SIGNIFICANCE

The original ISMND identified potentially significant impacts related to the demolition of a locally designated historic resource (the building at 101 South Main Street), mitigated through measures including CUL-1 (photo documentation) and CUL-2 (preservation and reuse of salvaged siding). These mitigations reduced impacts to less than significant levels.

This Addendum introduces revised mitigation measures to replace and supplement the original CUL-2. This revision became necessary because the MLCCD proposed development of affordable student housing would not be able to proceed under the original timing requirement of CUL-2. That original measure required that the 101 South Main Street building not be demolished until approval of a development application. The infeasibility of this condition stems from the fact that eligibility for the MLCCD's primary public funding source, the California Community College Affordable Student Housing Construction Program, is evaluated based on metrics including a project's readiness to begin construction, meaning the site would need to be made "shovel-ready" (i.e., demolition completed) prior to securing funding and submitting a final design for project approval.

The Addendum revises CUL-2 to require salvage and reuse of pressed metal siding with a Salvage Plan submitted before demolition. It also adds a new mitigation, CUL-3, mandating installation of a public-facing mural and interpretive signage reflecting the site's historic significance, with long-term maintenance agreements. These revised measures maintain the original intent of the ISMND: documenting, preserving, and publicly interpreting the historic resource.

Impact on Findings:

- a. **Environmental Impact Severity:** Demolition remains a significant impact on a historic resource, but the revised mitigations are functionally equivalent in reducing this impact to less than significant, consistent with the ISMND's original conclusions.
- b. **Mitigation Effectiveness and Enforceability:** The revised measures improve enforceability and timing by requiring mitigation actions concurrent with demolition rather than conditioned on future development approvals, which may be outside City jurisdiction. This ensures mitigation occurs regardless of future project status.
- c. **Cumulative and Human Health Impacts:** There is no change in cumulative impact considerations or impacts on human health and safety. The project continues to have less than significant impacts with mitigation.

No new significant environmental effects or increases in severity result from these changes. The project's scope, location, and physical characteristics remain the same, and no new information necessitates further environmental review beyond this Addendum.

Conclusion:

The Addendum's revised mitigation measures for cultural resources uphold the original ISMND's

findings that impacts to historic resources are less than significant with mitigation. The project's overall environmental impacts, including cumulative and human health effects, remain less than significant with mitigation incorporated. Accordingly, no subsequent or supplemental environmental review is required.

V. MITIGATION MEASURES

AQ-1: Diesel Engines - Stationary and Portable Equipment and Mobile Vehicles:

- a. All stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater require a permit from the MCAQMD.
- b. Portable diesel-powered equipment that may be used are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from MCAQMD.
- c. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.

AQ-2: Grading Projects: All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:

- 1. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
 - a. Open bodied trucks shall be covered when used for transporting materials likely to give rise to airborne dust.
 - b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.
 - c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed.
 - d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.
 - e. All earthmoving activities shall cease when sustained winds exceed 15 mph.
 - f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non -work hours.
 - g. The operator shall keep a daily log of activities to control fugitive dust.
 - h. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to:
 - i. Submit a Large Area Grading permit application to the District.

- ii. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos.
- iii. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.
- iv. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.

AQ -3: Asbestos Survey. Demolition of all commercial buildings are subject to the requirements of MCAQMD Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos. Prior to receiving a demolition permit from the City, the applicant shall:

- a. Have an Asbestos Survey completed by a licensed Asbestos contractor for the presence of asbestos containing materials;
- b. Submit a completed Asbestos Demolition/Renovation form, all test results and applicable notification fees to the District at least 10 days prior to beginning the Project;
- c. Have asbestos containing materials abated by a licensed abatement contractor prior to beginning and demolition or renovation activities, if applicable; and
- d. Obtain written authorization from MCAQMD indicating that all requirements have been met prior to receiving the demolition permit.

CUL-1: Photo Documentation. Prior to issuance of the demolition permit, photo documentation of the subject structure at 101 S. Main Street shall be required to catalogue its existence. The documentation must be approved by the Community Development Director.

CUL-2: To mitigate the significant impact resulting from the demolition of the locally designated historic resource at 101 S. Main Street, which the City Council has identified as having special architectural and historical value due to its pressed metal “clad” siding and its role as a service hub for agricultural commerce, the following measure shall be implemented:

1. Salvage and Reuse of Historic Siding.

Prior to demolition, the Applicant shall salvage all pressed metal siding from the west and north elevations of the building that is in suitable condition for removal and reuse. A detailed Salvage Plan shall be submitted to the Community Development Director for review and approval. The plan shall:

- a. Incorporate findings and recommendations from the January 17, 2023 “Stamped Metal Panel Grading” Evaluation by Axia Architects (**Attachment B**);
- b. Describe the proposed methodology for safe removal, cleaning, hazardous materials testing (e.g., for lead-based paint), storage, and condition assessment of the siding;
- c. Identify which panels (Grades “B” and “C” from the Axia evaluation) are proposed for reuse.

2. Use of Salvaged or Visually Similar Siding in New Development.

If salvaged siding is deemed unsuitable for exterior reuse in a weather-resistant manner, the Applicant shall acquire and install 850 feet of new pressed metal siding (or equivalent) that is visually and functionally similar in design, dimension, and finish.

3. Compliance and Verification.

Proof of acquisition of all siding materials (salvaged and/or new) shall be submitted to the Community Development Department prior to site development activities.

Installation of the siding, consistent with the approved design and location, shall be a condition of building permit issuance and Certificate of Occupancy.

CUL-3 Exterior Public-Facing Mural and Interpretive Signage

The new student housing building shall feature an exterior, public-facing mural and durable interpretive didactic sign(s) that reflect the specific history of the site, including its identified role as a "service hub for agricultural commerce in the region," its connection to the 1917 fire, and the important agricultural legacy of the Ukiah Valley, particularly relating to the Main and Perkins Street intersection. These elements shall serve as prominent visual and educational features that engage the community and preserve the site's historical narrative.

1. Mural Design and Placement Plan, and Interpretive Signage Plan.

- a. The Applicant shall prepare a "Mural Design and Placement Plan" and "Interpretive Signage Plan." Both plans shall be submitted for review and approval by the City of Ukiah Design Review Board.
- b. The Mural Design and Placement Plan shall include the proposed theme, artist, materials, dimensions, specific location on the building's public-facing exterior, and justification for how the design reflects the site's agricultural commercial function.
- c. The Interpretive Signage Plan shall include proposed content, text, graphics, dimensions, materials, and specific public-facing placement (e.g., near the corner of Main and Perkins Streets). The signage narrative shall be concise, engaging, and designed for public education.

2. Mural and Interpretive Signage Maintenance Agreement.

The Applicant shall prepare and record a legally binding Mural and Interpretive Signage Maintenance Agreement, to be executed by the property owner, which shall remain in effect for a minimum of 20 years. The agreement shall outline:

- a. Routine inspection and cleaning schedules;
- b. Restoration procedures for damage, weathering, or vandalism;
- c. An obligation to consult the original artist (if available) for any significant alterations or repairs;
- d. A requirement to notify the Community Development Department of any proposed removal, relocation, or modification of the mural.

3. Maintenance Cost Reserve Statement.

The Applicant shall submit a signed letter from the property owner stating that adequate private funds have been or will be set aside in a maintenance reserve account for ongoing conservation and repair needs. The City shall bear no responsibility for mural or interpretive signage maintenance or replacement.

4. Final Inspection and Cost Certification.

Upon completion of the mural and interpretive signage, the Applicant shall submit a final cost certification signed by the artist or contractor, detailing the total cost of design, materials, labor, and installation. The Community Development Department may request supporting documentation, such as receipts or invoices, to verify the total cost. Final approval of the mural shall be required prior to issuance of the Certificate of Occupancy.

VI. CEQA DETERMINATION AND LEAD AGENCY FINDINGS

Based on the comprehensive analysis presented in this Addendum and the previously adopted Initial Study/Mitigated Negative Declaration (ISMND), the City of Ukiah finds that the proposed modifications to the mitigation measures constitute minor technical revisions. These revisions do not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts.

Accordingly, pursuant to CEQA Guidelines Section 15164, this Addendum has been prepared to document the changes and to confirm continued compliance with CEQA. No subsequent or supplemental environmental review is required.

CEQA Contact / Prepared by:

Katherine Schaefers
Planning Manager
City of Ukiah Community Development Department
kschaefers@cityofukiah.com

Signature: 

Date: 1/22/26

Approved by:

Craig Schlatter, AICP
Community Development Director
City of Ukiah Community Development Department
cschlatter@cityofukiah.com

Signature: 

Date: 1-23-26

VII. MITIGATION MONITORING AND REPORTING PROGRAM

(Cultural/Tribal Cultural Resources revised October 2025)

Potential Impact	Mitigation Measure	Implementation Responsibility	Monitoring & Reporting Responsibility	Timing	Date Implemented
<i>Air Quality</i>					
Construction and ground disturbing activities could result in short-term impacts to air quality.	AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles: a. All stationary onsite diesel IC engines 50 horsepower or greater (i.e. large power generators or pumps) or any propane or natural gas engines 250 horsepower or greater require a permit from the MCAQMD. b. Portable diesel-powered equipment that may be used are required to be registered with the state Portable Equipment Registration Program (PERP) or obtain permits from MCAQMD. c. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.	Applicant or contractor	Applicant or contractor; Mendocino County Air Quality Management District	Throughout construction	
	AQ-2: Grading Projects: All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:	Applicant or contractor	Applicant or contractor; Mendocino County Air Quality	Throughout construction	

	1. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions. a. Open bodied trucks shall be covered when used for transporting materials likely to give rise to airborne dust. b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph. c. Earth or other material that has been transported by trucking or earth moving equipment, erosion by water, or other means onto paved streets shall be promptly removed. d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts. e. All earthmoving activities shall cease when sustained winds exceed 15 mph. f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non -work hours. g. The operator shall keep a daily log of activities to control fugitive dust. h. For projects greater than one acre or one mile of road not located within a Naturally Occurring Asbestos Area, prior to starting any construction the applicant is required to:		Management District		
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	i. Submit a Large Area Grading permit application to the District. ii. Obtain a final determination from the Air Quality Management District as to the need for an Asbestos Dust Mitigation Plan and/or Geologic Survey to comply with CCR sections 93106 and 93105 relating to Naturally Occurring Asbestos. iii. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos. iv. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.				
	AQ -3: Asbestos Survey. Demolition of all commercial buildings are subject to the requirements of MCAQMD Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos. Prior to receiving a demolition permit from the City, the applicant shall: a. Have an Asbestos Survey completed by a licensed Asbestos contractor for the presence of asbestos containing materials; b. Submit a completed Asbestos Demolition/Renovation form, all test results and applicable notification fees to the District at least 10 days prior to beginning the Project; c. Have asbestos containing materials abated by a licensed abatement contractor	Applicant or contractor	Applicant or contractor; Mendocino County Air Quality Management District	Prior to issuance of Demolition Permit	

Demolition Permit for Two Buildings Over 50 Years Old

101 and 105 South Main Street

Addendum to the Initial Study and Mitigated Negative Declaration

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	prior to beginning and demolition or renovation activities, if applicable; and d. Obtain written authorization from MCAQMD indicating that all requirements have been met prior to receiving the demolition permit.				
Cultural/Tribal Cultural Resources					
Demolition of the Dragon's Lair building could result in significant impacts to a historic resource.	CUL-1: Prior to issuance of the demolition permit, photo documentation of the subject structure at 101 S. Main Street shall be required to catalogue its existence. The documentation must be approved by the Community Development Director.	Applicant or contractor	Applicant or contractor; City of Ukiah Community Development Department	Prior to issuance of demolition permit	
	CUL-2: To mitigate the significant impact resulting from the demolition of the locally designated historic resource at 101 S. Main Street, which the City Council has identified as having special architectural and historical value due to its pressed metal "clad" siding and its role as a service hub for agricultural commerce, the following measure shall be implemented: 1. Salvage and Reuse of Historic Siding. Prior to demolition, the Applicant shall salvage all pressed metal siding from the west and north elevations of the building that is in suitable condition for removal and reuse. A detailed Salvage Plan shall be submitted to the Community Development Director for review and approval. The plan shall:	Applicant or contractor	Applicant or contractor; City of Ukiah Community Development Department	Prior to demolition; verification before building permit issuance and Certificate of Occupancy	

a. Incorporate findings and recommendations from the January 17, 2023 “Stamped Metal Panel Grading” Evaluation by Axia Architects (Attachment B); b. Describe the proposed methodology for safe removal, cleaning, hazardous materials testing (e.g., for lead-based paint), storage, and condition assessment of the siding; c. Identify which panels (Grades “B” and “C” from the 2023 Axia Architects evaluation) are proposed for reuse. 2. Use of Salvaged or Visually Similar Siding in New Development. If salvaged siding is deemed unsuitable for exterior reuse in a weather-resistant manner, the Applicant shall acquire and install <u>850 square feet of new pressed metal siding</u> (or equivalent) that is visually and functionally similar in design, dimension, and finish. 3. Compliance and Verification. Proof of acquisition of all siding materials (salvaged and/or new) shall be submitted to the Community Development Department prior to site development activities. Installation of the siding, consistent with the approved design and location, shall be a condition of building permit issuance and Certificate of Occupancy.				
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CUL-3 Exterior Public-Facing Mural and Interpretive Signage The new student housing building shall feature an exterior, public-facing mural and durable interpretive didactic sign(s) that reflect the specific history of the site, including its identified role as a "service hub for agricultural commerce in the region," its connection to the 1917 fire, and the important agricultural legacy of the Ukiah Valley, particularly relating to the Main and Perkins Street intersection. These elements shall serve as prominent visual and educational features that engage the community and preserve the site's historical narrative. 1. Mural Design and Placement Plan, and Interpretive Signage Plan. a. The Applicant shall prepare a "Mural Design and Placement Plan" and "Interpretive Signage Plan." Both plans shall be submitted for review and approval by the City of Ukiah Design Review Board. b. The Mural Design and Placement Plan shall include the proposed theme, artist, materials, dimensions, specific location on the building's public-facing exterior, and justification for how the design reflects the site's agricultural commercial function. c. The Interpretive Signage Plan shall include proposed content, text, graphics, dimensions, materials, and specific	Applicant or contractor	Applicant or contractor; City of Ukiah Community Development Department; Design Review Board	Mural/signage plan approval prior to installation; maintenance agreement recorded prior to occupancy	
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public-facing placement (e.g., near the corner of Main and Perkins Streets). The signage narrative shall be concise, engaging, and designed for public education. 2. Mural and Interpretive Signage Maintenance Agreement. The Applicant shall prepare and record a legally binding Mural and Interpretive Signage Maintenance Agreement, to be executed by the property owner, which shall remain in effect for a minimum of 20 years. The agreement shall outline: a. Routine inspection and cleaning schedules; b. Restoration procedures for damage, weathering, or vandalism; c. An obligation to consult the original artist (if available) for any significant alterations or repairs; d. A requirement to notify the Community Development Department of any proposed removal, relocation, or modification of the mural. 3. Maintenance Cost Reserve Statement. The Applicant shall submit a signed letter from the property owner stating that adequate private funds have been or will be set aside in a maintenance reserve account				
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for ongoing conservation and repair needs. The City shall bear no responsibility for mural or interpretive signage maintenance or replacement. 4. Final Inspection and Cost Certification. Upon completion of the mural and interpretive signage, the Applicant shall submit a final cost certification signed by the artist or contractor, detailing the total cost of design, materials, labor, and installation. The Community Development Department may request supporting documentation, such as receipts or invoices, to verify the total cost. Final approval of the mural shall be required prior to issuance of the Certificate of Occupancy.				
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