



City of Ukiah

Demolition Review Committee

Special Meeting AGENDA

(to be held both at the physical and virtual locations below)

Ukiah Civic Center Annex ♦ 411 West Clay Street ♦ Ukiah, CA 95482

To participate virtually, go to the following link: <https://us06web.zoom.us/j/83800534832>

To view the meeting (without participating), go to: <http://www.cityofukiah.com/meetings/>

Or you can call in using your telephone only:

- Toll-free 1-669-444-9171
- Enter the Access Code: **838 0053 4832**
- Raise hand: After being recognized, Enter *9
- To Speak after being recognized: enter *6 to unmute yourself

November 22, 2024 - 10:00 AM

1 CALL TO ORDER

2 ROLL CALL

3 APPROVAL OF MINUTES

3.a. Approval of the October 21st 2024 - Special Meeting Minutes

Recommended Action: Approve the Special Meeting Minutes of October 21, 2024

Attachments:

1. October 21, 2024 Draft Minutes

4 COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Demolition Review Committee welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

5 APPEAL PROCESS

There is no formal process of decisions made by the Committee, as all decisions are advisory to the City Council.

6 NEW BUSINESS - DISCUSSION/ACTION

Request for review and a recommendation to the City Council regarding the demolition of a structure over the age of 50 years located at 420 Cooper Lane (APN 003-582-24).

6.a. Request for review and a recommendation to the City Council regarding the demolition of a structure over the age of 50 years located at 420 Cooper Lane (APN 003-582-24).

Recommended Action: Request for review and a recommendation to the City Council regarding the demolition of a structure over the age of 50 years located at 420 Cooper Lane (APN 003-582-24).

Attachments:

1. Application Materials - Demolition Review
2. UCC Section 3016
3. Public Agency Referral & Comments Received

7 UNFINISHED BUSINESS - DISCUSSION/ACTION

8 ADJOURNMENT

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request. I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the City of Ukiah City Hall, located at 300 Seminary Avenue, Ukiah, California, not less than 24 hours prior to the meeting set forth on this agenda.

**CITY OF UKIAH
DEMOLITION PERMIT REVIEW COMMITTEE
SPECIAL MEETING
DRAFT MINUTES
OCTOBER 21, 2024**

1. CALL TO ORDER

Chair Craig Schlatter called the Demolition Permit Review Committee meeting to order at 10:00 a.m. in person and via Zoom teleconference.

Chair Schlatter Presiding.

2. ROLL CALL

Members Present: Chair Craig Schlatter, Director, Community Development Department; Member Tim Eriksen, City Engineer; Member Alyssa Ballard, Mendocino County Historical Society; Member Matthew Keizer, Chief Building Official, Community Development Department

Staff Present: Jesse Davis, Chief Planning Manager;

Others present: Lisa Dunn (Property Owner/Applicant); Michael Dunn (Applicant)

3. APPROVAL OF MINUTES

a. Special Meeting Minutes – February 02, 2022

- i. Motion/Second **Keizer/Eriksen** to approve the minutes of February 02, 2022, as submitted. Motion carried by the following roll call vote: AYES: Member Eriksen, Keizer, Ballard and Chair Schlatter. NOES: None. ABSTAIN: None. ABSENT: None.

4. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

None.

5. APPEAL PROCESS

There is no formal appeal process for decisions made by the Demolition Review Committee, as all decisions are advisory to the City Council.

6. NEW BUSINESS

- a. Request for review and a recommendation to the City Council regarding the demolition of a structure over the age of 50 years located at 233 Thomas Street (APN 003-084-02).

Chief Planning Manager Jesse Davis presented the Project.

PUBLIC INPUT OPENED: 10:07 a.m.

Speakers: None- Applicant Declined to Provide Comment

PUBLIC INPUT CLOSED: 10:07 a.m.

- I. Motion/Second: **Keizer/Eriksen** to recommend to the City Council approval of the demolition permit to demolish the building located at 233 Thomas Street (APN 003-084-02).

Motion carried by the following roll call vote: AYES: Member Eriksen, Keizer, Ballard and Chair Schlatter. NOES: None. ABSTAIN: None. ABSENT: None.

7. UNFINISHED BUSINESS

None

8. ADJOURNMENT

There being no further business, the meeting adjourned at 10:09 a.m.

DRAFT

TO: Demolition Review Committee

FROM: Katherine Schaefers, Planning Manager

DATE: November 13, 2024

SUBJECT: Request for review and a recommendation to the City Council regarding the demolition of a structure over the age of 50 years located at 420 Cooper Lane (APN 003-582-24).

BACKGROUND & PROJECT DESCRIPTION

On October 29, 2024, the applicant submitted a permit request to demolish the residential structure at 420 Cooper Lane (APN 003-582-24). Based on a review of records from the Mendocino County Assessor, the subject structure was originally constructed in 1953. Since the building was constructed over 50 years, this request is subject to Ukiah City Code Section 3016. Notably, the subject structure is not listed on the City's Ukiah Historical and Architectural Survey Update (1999), nor is it included in the Ukiah Architectural and Historical Resources Inventory Report (1985).

The Property Owner/Applicant seeks approval to demolish the existing single-family residential unit to allow development of an Inter-Tribal Elder Village, including 15 dwellings, a recreation center, parking and green space. The subject property is located within the Medium Density Residential (R-2) District wherein single-family and multi-family residential units are an allowed use.

If the City Council approves the demolition of the structure, the property owner/applicant plans to proceed with the demolition permit, which was submitted concurrently with this request and is detailed further in **Attachment 1**. The application materials include documentation related to the Mendocino County Air Quality Management District (MCAQMD) and related asbestos requirements.

UCC § 3016 – REGULATORY OVERVIEW

Per Section 3016(A) of the Ukiah City Code, the demolition of structures older than 50 years requires additional evaluation to ensure that historically, architecturally, or culturally significant buildings are preserved. That additional review is facilitated by the Demolition Review Committee, as well as the City Council.

Specifically, the City's Demolition Review Committee shall review the proposal and make a recommendation to the Ukiah City Council. Per UCC Section 3016(E):

In reviewing proposed permits, and formulating recommendations to the city council, the demolition review committee shall consider any information provided during the meeting, and shall use the following criteria. The structure:

- 1. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind; or*
- 2. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, or architectural history; or*
- 3. Is strongly identified with persons or events significant in local, state, or national history.*

Per UCC Section 3016(F), if the Demolition Review Committee finds that any of the criteria listed in subsection (E) apply to the building proposed for demolition, it shall recommend denial of the permit to the City Council. For reference UCC Section 3016 is included in **Attachment 2**.

Also in regard to UCC §3016, the Community Development Director will review the property and determine whether the exceptions listed in subsections B1 or B2 apply. These exceptions pertain to:

- B1: Cases where the building is determined to be an immediate threat to public health or safety.
- B2: Buildings that lack any historical, cultural, or architectural significance as defined under the City's guidelines.

The Demolition Review Committee is required meet to discuss and review the structure's historical, architectural, and cultural value. This meeting will include:

- A discussion of the building's significance based on the application materials

A formal recommendation is subsequently forwarded to the City Council on whether the demolition permit should be granted. Upon receipt of the committee's recommendation, the Planning Division will schedule a public hearing before the City Council. Proper notice will be provided to ensure that all interested parties have an opportunity to participate in the public process. During the hearing, the City Council will consider the committee's recommendation and make a final decision on the demolition permit.

Prior to the City Council Hearing any additional Public Agency comments not included within the Application materials, will be conveyed for the evaluation of the City Council prior to their public hearing.

RECOMMENDATION

Staff is requesting the Demolition Review Committee:

Review the proposal to demolish the building at 420 Cooper Lane in accordance with UCC Section 3016 and make a recommendation to the City Council.

ATTACHMENTS

1. Application Materials – Demolition Review
2. UCC Section 3016
3. Public Agency Referral & Comments Received



City of Ukiah

BUILDING DIVISION

COMMUNITY DEVELOPMENT
DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

Email: planning@cityofukiah.com
Web: cityofukiah.com
Phone: 707-467-5786
Fax: 707-463-6204
Inspections: 707-463-6739

Release of Property Information Form

Date: 10/28/2028

To: Mendocino County Assessor's Office
Attn: Mendocino County Property Appraiser
501 Low Gap Road, Room 1020
Ukiah, CA 95482

From (Property Owner): Northern Circle Indian Housing Authority

Re: Assessor's Parcel No: 003-582-24-00
Street Address: 420 Cooper Lane, Ukiah, CA. 95482

This is to authorize your office to release all information regarding the above listed property to the City of Ukiah Planning and Community Development Department.

Christino De LosSantos
Property Owner Signature

10/28/2024
Date

Revised 9/11/2012
Revised 3/7/19



City of Ukiah

BUILDING DIVISION

Email: planning@cityofukiah.com

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COMMUNITY DEVELOPMENT
DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

**Demolition Permit Application and Survey Form
(Structures over 50 Years Old Subject to UCC Section 3016)**

Property Owner: Northern Circle Indian Housing Authority		Applicant: Moriah McGill	
Project Address/Cross Streets: 420 Cooper Lane, Ukiah, CA. 95482		Assessor's Parcel Number: 003-582-24-00	
Zoning District: MDR (R-2)		General Plan Designation:	
Age of Structure: 70 years (1954)		How was age determined: Documents received in acquisition	
Is the property listed on the City of Ukiah Architectural and Historical Resources Inventory? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, answer the questions below.			
Is it one of the 200 individually listed properties? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Is it included on a potential Historic District? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If yes, which one?	
Is it one of the properties not considered worthy of specific analysis? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Describe the structure's current condition: Vacant Dwelling; pending asbestos remediation (process initiated with County 10/28/24)			
Describe the purpose of the demolition: To develop an Inter-Tribal Elder Village (15 dwellings, rec center, parking, green space)			
Describe all salvageable materials and any salvage plan (attachment separate salvage plan if additional space needed): NCIHA is a Tribally Designated Housing Entity with a property management function; NCIHA's maintenance dept. will salvage the accessible tub, windows, and appliances.			
Can the structure be moved? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		Are there plans to move the structure? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Describe any moving plans (location, timing, etc.): NA			
Describe any unique features of the building or property: NA			
Provide any general comments regarding the historic, architectural, or cultural significance of the building/property: None identified by NCIHA staff			
DATE SUBMITTED: 10/28/2024		APPLICATION NUMBER:	

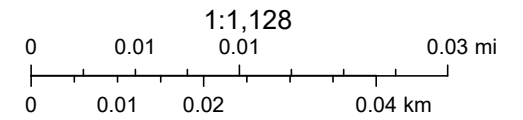
Vicinity Map



420 Cooper Lane
APN 003-582-24

11/14/2024, 3:47:25 PM

- County Boundary
- Private Roads
- Highways
- Parcels
- Public Roads
- Communities



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Katherine Schaefer

Maxar, Microsoft

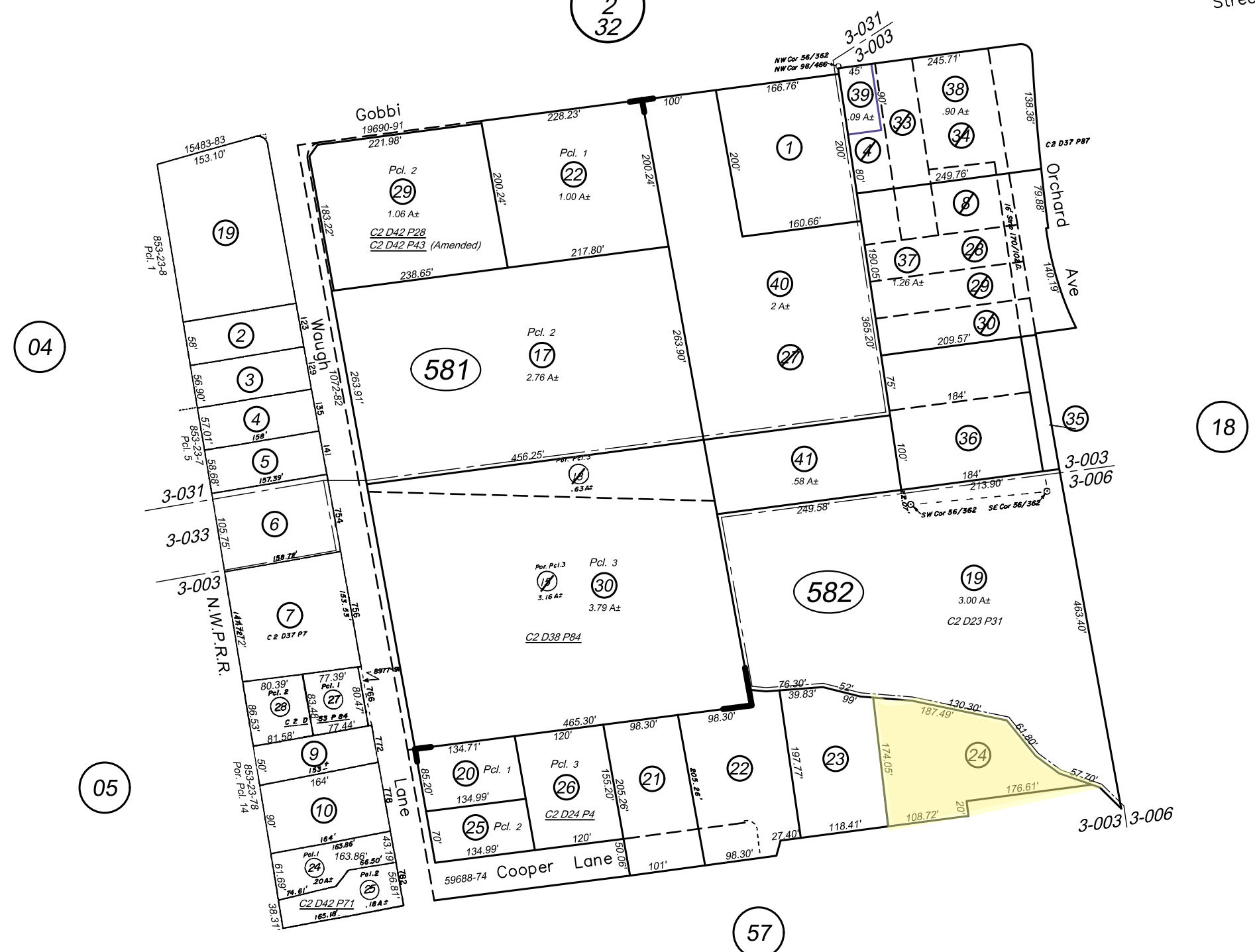
Ukiah City

3-003
3-006
3-031
3-033

3-58

Bk
2
32

Street



NOTE: This map was prepared for assessment purposes only. No liability is assumed for the data delineated hereon.

Assessor's Map
County of Mendocino, Calif.
July 5, 2023



City of Ukiah

COMMUNITY DEVELOPMENT
DEPARTMENT

300 SEMINARY AVENUE
UKIAH, CA 95482

BUILDING DIVISION

Email: buildingdivision@cityofukiah.com

Web: cityofukiah.com

Phone: 707-467-5786

Fax: 707-463-6204

Inspections: 707-463-6739

BUILDING PERMIT APPLICATION

Value of Work (\$):	Assessor Parcel Number: 003-582-24-00	Use of Building: Residential
Building Address: 420 Cooper Lane, Ukiah, CA. 95482		
Description of Work: Demolition of existing structure		
Building Owner Name: Northern Circle Indian Housing Authority	Building Owner Email: christine@nciha.org / moriah@nciha.org	Building Owner Phone #: 707-468-1336
Building Owner Mailing Address (Street Number and Name, City, State, Zip Code): 694 Pinoleville Drive, Ukiah, CA. 95482		Customer ID:
Designer Name: NA	Designer Email:	Designer Phone #:
Designer Mailing Address (Street Number and Name, City, State, Zip Code):		Customer ID:
Contractor Name: NA	Contractor Email:	Contractor Phone #:
Contractor Mailing Address (Street Number and Name, City, State, Zip Code):		Customer ID:
LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (Commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.		
License Class: _____ License Number: _____		
Contractor Signature: _____		Date: _____
<p>OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (section 7031.5, Business and Professions Code: Any City or County that requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (Commencing with section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):</p> <p><input type="checkbox"/> I, as owner of the property or my employees with wages as their sole compensation, will do <input type="checkbox"/> all of or <input type="checkbox"/> portions of the work, and the structure is not intended or offered for sale (section 7044, Business and Professions Code: The Contractor's State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).</p> <p><input checked="" type="checkbox"/> I, as the owner of the property, am exclusively contracting with licensed Contractors to construct the project (section 7044 Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a licensed Contractor pursuant to the Contractors' State License Law).</p> <p><input type="checkbox"/> I am exempt from licensure under the Contractors' State License Law for the following reason:</p>		

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not be constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent:

Christine De Lossantos

Date:

10/28/2024

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy No.: _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:

Policy Number:

Expiration Date:

Name of Agent:

Phone #:

Verified By (City Staff):

CERTIFICATE OF EXEMPTION FROM WORKMAN'S COMPENSATION INSURANCE

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of applicant:

Christine De Lossantos

Date:

10/28/2024

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name:

California Department of Social Services - Community Care Expansion

Lender's Address:

744 P. Street, Sacramento, CA. 95814

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

Signature of Property Owner or Authorized Agent:

Christine De Lossantos

Date:

10/28/2024

Permit Expiration: This permit expires by limitation is work authorized is not commenced within 180 days or is abandoned for 180 days or more. An inspection is required to verify this, otherwise the Permit will expire. Permits may be extended for 180 days by written request prior to expiration.

Revised 2/10/2014

Revised 10/17/2014 (email and CID)

Revised 2/7/18 MK



Suspect Asbestos Sample Results for Demolition

**From: Air Environmental LLC
P.O. Box 294
Santa Rosa, Ca 95402**

**To: Attn: Moriah McGill
Northern Circle Indian Housing
Authority**

Date: 10-25-24

Address: 420 Cooper Ln, Ukiah, CA 95482

Date of testing: 10-18-24

Per your request, Air Environmental performed suspect asbestos bulk sampling at the above referenced location. The purpose of this sample collection was to ascertain the presence or absence of asbestos in the suspect, Presumed Asbestos-Containing Material (PACM) / Asbestos Containing Building Material (ACBM), that will be disturbed during demolition and other work activities.

This sample collection does not include any areas other than the areas and materials listed in this report. If additional hidden materials are found such as transite inside walls or post tension cable sheathing in foundations please stop all work and call us for additional testing. (see attached chain of custody forms and sampling area plan for listed sample locations)

During the course of this asbestos inspection **(53)** bulk samples were collected with the subsequent analysis of **(92)** discrete samples. The samples collected were cataloged on site and then delivered, Via FedEx, to Environmental Testing Laboratories for analysis by Polarized Light Microscopy (PLM¹). **The analysis of the samples showed asbestos present in sample numbers listed on page 2.** (also see attached laboratory report) Air Environmental did not sample materials that were visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.).

An asbestos survey consisted of three steps: 1) a visual inspection of the site. 2) a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials. 3) sampling friable and non-friable suspect materials if found.

Sample Analysis			
Sample #	Location	Description	Asbestos %
B1-B3 layer 2	Pantry & Kitchen Wall	Texture	1.25% Chrysotile
B4-B5 layer 2	Front Room Wall	Texture	1.5% Chrysotile
B14-B15 layer 1	Pantry & Kitchen Floor	Sheet Vinyl	1.5% Chrysotile

Asbestos Information

The Code of Federal Regulations (CFR), 40 CFR 61, Subpart M, National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Federal Occupational Safety and Health Administration (FED OSHA) classify asbestos-containing material (ACM) as any material or product that contains greater than 1% asbestos. Non-friable ACM is classified by NESHAP as either Category I or Category II material defined as follows:

- **Category I** – asbestos-containing packings, gaskets, resilient floor coverings, and asphalt roofing products.
- **Category II** – all remaining types of non-friable asbestos-containing material not included in Category I that when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

Regulated asbestos-containing material (RACM), a hazardous waste, is classified as any manufactured material that contains **greater than** 1% asbestos by dry weight and is:

- Friable (can be crumbled, pulverized, or reduced to powder by hand pressure); or
- Category I material that has become friable; or
- Category I material that has been subjected to sanding grinding, cutting or abrading; or
- Category II non-friable material that has a high probability of becoming crumbled, pulverized, or reduced to a powder during demolition or renovation activities.

A homogeneous area shall be determined to contain asbestos based on a finding that the results of at least one sample collected from that area shows that asbestos is present. "Asbestos-containing construction material" (ACCM) means any manufactured construction material which contains more than one tenth of 1 percent asbestos by weight.

More than 50 countries, including the United Kingdom, Australia and all 28 countries of the European Union have banned the use of asbestos. However the U.S. continues to import and use asbestos with no plan for stricter regulations in place. We now know for certain that all forms of asbestos can cause mesothelioma, lung cancer and other chronic respiratory conditions. Although it is highly regulated in the U.S. asbestos continues to be used in hundreds of consumer products as long as it accounts for **less than one percent <1%** of the product by dry weight.

Activities that disturb materials containing asbestos are subject to certain requirements of the Cal/OSHA asbestos standard contained in Title 8, CCR Section 1529. Typically, removal or disturbance of more than 100 square feet of material containing more than 0.1% asbestos must be performed by a DOSH registered asbestos abatement contractor. Materials containing more than 1% asbestos are also subject to NESHAP regulations (40 CFR Part 61, Subpart M). RACM (friable ACM and non-friable ACM that will become friable during demolition operations) must be removed from structures prior to demolition.

Certain non-friable ACM and materials containing 1% or less asbestos may remain in structures during demolition; however, there are waste handling/disposal issues and Cal/OSHA work requirements that may make it cost ineffective to do so. Contractors are responsible for segregating and characterizing waste streams prior to disposal. With respect to potential worker exposure, notification, and registration requirements, Cal/OSHA defines asbestos-containing construction material as material that contains more than 0.1% asbestos (Title 8, CCR 341.6).

The Department of Toxic Substances Control (DTSC) classifies asbestos-containing material as a hazardous waste if it is “friable” and contains one percent (1.0%) or more asbestos as hazardous waste. A friable waste is one that can be reduced to a powder or dust under hand pressure when dry. This classification standard is given in California Code of Regulations, section 66261.24. Because the United States Environmental Protection Agency (U.S.EPA) does not regulate asbestos as hazardous waste under the Resource Conservation and Recovery Act (RCRA), it is considered to be a “non-RCRA, or “California-only” hazardous waste.

Joshua Leard, Nathanael Cowan

Certified Asbestos Consultants

Joshua CA DOSH #21-6967

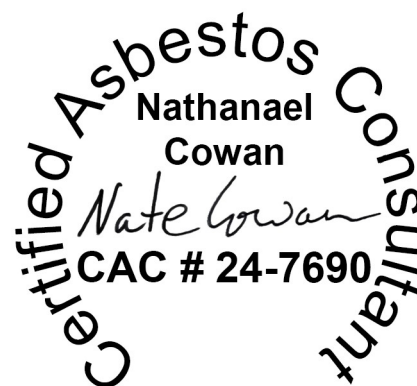
Nathanael CA DOSH #24-7690

Office: 707-408-2080

Joshua Leard: 707-322-3183

Nathanael Cowan: 707-888-3584

CaEnvironmental@Gmail.com



¹ (PLM) Polarized Light Microscopy EPA Method 600/R-93-116

² (NESHAP) National Emission Standards for Hazardous Air Pollutants



To: Air Environmental
PO Box 294
Santa Rosa, California 95402

ETL Job: 273405
Client Project: N/A

Attention: Josh Leard
Project Location: 420 Cooper Ln., Ukiah, CA 95482

Lab Sample Number	Client Sample Number	Sample Type	Completed
1711376	B1	Asbestos	10/24/2024
1711377	B2	Asbestos	10/24/2024
1711378	B3	Asbestos	10/24/2024
1711379	B4	Asbestos	10/24/2024
1711380	B5	Asbestos	10/24/2024
1711381	B6	Asbestos	10/24/2024
1711382	B7	Asbestos	10/24/2024
1711383	B8	Asbestos	10/24/2024
1711384	B9	Asbestos	10/24/2024
1711385	B10	Asbestos	10/24/2024
1711386	B11	Asbestos	10/24/2024
1711387	B12	Asbestos	10/24/2024
1711388	B13	Asbestos	10/24/2024
1711389	B14	Asbestos	10/24/2024
1711390	B15	Asbestos	10/24/2024
1711391	B16	Asbestos	10/24/2024

Lab Sample Number	Client Sample Number	Sample Type	Completed
1711392	B17	Asbestos	10/24/2024
1711393	B18	Asbestos	10/24/2024
1711394	B19	Asbestos	10/24/2024
1711395	B20	Asbestos	10/24/2024
1711396	B21	Asbestos	10/24/2024
1711397	B22	Asbestos	10/24/2024
1711398	B23	Asbestos	10/24/2024
1711399	B24	Asbestos	10/24/2024
1711400	B25	Asbestos	10/24/2024
1711401	B26	Asbestos	10/24/2024
1711402	B27	Asbestos	10/24/2024
1711403	B28	Asbestos	10/24/2024
1711404	B29	Asbestos	10/24/2024
1711405	B30	Asbestos	10/24/2024
1711406	B31	Asbestos	10/24/2024
1711407	B32	Asbestos	10/24/2024
1711408	B33	Asbestos	10/24/2024
1711409	B34	Asbestos	10/24/2024
1711410	B35	Asbestos	10/24/2024
1711411	B36	Asbestos	10/24/2024
1711412	B37	Asbestos	10/24/2024
1711413	B38	Asbestos	10/24/2024
1711414	B39	Asbestos	10/24/2024
1711415	B40	Asbestos	10/24/2024
1711416	B41	Asbestos	10/24/2024
1711417	B42	Asbestos	10/24/2024

This report is intended for use solely by the individual or entity to which it is addressed. This report may not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. It may contain information that is privileged, confidential and otherwise exempt by law from disclosure. If the reader of this information is not the intended recipient or an employee of its intended recipient, you are herewith notified that any dissemination, distribution or copying of this information is strictly prohibited. If you have received this information in error, please notify ETL immediately. Thank you.

Lab Sample Number	Client Sample Number	Sample Type	Completed
1711418	B43	Asbestos	10/24/2024
1711419	B44	Asbestos	10/24/2024
1711420	B45	Asbestos	10/24/2024
1711421	B46	Asbestos	10/25/2024
1711422	B47	Asbestos	10/25/2024
1711423	B48	Asbestos	10/25/2024
1711424	B49	Asbestos	10/25/2024
1711425	B50	Asbestos	10/25/2024
1711426	B51	Asbestos	10/25/2024
1711427	B52	Asbestos	10/25/2024
1711428	B53	Asbestos	10/25/2024

Reviewed by:



Dawson Bradley

Summary

Method	Sample	Layer	Mastic
PLM	65	20	
Point Count		2	

Polarized Light Microscopy Asbestos Analysis Report

To : Air Environmental
 PO Box 294
 Santa Rosa, California 95402

ETL Job : 273405
Client Project : N/A
Date Collected : 10/18/2024
Date Received : 10/22/2024

Location : 420 Cooper Ln., Ukiah, CA 95482

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711376 B1 Pantry Wall Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711376 B1 Pantry Wall Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Texture	Beige Non-Fibrous Homogenous	PLM Trace Cellulose PC 1.5% Cellulose	PLM 100% Other PC 97.25% Other	PLM Trace Chrysotile PC 1.25% Chrysotile
1711377 B2 Kitchen Wall Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711377 B2 Kitchen Wall Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024 Layer Not Analyzed		Positive Stop			
1711378 B3 Kitchen Ceiling Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711378 B3 Kitchen Ceiling Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024 Layer Not Analyzed		Positive Stop			

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Certificate of Analysis

Environmental Testing Laboratories, Inc.
 37575 W Huron River Drive
 Romulus, Michigan 48174
 (734) 955-6600, Fax: (734) 955-6604

Polarized Light Microscopy Asbestos Analysis Report

To : Air Environmental
 PO Box 294
 Santa Rosa, California 95402

ETL Job : 273405
 Client Project : N/A
 Date Collected : 10/18/2024
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Location : 420 Cooper Ln., Ukiah, CA 95482

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711379 B4 Front Room Wall Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711379 B4 Front Room Wall Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Texture	Beige Non-Fibrous Homogenous	PLM Trace Cellulose PC 0.75% Cellulose	PLM 100% Other PC 97.75% Other	PLM Trace Chrysotile PC 1.5% Chrysotile
1711380 B5 Master Bedroom Ceiling Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711380 B5 Master Bedroom Ceiling Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024 Layer Not Analyzed		Positive Stop			
1711381 B6 Bedroom 2 Wall Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711381 B6 Bedroom 2 Wall Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024 Layer Not Analyzed		Positive Stop			

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Location : 420 Cooper Ln., Ukiah, CA 95482

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711382 B7 Bedroom 3 Ceiling Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711382 B7 Bedroom 3 Ceiling Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024 Layer Not Analyzed		Positive Stop			
1711383 B8 Hall Bathroom Wall Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711383 B8 Hall Bathroom Wall Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024 Layer Not Analyzed		Positive Stop			
1711384 B9 Living Room Ceiling Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Ceiling Tile	Brown Fibrous Homogenous	PLM 100% Cellulose		PLM None Detected
1711385 B10 Living Room Ceiling Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Ceiling Tile	Brown Fibrous Homogenous	PLM 100% Cellulose		PLM None Detected

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Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711386 B11 Laundry Room Wall Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711386 B11 Laundry Room Wall Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Texture	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711387 B12 Laundry Room Wall Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711387 B12 Laundry Room Wall Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Texture	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711388 B13 Laundry Room Ceiling Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Drywall	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711388 B13 Laundry Room Ceiling Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Texture	White Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected

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Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711389 B14 Pantry Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl Sheeting	Gray Fibrous Homogenous	PLM 6% Cellulose	PLM 64% Other	PLM 30% Chrysotile
1711389 B14 Pantry Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Black Fibrous Homogenous	PLM 25% Cellulose	PLM 75% Other	PLM None Detected
1711390 B15 Kitchen Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024 Layer Not Analyzed		Positive Stop			
1711390 B15 Kitchen Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Black Fibrous Homogenous	PLM 35% Cellulose	PLM 65% Other	PLM None Detected

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Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711391 B16 Hall Bathroom Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024 With Backing	Vinyl	Gray Fibrous Non-Homogenous	PLM 16% Cellulose	PLM 84% Other	PLM None Detected
1711391 B16 Hall Bathroom Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl	Gold Non-Fibrous Homogenous	PLM 5% Cellulose	PLM 95% Other	PLM None Detected
1711391 B16 Hall Bathroom Floor Layer-3 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Tan Non-Fibrous Homogenous	PLM 2% Cellulose	PLM 98% Other	PLM None Detected
1711392 B17 Hall Bathroom Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024 With Backing	Vinyl	Gray Fibrous Non-Homogenous	PLM 14% Cellulose	PLM 86% Other	PLM None Detected
1711392 B17 Hall Bathroom Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl	Gold Non-Fibrous Homogenous	PLM 2% Cellulose	PLM 98% Other	PLM None Detected
1711392 B17 Hall Bathroom Floor Layer-3 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Tan Non-Fibrous Homogenous	PLM 2% Cellulose	PLM 98% Other	PLM None Detected

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Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711393 B18 Master Bedroom Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl Sheeting	Gray Non-Fibrous Homogenous	PLM 6% Cellulose	PLM 94% Other	PLM None Detected
1711393 B18 Master Bedroom Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Black Non-Fibrous Homogenous	PLM 10% Cellulose	PLM 90% Other	PLM None Detected
1711394 B19 Master Bedroom Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl Sheeting	Gray Non-Fibrous Homogenous	PLM 10% Cellulose	PLM 90% Other	PLM None Detected
1711394 B19 Master Bedroom Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Black Non-Fibrous Homogenous	PLM 10% Cellulose	PLM 90% Other	PLM None Detected
1711395 B20 Master Bedroom Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl	Gold Non-Fibrous Homogenous	PLM 7% Cellulose	PLM 93% Other	PLM None Detected
1711395 B20 Master Bedroom Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Black Non-Fibrous Homogenous	PLM 10% Cellulose	PLM 90% Other	PLM None Detected

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Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711396 B21 Master Bedroom Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl	Gold Non-Fibrous Homogenous	PLM 5% Cellulose	PLM 95% Other	PLM None Detected
1711396 B21 Master Bedroom Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Black Non-Fibrous Homogenous	PLM 7% Cellulose	PLM 93% Other	PLM None Detected
1711397 B22 Front Room Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl Sheeting	Brown Non-Fibrous Homogenous	PLM 5% Cellulose	PLM 95% Other	PLM None Detected
1711397 B22 Front Room Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Black Non-Fibrous Homogenous	PLM 8% Cellulose	PLM 92% Other	PLM None Detected
1711398 B23 Front Room Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl Sheeting	Brown Non-Fibrous Homogenous	PLM 10% Cellulose	PLM 90% Other	PLM None Detected
1711398 B23 Front Room Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Black Non-Fibrous Homogenous	PLM 3% Cellulose	PLM 97% Other	PLM None Detected

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Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711399 B24 Hall Bathroom Wall Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl Base	Beige Non-Fibrous Homogenous	PLM 2% Cellulose	PLM 98% Other	PLM None Detected
1711399 B24 Hall Bathroom Wall Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Tan Non-Fibrous Homogenous	PLM 2% Cellulose	PLM 98% Other	PLM None Detected
1711400 B25 Master Bathroom Wall Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Vinyl Base	Beige Non-Fibrous Homogenous	PLM 4% Cellulose	PLM 96% Other	PLM None Detected
1711400 B25 Master Bathroom Wall Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Tan Non-Fibrous Homogenous	PLM 5% Cellulose	PLM 95% Other	PLM None Detected
1711401 B26 Master Bathroom Wall Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Particle Board	Pink Fibrous Homogenous	PLM 46% Cellulose	PLM 54% Other	PLM None Detected
1711402 B27 Master Bathroom Wall Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Particle Board	Pink Fibrous Homogenous	PLM 55% Cellulose	PLM 45% Other	PLM None Detected

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Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711403 B28 Hall Bathroom Wall Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Tile	White Non-Fibrous Homogenous	PLM 2% Cellulose	PLM 98% Other	PLM None Detected
1711403 B28 Hall Bathroom Wall Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Grout	Gray Non-Fibrous Homogenous	PLM 2% Cellulose	PLM 98% Other	PLM None Detected
1711404 B29 Hall Bathroom Wall Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Tile	White Non-Fibrous Homogenous	PLM 3% Cellulose	PLM 97% Other	PLM None Detected
1711404 B29 Hall Bathroom Wall Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Grout	Gray Non-Fibrous Homogenous	PLM 4% Cellulose	PLM 96% Other	PLM None Detected
1711405 B30 Front Room Floor Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Carpet	Multi Colored Fibrous Homogenous	PLM 60% Cellulose	PLM 40% Other	PLM None Detected
1711405 B30 Front Room Floor Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Gray Non-Fibrous Homogenous	PLM 3% Cellulose	PLM 97% Other	PLM None Detected

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Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711406 B31 Walk Through Closet Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Carpet	Multi Colored Fibrous Homogenous	PLM 66% Cellulose	PLM 34% Other	PLM None Detected
1711406 B31 Walk Through Closet Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Mastic	Gray Non-Fibrous Homogenous	PLM 3% Cellulose	PLM 97% Other	PLM None Detected
1711407 B32 Bedroom 2 Closet Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024 With Backing	Vinyl Sheeting	Gray Fibrous Non-Homogenous	PLM 25% Cellulose	PLM 75% Other	PLM None Detected
1711408 B33 Bedroom 2 Closet Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024 With Backing	Vinyl Sheeting	Gray Fibrous Non-Homogenous	PLM 27% Cellulose	PLM 73% Other	PLM None Detected
1711409 B34 Detached Garage Wall Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Drywall	Gray Non-Fibrous Homogenous	PLM 6% Cellulose	PLM 94% Other	PLM None Detected
1711409 B34 Detached Garage Wall Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Texture	White Non-Fibrous Homogenous	PLM 3% Cellulose	PLM 97% Other	PLM None Detected

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Polarized Light Microscopy Asbestos Analysis Report

To : Air Environmental
 PO Box 294
 Santa Rosa, California 95402

ETL Job : 273405
Client Project : N/A
Date Collected : 10/18/2024
Date Received : 10/22/2024

Location : 420 Cooper Ln., Ukiah, CA 95482

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711410 B35 Detached Garage Wall Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Drywall	Gray Non-Fibrous Homogenous	PLM 8% Cellulose	PLM 92% Other	PLM None Detected
1711410 B35 Detached Garage Wall Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Texture	White Non-Fibrous Homogenous	PLM 1% Cellulose	PLM 99% Other	PLM None Detected
1711411 B36 House Roof Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Shingles	Black Fibrous Homogenous	PLM 35% Fiberglass	PLM 65% Other	PLM None Detected
1711411 B36 House Roof Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Fibrous Material	Black Fibrous Homogenous	PLM 20% Cellulose	PLM 80% Other	PLM None Detected
1711412 B37 House Roof Layer-1 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Shingles	Black Fibrous Homogenous	PLM 45% Fiberglass	PLM 55% Other	PLM None Detected
1711412 B37 House Roof Layer-2 Analyst: OJ Ivey Date Analyzed : 10/24/2024	Fibrous Material	Black Fibrous Homogenous	PLM 15% Cellulose	PLM 85% Other	PLM None Detected

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Polarized Light Microscopy Asbestos Analysis Report

To : Air Environmental
 PO Box 294
 Santa Rosa, California 95402

Location : 420 Cooper Ln., Ukiah, CA 95482

ETL Job : 273405
Client Project : N/A
Date Collected : 10/18/2024
Date Received : 10/22/2024

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711413 B38 Detached Garage Roof Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Shingle	Brown Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711413 B38 Detached Garage Roof Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Shingle	Black Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711413 B38 Detached Garage Roof Layer-3 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Paper	Black Fibrous Homogenous	PLM 98% Cellulose	PLM 2% Other	PLM None Detected
1711414 B39 Detached Garage Roof Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Shingle	Brown Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711414 B39 Detached Garage Roof Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Shingle	Black Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711414 B39 Detached Garage Roof Layer-3 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Paper	Black Fibrous Homogenous	PLM 98% Cellulose	PLM 2% Other	PLM None Detected

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Certificate of Analysis

Environmental Testing Laboratories, Inc.
 37575 W Huron River Drive
 Romulus, Michigan 48174
 (734) 955-6600, Fax: (734) 955-6604

Polarized Light Microscopy Asbestos Analysis Report

To : Air Environmental
 PO Box 294
 Santa Rosa, California 95402

ETL Job : 273405
 Client Project : N/A
 Date Collected : 10/18/2024
 Date Received : 10/22/2024

Location : 420 Cooper Ln., Ukiah, CA 95482

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711415 B40 Garage Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711416 B41 Garage Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711417 B42 Sheds Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711418 B43 Sheds Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711419 B44 Sidewalk Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711420 B45 Sidewalk Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/24/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected

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Polarized Light Microscopy Asbestos Analysis Report

To : Air Environmental
 PO Box 294
 Santa Rosa, California 95402

ETL Job : 273405
 Client Project : N/A
 Date Collected : 10/18/2024
 Date Received : 10/22/2024

Location : 420 Cooper Ln., Ukiah, CA 95482

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711421 B46 Exterior Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Brick	Red Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711421 B46 Exterior Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Mortar	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711422 B47 Exterior Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Brick	Red Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711422 B47 Exterior Layer-2 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Mortar	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711423 B48 Footing Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711424 B49 Footing Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected

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Polarized Light Microscopy Asbestos Analysis Report

To : Air Environmental
PO Box 294
Santa Rosa, California 95402

ETL Job : 273405
Client Project : N/A
Date Collected : 10/18/2024
Date Received : 10/22/2024

Location : 420 Cooper Ln., Ukiah, CA 95482

Sample	Description	Appearance	% Fibrous	% Non-Fibrous	% Asbestos
1711425 B50 Attic Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Blown-In Insulation	Gray Fibrous Homogenous	PLM 100% Cellulose		PLM None Detected
1711426 B51 Attic Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Blown-In Insulation	Gray Fibrous Homogenous	PLM 100% Cellulose		PLM None Detected
1711427 B52 Laundry Room Floor Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected
1711428 B53 Laundry Room Floor Layer-1 Analyst: Nico Alvarez-Lopez Date Analyzed : 10/25/2024	Concrete	Gray Non-Fibrous Homogenous	PLM Trace Cellulose	PLM 100% Other	PLM None Detected

Lab Supervisor/Other Signatory

Analyst:

Nico Alvarez-Lopez

OJ Ivey

400 Point Count Results by EPA 600/R-93/116 PLM (denoted by "PC")
Item 198.1: PLM Methods for Identifying and Quantitating Asbestos in Bulk Samples
Item 198.6: PLM Methods for Identifying and Quantitating Asbestos in Non-Friable Organically Bound Bulk Samples
EPA 600/R-93/116: Method for Determination of Asbestos in Bulk Building Materials
EPA 600/M4-82-020: Interim Method for Determination of Asbestos in Bulk Insulation Samples
A % Asbestos result of "Trace" indicates that the analyzed material was found to contain less than 1% asbestos and would not be considered an Asbestos Containing Material (ACM).

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Chain of Custody

Air Environmental

PO Box 294, Santa Rosa, Ca 95402
707-408-2080 - CaEnvironmental@gmail.com

LEGAL DOCUMENT - PLEASE PRINT LEGIBLY

For Lab Use Only	
Lab No.	<u>273405</u>
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject

Contact Information		Project Information	
Company: Air Environmental	Phone: 707-408-2080	Project Name:	
Contact: Josh Leard	Cell Phone:	Project Location: <u>420 Cooper Ln</u>	
Account #:	E-mail: <u>CaEnvironmental@gmail.com</u>	<u>Vkiah, CA 95482</u>	
SAMPLED BY: Name: <u>JL, NC, PT, RC</u>	Date: <u>10-18-24</u>		

RELINQUISHED BY	DATE & TIME	VIA	RECEIVED BY	DATE & TIME
<u>Robin</u>	<u>10-18-24</u>	<u>Fedex</u>	<u>[Signature]</u>	<u>10/22/24</u>
<u>Robin</u>	<u>4 pm</u>			

REQUESTED SERVICES (Please the Appropriate Boxes)

<input checked="" type="checkbox"/> Bulk Analysis (EPA 600/R-93/116) <input type="checkbox"/> 400 Point Count	<input type="checkbox"/> NIOSH 7400 <input type="checkbox"/> Air - AHERA	<input type="checkbox"/> Mold <input type="checkbox"/> Air Sample <input type="checkbox"/> Tape Lift	<input type="checkbox"/> Soot <input type="checkbox"/> Tape Lift Analysis	<input type="checkbox"/> Bacteria <input type="checkbox"/> Swab Analysis	<input type="checkbox"/> Drug <input type="checkbox"/> Methamphetamine <input type="checkbox"/> Fentanyl	TURNAROUND TIME <input type="checkbox"/> Rush <input type="checkbox"/> Same Day <input type="checkbox"/> 24 - Hour <input checked="" type="checkbox"/> 3 - Day <input type="checkbox"/> 5 - Day
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o. byr

Sample ID	<input checked="" type="checkbox"/> To Be Analyzed	Lab ID	Description	Volume	<input checked="" type="checkbox"/> Stop @ 1st Pos	Comments / Notes
B1	<input checked="" type="checkbox"/>	1711376	Pantry Wall Drywall + Texture		<input checked="" type="checkbox"/>	<10% Point
B2	<input type="checkbox"/>	377	Kitchen " " "		<input type="checkbox"/>	"
B3	<input type="checkbox"/>	378	" Ceiling " "		<input type="checkbox"/>	"
B4	<input type="checkbox"/>	379	Front Room Wall Drywall + Texture		<input checked="" type="checkbox"/>	"
B5	<input type="checkbox"/>	380	Master Bedroom Ceiling " "		<input checked="" type="checkbox"/>	<10% Point
B6	<input type="checkbox"/>	381	Bedroom 2 Wall " "		<input type="checkbox"/>	"
B7	<input type="checkbox"/>	382	Bedroom 3 Ceiling " "		<input type="checkbox"/>	"
B8	<input type="checkbox"/>	383	Hall Bathroom Wall " "		<input type="checkbox"/>	"
B9	<input type="checkbox"/>	384	Living Room Ceiling 12x12 Acoustic Tiles		<input checked="" type="checkbox"/>	"
B10	<input checked="" type="checkbox"/>	385	" " " " " "		<input checked="" type="checkbox"/>	

Chain of Custody

Air Environmental
P.O. Box 294, Santa Rosa, Ca 95402
707-408-2080

For Lab Use Only	
Lab No. <u>273405</u>	
<input checked="" type="checkbox"/> Accept	<input type="checkbox"/> Reject

Legal Document

Project Information	
Company: Air Environmental	Project Location: <u>420 Cooper Ln, Ukiah, CA 95482</u>

Sample ID	☑ To Be Analyzed	Lab ID	Description	Volume / Area	Stop @ 1st Pos	Comments / Notes
B11	<input checked="" type="checkbox"/>	1711386	Laundry Room Wall Drywall + Texture		<input checked="" type="checkbox"/>	<10% Point
B12	<input type="checkbox"/>	387	" " " " "		<input checked="" type="checkbox"/>	
B13	<input type="checkbox"/>	388	" " Ceiling " "		<input type="checkbox"/>	"
B14	<input type="checkbox"/>	389	Pantry Floor Vinyl Sheeting + Mastic		<input checked="" type="checkbox"/>	"
B15	<input type="checkbox"/>	390	Kitchen " " " "		<input checked="" type="checkbox"/>	
B16	<input type="checkbox"/>	391	Hall Bathroom Floor Vinyl 12x12s + Mastic		<input checked="" type="checkbox"/>	
B17	<input type="checkbox"/>	392	" " " " " "		<input checked="" type="checkbox"/>	
B18	<input type="checkbox"/>	393	Master Bedroom Floor Vinyl Sheeting + Mastic		<input checked="" type="checkbox"/>	
B19	<input type="checkbox"/>	394	" " " " " "		<input checked="" type="checkbox"/>	
B20	<input type="checkbox"/>	395	Master Bathroom Floor Vinyl 9x9 + Mastic		<input checked="" type="checkbox"/>	
B21	<input type="checkbox"/>	396	" " " " " "		<input checked="" type="checkbox"/>	
B22	<input type="checkbox"/>	397	Front Room Floor Vinyl Sheeting + Mastic		<input checked="" type="checkbox"/>	
B23	<input type="checkbox"/>	398	" " " " " "		<input checked="" type="checkbox"/>	
B24	<input type="checkbox"/>	399	Hall Bathroom Wall Vinyl Base + Mastic		<input checked="" type="checkbox"/>	
B25	<input type="checkbox"/>	400	Master " " " " "		<input checked="" type="checkbox"/>	
B26	<input type="checkbox"/>	401	Master Bathroom Wall Particle Board Tile Veneer		<input checked="" type="checkbox"/>	
B27	<input type="checkbox"/>	402	" " " " " "		<input checked="" type="checkbox"/>	
B28	<input type="checkbox"/>	403	Hall Bathroom Wall Tile + Grout		<input checked="" type="checkbox"/>	
B29	<input checked="" type="checkbox"/>	404	" " " " "		<input checked="" type="checkbox"/>	
	<input type="checkbox"/>				<input type="checkbox"/>	

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Chain of Custody

Air Environmental
P.O. Box 294, Santa Rosa, Ca 95402
707-408-2080

For Lab Use Only

Lab No. _____
Accept Reject

Legal Document

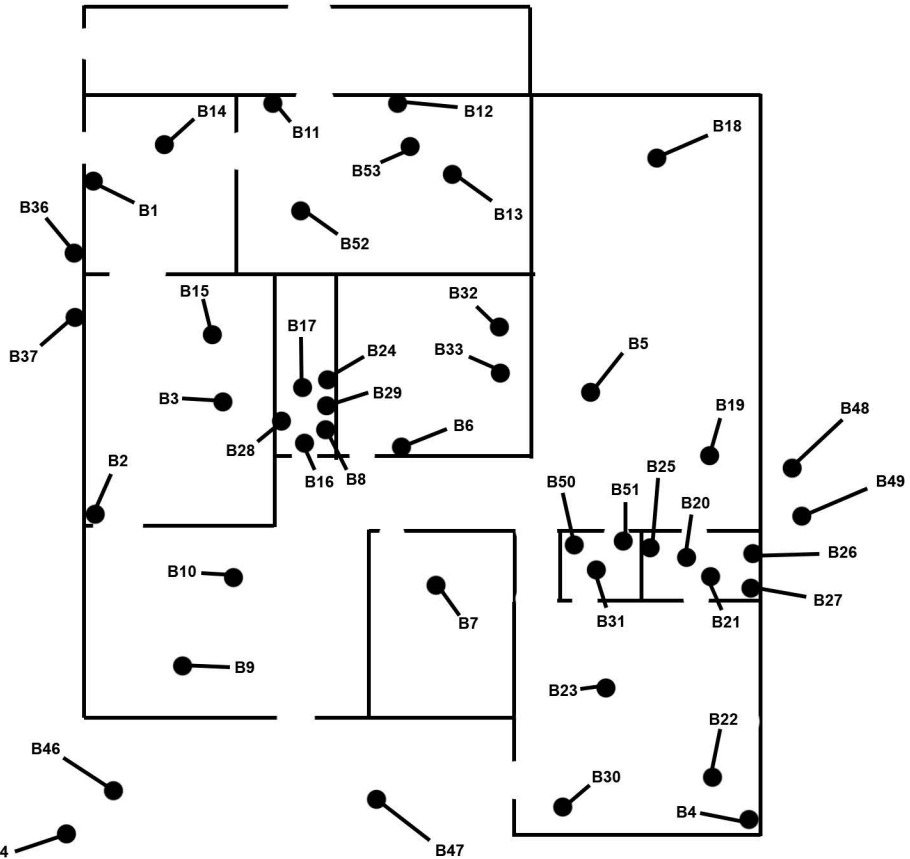
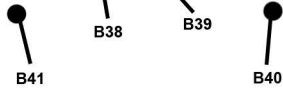
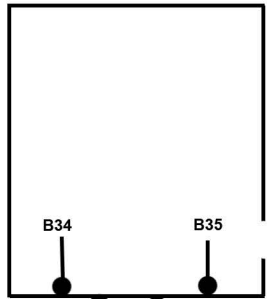
Project Information

Company: Air Environmental

Project Location: 420 Cooper Ln, Ukiah, CA 95482

Sample ID	☑ To Be Analyzed	Lab ID	Description	Volume / Area	Stop @ 1st Pos	Comments / Notes
B30	<input checked="" type="checkbox"/>	1711405	Front Room Floor Carpet + Mastic		<input checked="" type="checkbox"/>	
B31	<input type="checkbox"/>	406	Walk Through Closet " "		<input checked="" type="checkbox"/>	
B32	<input type="checkbox"/>	407	Bedroom 2 Closet Floor Sheet Vinyl		<input checked="" type="checkbox"/>	
B33	<input type="checkbox"/>	408	" " " " " "		<input checked="" type="checkbox"/>	
B34	<input type="checkbox"/>	409	Detached Garage Wall Drywall		<input checked="" type="checkbox"/>	
B35	<input type="checkbox"/>	410	" " " "		<input checked="" type="checkbox"/>	
B36	<input type="checkbox"/>	411	House Roof Shingles + Paper		<input checked="" type="checkbox"/>	
B37	<input type="checkbox"/>	412	" " " "		<input checked="" type="checkbox"/>	
B38	<input type="checkbox"/>	413	Detached Garage Roof Shingles + Paper		<input checked="" type="checkbox"/>	
B39	<input type="checkbox"/>	414	" " " "		<input checked="" type="checkbox"/>	
B40	<input type="checkbox"/>	415	Garage Concrete Slab		<input checked="" type="checkbox"/>	
B41	<input type="checkbox"/>	416	" " "		<input checked="" type="checkbox"/>	
B42	<input type="checkbox"/>	417	Sheds Concrete Slab		<input checked="" type="checkbox"/>	
B43	<input type="checkbox"/>	418	" " "		<input checked="" type="checkbox"/>	
B44	<input type="checkbox"/>	419	Concrete Sidewalk		<input checked="" type="checkbox"/>	
B45	<input type="checkbox"/>	420	" "		<input checked="" type="checkbox"/>	
B46	<input type="checkbox"/>	421	Exterior Brick + Mortar		<input checked="" type="checkbox"/>	
B47	<input type="checkbox"/>	422	" " "		<input checked="" type="checkbox"/>	
B48	<input type="checkbox"/>	423	Concrete Footing		<input checked="" type="checkbox"/>	
B49	<input checked="" type="checkbox"/>	424	" "		<input checked="" type="checkbox"/>	

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§3016 MODIFICATIONS TO THE CALIFORNIA BUILDING CODE

A. The section of the California building code, relating to applications for building permits is modified to require in an application to demolish a building, the date when the building was first constructed, if known. The terms "demolish" or "demolition", as used in this section, shall mean: 1) the tearing down of all or part of a building or 2) the cumulative alteration of a building pursuant to one or more building permits issued over a five (5) year period, where fifty percent (50%) or more of the structural or exterior components of the building are removed or replaced. The review required by this section shall occur with the application for the permit that: 1) results in the tearing down of all or part of the building or 2) authorizes the cumulative alteration of the building that equals or exceeds the specified percentage.

B. The section of the California building code, relating to the issuance of a building permit, is modified to require that, as to buildings constructed fifty (50) years or more prior to the date of application, the director of planning or his/her designee shall determine whether:

1. The building is an accessory building such as, but not limited to, a garage, storage shed, or carport, whether attached or detached to a main building; except that certain accessory buildings, such as carriage houses, which are presumed to have historic or architectural significance shall be subject to further review as provided in subsection D of this section, unless the building is subject to demolition under subsection B2 of this section.

2. Immediate demolition of the building is necessary to protect the public health or safety and the failure to immediately demolish the building would constitute a serious threat to the public health or safety.

C. If subsection B1 or B2 of this section applies to the building, no further review shall be required under this section and the permit shall be issued in accordance with the provisions of the California building code.

D. If the planning director finds that neither of the exceptions in subsection B1 or B2 of this section applies to the building, a building permit to demolish a building shall be subject to further review in accordance with this section. The planning director shall transmit the proposal to the demolition review committee, or other official reviewing body established by the city council, for review, comment, and a recommendation to the city council. Once the demolition review committee formulates a recommendation

concerning the disposition of the proposed permit, the planning director shall schedule and duly notice the matter for a public hearing and decision by the city council. The public noticing shall indicate the day, time, place, and purpose of the public hearing, and how additional information about the subject matter can be obtained. The public noticing shall be accomplished in the following manner:

1. Publication in a newspaper of general circulation in the city at least ten (10) days prior to the hearing.
2. Mailing or delivery at least ten (10) days prior to the hearing to the owner(s) of the subject property, or his/her agent, and to the project applicant, if the applicant is not the owner.
3. First class mail notice to all owners (as shown on the latest available Mendocino County tax assessor's equalized assessment roll) of property within three hundred feet (300') of the subject property.

E. In reviewing proposed permits, and formulating recommendations to the city council, the demolition review committee shall consider any information provided during the meeting, and shall use the following criteria. The structure:

1. Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind; or
2. Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, or architectural history; or
3. Is strongly identified with persons or events significant in local, state, or national history.

F. If the demolition review committee finds that any of the criteria listed in subsection E of this section apply to the building proposed for demolition, it shall recommend denial of the permit to the city.

G. 1. The city council shall conduct a public hearing pursuant to subsection D of this section to consider the recommendation of the demolition review committee, and to determine if any of the criteria listed in subsection E of this section apply to the building proposed for demolition. If the city council determines that any one of the criteria applies, it shall make a corresponding finding to that effect.

2. At the hearing, the applicant shall have the opportunity to present evidence that a viable market does not exist for the building, taking into account the condition of the building, the probable cost to put the building into marketable condition, and

the uses of the property allowed under existing or probable future zoning regulations. The city council shall consider such evidence offered by the applicant and any other information presented at the meeting by any interested party or by staff, to determine whether or not a viable market exists. "Viable market" means that it is reasonably likely that the building could be sold within a commercially reasonable period of time for more than the seller would be required to invest in the purchase of the property and preparing the property for sale, or that the property could produce a reasonable return on the amount of money it would take to purchase the property and prepare the building for income producing purposes. "Reasonable return" means the average rate of return on real estate investments in the Ukiah Valley.

3. If the city council determines that a viable market exists:

a. It shall so notify the building official who shall not issue the permit. The city council shall determine whether a viable market exists based on substantial evidence presented at the hearing, or, it may assume that a viable market exists, if the applicant fails to present substantial evidence that a viable market does not exist;

b. Not more than once within any twelve (12) month period, the applicant may submit a new application for a permit and the city council may reconsider whether a viable market exists:

(1) Upon a showing by the applicant that market conditions have changed;
or

(2) Based upon new information that in the exercise of reasonable diligence the applicant could not have produced at the first hearing.

4. If the city council determines, based on substantial evidence, that a viable market does not exist, the issuance of the permit shall be stayed for a period of ninety (90) days.

a. During that ninety (90) day period, the city shall do the following:

(1) Determine whether other alternatives to demolition exist, which are acceptable to the applicant, that would preserve the historic, architectural or cultural significance of the building;

(2) Determine whether funds are available from any private source for the acquisition and preservation of the building through a negotiated purchase

on terms acceptable to the applicant; or

(3) If sufficient funds are available from any private source and a negotiated purchase is not possible, determine whether to acquire the building through eminent domain.

b. If within the ninety (90) days, the city does not reach agreement with the applicant or commence acquisition of the building, the building official may issue the permit in accordance with the provisions of the California building code.

c. If within the ninety (90) day period, the city either: 1) reaches agreement with the applicant or 2) commences acquisition of the building, the building official shall not issue the permit.

d. However, the building official shall continue to process the application for the permit in accordance with the California building code, if the city and the applicant terminate their agreement or the city fails to diligently pursue or abandons acquisition of the building.

e. The city manager or his/her designee shall inform the building official whenever the city and the applicant terminate their agreement or the city fails to diligently pursue or abandons acquisition of the building.

f. If the building official has issued a demolition permit under this subsection and the permittee applies to extend the permit an additional one hundred eighty (180) days in accordance with the applicable provisions of the California building code then in effect, the building official shall refer the application to the city manager for an initial determination as to whether market conditions have changed. The city manager shall make the determination within ten (10) days after the application is referred by the building official. If the city manager determines that market conditions may have changed and that a viable market may exist for the property, he or she shall schedule the matter for a hearing before the city council to be noticed and conducted in accordance with subsection D of this section and this subsection G. However, at the hearing the city shall have the burden of proving by a preponderance of the evidence that market conditions have changed and a viable market exists. If the city manager determines that market conditions have not changed, he or she shall so notify the building official and the applicant. Upon such notification, the building official shall further process the application to extend the term of the permit in accordance with the requirements of the California building code then in effect. If the city council conducts a hearing upon referral by the city manager, the city

clerk shall provide written notification to the building official and the applicant of the city council decision. If the city council decides that a viable market exists, the building official shall not issue the permit, but the provisions of subsection G3b of this section shall apply. If the city council decides that a viable market does not exist, the building official immediately shall proceed to further process the application in accordance with the applicable provisions of the California building code then in effect.

5. "Diligently pursue acquisition" means taking all steps within the time required by law to acquire the building by eminent domain.

6. References to "applicant" herein shall include the building owner.

H. The planning director shall provide a written notice of the city council determination to the applicant. The written notification shall be mailed or hand delivered within five (5) days from the date of the city council's decision. The notice shall include the finding(s) and decision made by the city council and a copy of this section.

I. The applicant for a permit for a building determined to have historic, architectural or cultural significance shall salvage the building materials for reuse to the maximum extent feasible, and shall ensure that upon completion of the demolition, the site is left in a safe, presentable, and clutter free condition.

J. 1. Grounds For Reconsideration: The city council may reconsider a decision under this section within sixty (60) calendar days from the date the decision was made, if information that may have materially affected the decision was: a) misrepresented by the applicant, or b) not disclosed by the applicant, if the applicant knew or should have known that the information may have affected the city council decision. "Information" as used herein means matters of fact or law.

A decision may not be reconsidered, if all three (3) of the following have occurred: The permit: a) has been issued, b) did not at the time it was issued violate any provision of the California building code, as adopted by the city, or any other city ordinance or state or federal law, and c) the permittee has commenced demolition in good faith reliance on the permit.

2. Procedure On Reconsideration: Reconsideration of a decision under this section may be placed on the agenda for a regular city council meeting by any member of the city council who voted in favor of the original decision. Notice of any meeting where reconsideration is on the agenda shall be provided in accordance with subsection D of this section. If already issued, the permit shall be suspended from the date that an eligible city council member requests that the matter be placed on

the agenda and until the city council makes a final decision upon reconsideration. The building official shall notify the applicant in writing of the permit suspension. At the meeting, the city council shall determine, based on evidence provided to the city prior to or during the meeting, whether reconsideration is permitted under subsection J1 of this section. Any motion to reconsider the decision shall contain findings supported by substantial evidence. If upon reconsideration the city council makes a different decision, the city clerk shall provide notice of that decision to the building official and the applicant/permittee within five (5) working days after the decision is made. If, upon reconsideration, the city council determines that a building has historic, architectural, or cultural significance, and the building official has issued a permit based on the previous decision, the building official shall revoke the permit. If the previously issued permit has expired, the building official shall deny an application for a new permit, unless the permit is issued in accordance with subsection G4 of this section. (Ord. 838, §1, adopted 1984; Ord. 927, §1, adopted 1992; Ord. 1014, §1, adopted 1998; Ord. 1103, §1, adopted 2007)



PROJECT REVIEW REFERRAL
Please provide comments by: November 15th 2024

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:	
<input checked="" type="checkbox"/>	City Planning Manager
<input checked="" type="checkbox"/>	City Building Official
<input checked="" type="checkbox"/>	City Public Works Dept.
<input checked="" type="checkbox"/>	Ukiah Valley Fire Authority
<input checked="" type="checkbox"/>	City CDD Director
<input checked="" type="checkbox"/>	Historical Society of Mendocino County
<input checked="" type="checkbox"/>	Mendocino County Assessor
<input checked="" type="checkbox"/>	City Electrical Utility
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	Other:
FROM PROJECT PLANNER: Katherine Schaefers, Planning Manager	

PROJECT INFORMATION:	
Project Name & Permit #:	Historical Structure Demolition Permit File No. 24-001454
Site Address & APN:	420 Cooper Lane, Ukiah, CA (APN 003-582-24)
General Plan:	MDR - Medium Density Residential
Zoning:	R2 - Medium Density Residential
Airport Compatibility Zone:	3 (Inner Turning Zone)
Date Filed:	10/29/24
Resubmittal:	
Date Referred:	11/5/24
Prev. Projects on Site (include file #)	
Applicant/Agent Name:	Moriah McGill
Phone:	707-367-0473
Email:	Moriah@nciha.org
Project Summary:	Demolition of an existing structure at 420 Cooper Lane. See attached details.

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) MAX BRAZILL / UKIAH POLICE DEPT.

- No Comment
 Comments / Conditions of Approval Attached

Max Brazill
 Signature

11/7/24
 Date

PROJECT REVIEW REFERRAL
Please provide comments by:

The City of Ukiah Community Development Department is soliciting input on the project described below for use in the staff analysis, CEQA document, and public hearing documents. Please identify any questions you have or missing information you need to complete your review, as well as suggested Conditions of Approval.

TO:			
	City Planning Manager		
	City Building Official		
	City Public Works Dept.		
	Ukiah Valley Fire Authority		
	City CDD Director		
	Historical Society of Mendocino County		
	Mendocino County Assessor		
	City Electrical Utility		
			Other:
FROM PROJECT PLANNER:			

PROJECT INFORMATION:	
Project Name & Permit #:	
Site Address & APN:	
General Plan:	
Zoning:	
Airport Compatibility Zone:	
Date Filed:	
Resubmittal:	
Date Referred:	
Prev. Projects on Site (include file #)	
Applicant/Agent Name:	
Phone:	
Email:	
Project Summary:	

Please indicate whether you have comments and sign and date below. Return this Project Referral Form by the date noted above to the Project Planner listed.

Name and Affiliation/Department (please print) _____

- No Comment
- Comments / Conditions of Approval Attached

Elizabeth Gonzalez

Signature

Date

From: [Elizabeth Gonzalez](#)
To: [Katherine Schaefers](#)
Subject: RE: Agency Review & Referral Request - 420 Cooper Street (Structure > 50 Years of Age)
Date: Friday, November 8, 2024 10:03:26 AM
Attachments: [image002.png](#)
[image004.jpg](#)
[image006.png](#)
[image001.png](#)
[image007.jpg](#)
[Project Referral Response Form 420 Cooper Lane.pdf](#)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hello Katherine,

Attached to this email is the referral packet request. Reviewing our building records, the single-family residence on 420 Cooper Lane was built in 1953.

Let me know if you need any more information from the Assessor's office.

Have a wonderful weekend,

Elizabeth Gonzalez

Real Property Appraiser 2
Mendocino County Assessor's Office
Katrina Bartolomie, Assessor
501 Low Gap Road, Room 1020
Ukiah, CA 95482
Direct (707) 234-6805
gonzaleze@mendocinocounty.gov

From: Katherine Schaefers <KSchaefers@cityofukiah.com>
Sent: Tuesday, November 5, 2024 4:08 PM
Subject: Agency Review & Referral Request - 420 Cooper Street (Structure > 50 Years of Age)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please review and respond to the attached project referral request from the City of Ukiah

for:

Structure > 50 Years of Age – Demolition

420 Cooper Lane; (APN 003-582-24)

File No. #24-001454

Proposed Project: On October 29, 2024, the applicant submitted a permit request to demolish a roughly 70-year-old vacant residential structure to develop an Inter-Tribal Elder Village to include 15 dwellings, a recreation center, parking and green space. Since the building is over 50 years old, this request is subject to a particular review process in accordance with [Ukiah City Code Section 3016](#). For reference, the subject structure is not listed on the City’s Ukiah Historical and Architectural Survey Update (1999), nor is it included in the Ukiah Architectural and Historical Resources Inventory Report (1985).

Referral Deadline – 3pm, Friday 11/15/24: Please respond directly to Planning Division Staff by providing written comments on the referral request packet (attached). Separate written correspondence is also acceptable. If you will require additional time to review past the deadline, please let me know. The project will be heard before the Demolition Review Committee followed by the City Council on dates TBD. Your review and response to this project referral are appreciated.

Should you have any questions or require further information, please do not hesitate to reach out. Thank you for your attention to this matter.

Sincerely,



Katherine Schaefer

Planning Manager

Department of Community Development

300 Seminary Avenue, Ukiah, CA 95482

P: 707.463.6203

[//www.cityofukiah.com/community-development](http://www.cityofukiah.com/community-development)

Disclaimer

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RESIDENTIAL PROPERTY APPRAISAL RECORD

66
65

PARCEL 3-582-24
3-003
 COMMUNITY (H) UKiah OIR2
 SHEET 1 of 2 SHEETS

NAME OF PROPERTY COOPER DONNA MITTEE ADDRESS 420 Cooper Lane

SUBDIVISION _____ BLK. _____ LOT. _____

CHARACTER OF SUBJECT PROPERTY					CHARACTER OF NEIGHBORHOOD <u>u-1 33730</u>					
USE		TOPOGRAPHY	LAND IMPS.	BUILDING	USE			TOPOGRAPHY		TREND
<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Motel	<input checked="" type="checkbox"/> Level	<input type="checkbox"/> Sidewalk	Class: <u>DS.5</u>	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Level	<input type="checkbox"/> Slope	<input checked="" type="checkbox"/> Developing
<input type="checkbox"/> Double	<input type="checkbox"/>	<input type="checkbox"/> Low	<input type="checkbox"/> Curb	Built: <u>1954</u>	<input checked="" type="checkbox"/> Single	<input type="checkbox"/> Retail	<input type="checkbox"/> Light	<input type="checkbox"/> Low	<input type="checkbox"/> Undulating	<input type="checkbox"/> Stationary
<input type="checkbox"/> Duplex	<input type="checkbox"/> Proper	<input type="checkbox"/> High	<input type="checkbox"/> Gutter	Stories: <u>1</u>	<input type="checkbox"/> Income	<input type="checkbox"/> Wholesale	<input type="checkbox"/> Heavy	<input type="checkbox"/> High	<input type="checkbox"/> Marsh	<input type="checkbox"/> Declining
<input type="checkbox"/> Flat	<input type="checkbox"/> Marginal	<input type="checkbox"/> Hill	<input type="checkbox"/> Pavement	Area: <u>1668</u>	<input type="checkbox"/> Area	<input type="checkbox"/> Area	<input type="checkbox"/> Area	<input type="checkbox"/> Hilly	<input type="checkbox"/>	<input type="checkbox"/> Blighted
<input type="checkbox"/> Apartment	<input type="checkbox"/> Sub Marg'l	<input type="checkbox"/> Bank	<input type="checkbox"/>	<input checked="" type="checkbox"/> Proper	<input type="checkbox"/> Spotted	<input type="checkbox"/> Spotted	<input type="checkbox"/> Spotted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Zoning:	<input type="checkbox"/>	<input type="checkbox"/> Slope	<input type="checkbox"/> Orn. Lights	<input type="checkbox"/> Typical	<input type="checkbox"/> Ribbon	<input type="checkbox"/> Ribbon	<input type="checkbox"/> Ribbon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
UTILITIES		<input type="checkbox"/> Fill	<input type="checkbox"/> Park. Strip	<input type="checkbox"/> Over Imp.	Zoning:			<input type="checkbox"/>	<input checked="" type="checkbox"/> View <u>A</u>	<input type="checkbox"/>
<input checked="" type="checkbox"/> All Installed	<input type="checkbox"/> Underground	<input type="checkbox"/> Retain. Wall	<input type="checkbox"/> Parkway	<input type="checkbox"/> Under Imp.	GENERAL					
<input type="checkbox"/>	<input type="checkbox"/> Poles, Rear	<input type="checkbox"/>	<input type="checkbox"/> Park'g Trees	<input type="checkbox"/>	Desirability: <u>A</u>	Planning: <u>A</u>	Utilities: <u>A</u>	Com. Cent'rs:	Typ. No. Stories:	Bldg. Rest:
<input type="checkbox"/>	<input checked="" type="checkbox"/> Poles, Front	<input checked="" type="checkbox"/> View <u>A</u>	<input type="checkbox"/>	<input type="checkbox"/>	Stability: <u>A</u>	Land Imps.: <u>A</u>	Transp.: <u>NA</u>	Date Imps.:	Built-up%:	

HE'71 SUMMARY

Assessment Year	1966	1967	1968	1974	1978	1978	19	19	19
Appraiser	<u>JR</u>		<u>BB</u>	<u>DL</u>	<u>DJH</u>				
Date	<u>12/21/66</u>		<u>12-8-67</u>	<u>5-74</u>	<u>10-77</u>				
Improvement Replacem't Cost	<u>10110</u>		<u>17760</u>	<u>24550</u>	<u>40680</u>				
Improvement R.C.L.N.D.	<u>10110</u>		<u>15200</u>	<u>20620</u>	<u>32540</u>				
Land Value	<u>1000</u>		<u>3600</u>	<u>5600</u>	<u>15000</u>				
Total Property R.C.L.N.D.	<u>11110</u>		<u>18800</u>	<u>26220</u>	<u>47540</u>				
Capitalized Earning Ability									
Indicated Sale Price									
Listed Price									
Market Approach					<u>49000</u>				

APPRAISAL

Total Property Value	<u>11100</u>	<u>13120</u>	<u>18800</u>	<u>26200</u>	<u>49000</u>	<u>34610</u>		
Land Value	<u>1000</u>	<u>1000</u>	<u>3600</u>	<u>5600</u>	<u>15000</u>	<u>7400</u>		
Improvement Value	<u>10100</u>	<u>12120</u>	<u>15200</u>	<u>20600</u>	<u>34000</u>	<u>27210</u>		

ASSESSED VALUES

Land	<u>250</u>	<u>250</u>	<u>900</u>					
Improvements	<u>3030</u>	<u>3030</u>	<u>3800</u>					
Total Property	<u>3280</u>	<u>3280</u>	<u>4700</u>					

Entered 350 N 136 NOTIFIED 1968 NOTIFIED 1968

RESIDENTIAL BUILDING RECORD

PARCEL 3-582-24
SHEET 2 of 2 SHEETS

Owner (David)

ADDRESS 420 Cooper Lane (East End)

DESCRIPTION OF BUILDING Wynette Lane

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL						
							ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH		
<u>D-5.5C</u>	Light	X Frame	Stucco on	Flat 1/4 Pitch	Wiring	Heating: Cooling:	All			Two/pl	nd	Slb Rb	Slb Rb
ARCHITECTURE	Sub-Standard	X 2"x4"-16ac		X Gable 1/4	K.T. Conduit	X Forced Refrig							
	Standard	Sheathing	X Siding 1"x6"	Hip 1/4	B.X. Cable	Gravity Atmos.							
	Above-Standard	Block	<u>1 1/2 S</u>	Shed 1/4	Fixtures	Cleaning Humid.							
1 Stories	Special	B&B. T&G.		Cut Up	Few Cheap	Central Zone/Th	Ent. Hall						
TYPE		Brick	Shingles	Dormers	X Avg. X Medium	Floor Un Wall Un	Living	1					
USE	DESIGN	FOUNDATION	Adobe	Shakes	X 2x4-24	Many Special	X Elect	Dining					
X Single	X Concrete	X Floor Joist:	B&B. T&G.	Gutters			Radiant (T)						
Double	Reinforced	X 1st: 2"x6"-16ac			PLUMBING	1 Gas Wat Fur	Bed	3					
Duplex	Brick	2nd: "x" - ac	Brick	Shingle	Floor X Good		Bed						
Apartment	Wood	X Sub Floor Clad	Stone	Shake		Oil Burner	Famil.	1					
Flat-Court	Piers	Concrete Floor		Tile	Fixtures	M-B.T.U.							
Motel				X D.H. X Casement	Tile Trim	X Water Heater	Kitchen	1					
		Insulated Ceilings	Metal Sash	Composition	X Automatic	Fireplace							
Units	Light Heavy	Insulated Walls	X Screens	X Compo. Shingle	Gas X Elect.		Drain Bd.	Material: Ft 6	Lqth: 15 Ft	Splash: 12'			

CONSTRUCTION RECORD				EFFEC. APPR. NORMAL % GOOD				RATING (E, G, A, F, P)						BATH DETAIL											
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remainig Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form.	Storage Space	Work-ship	Fl.	No.	FINISH		FIXTURES			SHOWER		
				1953	1953	0				G	E	G	A	A	A	1	1	Line	S.R.	X	X	X	M	A	X
				1954	1968	14	46	260	86	A	A	A	A	A	A	1	1	"	"	X	X	"	"	X	
				54	74	20	41	260	77	A															
					78	24	37	260	71																

SPECIAL FEATURES		
Book Cases	Built-in Beds	Venetian Blinds
Shutters		
X Dishwasher		

90% - 58 COMPUTATION

Appraiser & Date	4-10-53	6-26-56	1/22/58 B	12/21/66. B	GB 12-8-67	DL 4/74	DTH 10-77	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Horse	1668	3.90	3244	360	4497	5.10	8506	8.10	13510	11.60	19350	19.70	32860				
Garage	504	1.75	378	160	806	1.60	806	3.00	1510	3.60	1810	6.10	3070				
C-C.P	256			186	197	1.70	734	2.50	640	2.90	740	4.90	1250				
Heat							60		100		200		600				
ex-phunk									500		700						
C-ep	176							3.50	620	390	690	6.50	1140				
cone	1760							.50	880	.60	1060	1.00	1760				
TOTAL		3622		5500		10106		10110		17760		24550		40680			
NORMAL % GOOD		100		100		100		100		86		840		80			
R.C.L.N.D.				5500		10106		10110		15200		20620		32540			
AH 530-A	CARLISLE, S. F. 5-92	1520	16.50	33030	90% = 2730	3030											

