



City of Ukiah

COMMUNITY DEVELOPMENT DEPARTMENT

NOTICE OF DETERMINATION

TO: X Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

X County Clerk
500 Low Gap Road
Ukiah, CA, 95482

PROJECT TITLE: Demolition of Two Structures Over 50 Years Old at 101 and 105 South Main Street, in Reliance Upon an Addendum to a Previously Adopted ISMND (SCH No. 2022030389)

PROJECT LOCATION: 101 and 105 South Main Street, Ukiah, Mendocino County, California (APN 002-231-01)

LEAD/PUBLIC AGENCY: City of Ukiah, Community Development Department

DATE OF APPROVAL: January 21, 2026

NAME OF PROJECT APPLICANT: Mendocino-Lake Community College District (MLCCD)/MacAdam Lojowsky

TO: X Office of Land Use and Climate
Innovation
1400 Tenth Street
Sacramento, CA 95814

X Mendocino County Clerk- Recorder
501 Low Gap Road, STE 1020
Ukiah, CA 95482

FROM: City of Ukiah
300 Seminary Avenue
Ukiah, CA 95482

CEQA DETERMINATION

- ☐ Ministerial
- ☐ Declared Emergency
- ☐ Categorical Exemption: Article 19, Section 15301 (Class 1)
- ☐ Statutory Exemption
- X Other: CEQA Guidelines, Title 14, CCR, Article 19, Section 15164 (Addendum to a Previously Adopted Negative or Mitigated Negative Declaration)

PROJECT DESCRIPTION: The project consists of City Council approval of a Demolition Permit for two existing structures located at 101 and 105 South Main Street. The project relies upon an Addendum to a previously adopted Initial Study/Mitigated Negative Declaration (SCH No. 2022030389). The project does not include approval of any future redevelopment.

The ISMND analyzed environmental impacts associated with demolition of a locally designated historic resource at 101 South Main Street and identified a significant impact to historic resources. That impact was mitigated to a less-than-significant level through adoption of cultural resource mitigation measures and a Mitigation Monitoring and Reporting Program.

The Addendum revises the cultural resource mitigation program by modifying Mitigation Measure CUL-2 and adding

Mitigation Measure CUL-3 to improve the timing, clarity, and enforceability of mitigation. The revised measures address documentation of the historic structure prior to demolition, salvage and reuse or replacement of pressed metal siding, and installation and long-term maintenance of a public-facing mural and interpretive signage reflecting the site's historic role in agricultural commerce.

No changes are proposed to the scope, location, or physical characteristics of the demolition activity previously analyzed. The Addendum does not approve new development and does not authorize construction beyond demolition of the existing structures.

FINDINGS: The City Council determined that the project, as modified by the Addendum, will not result in any new significant environmental effects and will not substantially increase the severity of previously identified impacts. All impacts related to historic resources will continue to be mitigated to a less-than-significant level through implementation of the adopted mitigation measures.

No Statement of Overriding Considerations was required or adopted.

Lead Agency Contact Person: Katherine Schaefer, Planning Manager
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Email: kschaefer@cityofukiah.com

DOCUMENT AVAILABILITY: This Notice of Determination and project documents are available for public review at: Community Development Department, Planning Division, Ukiah Civic Center, 300 Seminary Avenue, Ukiah, CA 95482.

	01-21-2026	Planning Manager
Signature (Public Agency)	(Date)	(Title)