



City of Ukiah

## Demolition Review Committee

### Special Meeting **AGENDA**

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

**Civic Center Conference Room 3 ♦ 300 Seminary Avenue ♦ Ukiah, CA 95482**

To participate or view the virtual meeting, go to the following link: <https://us06web.zoom.us/j/83631319539>

Or you can call in using your telephone only:

- Call (toll free) 1-888-788-0099
- Enter the Access Code (Meeting ID): 836 3131 9539
- To Raise Hand enter \*9
- To Speak after being recognized: enter \*6 to unmute yourself

Alternatively, you may view the meeting (without participating) by clicking on the name of the meeting at [www.cityofukiah.com/meetings](http://www.cityofukiah.com/meetings)

**November 20, 2025 - 10:30 AM**

**1 CALL TO ORDER**

**2 ROLL CALL**

**3 APPROVAL OF MINUTES**

3.a. Approval of the May 22, 2025, Draft Minutes

***Recommended Action: Approve the Special Meeting Minutes of May 22, 2025***

Attachments:

1. May 22, 2025 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**

Persons who are dissatisfied with a decision of the RDA Successor Agency may have the right to a review of that decision by a court. The City has adopted Section 1094.6 of the California Code of Civil Procedure, which generally limits to ninety days (90) the time within which the decision of the City Boards and Agencies may be judicially challenged.

**6 NEW BUSINESS - DISCUSSION/ACTION**

- 6.a. Request for Review and a Recommendation to the City Council Regarding the Demolition of Two Structures Over the Age of 50 Years Located at 101 and 105 S. Main St. (APN 002-231-01).

***Recommended Action: Request for review and a recommendation to the City Council regarding the demolition of two structures over the age of 50 years located at 101 and 105 S. Main St. (APN 002-231-01).***

Attachments:

1. Final ISMND (2022)
2. Stamped Metal Siding Panel Evaluation (2023)
3. Draft ISMND Addendum
4. UCC Section 3016
5. Public Agency Comments Received (2021)

## **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.

Katherine Schaefers 11.14.2025

**CITY OF UKIAH  
DEMOLITION PERMIT REVIEW COMMITTEE  
SPECIAL MEETING  
DRAFT MINUTES  
MAY 22, 2025**

**1. CALL TO ORDER**

Chair Craig Schlatter called the Demolition Permit Review Committee meeting to order at 11:01 a.m. in person and via Zoom teleconference.

**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; Katherine Schaefer, Planning Manager

Others present: None

**3. APPROVAL OF MINUTES**

a. Special Meeting Minutes – November 22, 2024

i. Motion/Second **Eriksen/Keizer** to approve the minutes of October 21, 2024, 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 Recommendation to the City Council Regarding the Demolition of a Structure over the Age of 50 Years Located at 214 East Perkins Street (APNs 002-192-24 and 002-192-25).  
Planning Manager Katherine Schaefer presented the Project.

PUBLIC INPUT OPENED: 11:07 a.m.

Speakers: None

PUBLIC INPUT CLOSED: 11:08 a.m.

- I. Motion/Second: **Keizer/Eriksen** to recommend to the City Council approval of the demolition permit to demolish the building located at 420 Cooper Lane (APN 003-582-24).

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 11:10 a.m.

DRAFT

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TO: Demolition Review Committee

FROM: Katherine Schaefers, Planning Manager

DATE: November 20, 2025

SUBJECT: Request for Review and a Recommendation to the City Council Regarding the Demolition of Two Structures Over the Age of 50 Years Located at 101 and 105 S. Main St. (APN 002-231-01).

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## BACKGROUND

On November 7, 2025, a Demolition Permit application was received from the property owner, the Mendocino-Lake Community College District (MLCCD), to demolish two buildings located at 101 and 105 South Main St.

The proposed project involves the demolition of two vacant commercial buildings located at 101 and 105 South Main Street in Ukiah (APN 002-231-01). The ±0.48-acre site is situated at the southeast corner of South Main Street and Perkins Street, within the Urban Center (UC) zoning district and designated Commercial (C) by the City's General Plan. The building at 101 South Main Street, formerly occupied by the Dragon's Lair retail store, was constructed in 1921. The building at 105 South Main Street, which most recently operated as Tom's Glass repair service, was constructed in 1947.

The original Demolition Permit applications (File Nos. 21-6155 and 21-6623) were submitted on October 28, 2021, by Redwood Credit Union (RCU), the previous property owner. Following review, the City Council considered the Demolition Review Committee's (DRC) recommendation to authorize issuance of the Demolition Permit for both properties and to approve the Initial Study and Mitigated Negative Declaration (ISMND) (State Clearinghouse No. 2022030389), dated April 25, 2022.

At the May 4, 2022, City Council meeting, the Council determined that the building at 105 South Main Street does not possess historical significance under Ukiah City Code (UCC) Section 3016 and that the Demolition Permit for that structure could therefore be issued upon review and approval by the Building Official. Consistent with the ISMND's findings, the cultural resource mitigation measures adopted for the project apply solely to the 101 South Main Street building.

With respect to the 101 South Main Street building, the Council determined that the structure meets the definition of a local historic resource under UCC Section 3016(e) based on two specific criteria:

1. The building possesses a special or particular quality as the last surviving example of its type, characterized by its pressed-metal cladding; and
2. It exemplifies or reflects special elements of the City's cultural and economic history as the only remaining structure representing how the block functioned as a service hub for agricultural commerce following the 1917 fire reconstruction period.

Further details regarding these determinations are provided in the Summary of Findings and Cultural Resources sections of the ISMND, as updated to reflect the City Council's actions of May 4 and May 18, 2022. The Final ISMND along with associated attachments are included as Attachment 1. The ISMND concluded that demolition impacts to cultural resources would be less than significant with implementation of the adopted mitigation measures.

Mitigation Measure CUL-2, adopted with the ISMND, restricted demolition of 101 South Main Street until an approved redevelopment proposal was in place and required salvaging and incorporating portions of the pressed-metal siding into the new project design. To assist with implementation of this mitigation, a Stamped Metal Siding Panel Evaluation was conducted on January 17, 2023 (Attachment 2). Representatives from Redwood Credit Union, Western Builders, and AXIA Architects assessed the existing stamped metal siding panels to determine their quality and suitability for salvage. Each panel was graded, and group observations were recorded via mark-ups for each exterior elevation. The evaluation provided a clear basis for identifying panels appropriate for reuse in the future development.

RCU subsequently sold the property without pursuing demolition of either structure. The site was acquired by the Mendocino-Lake Community College District (MLCCD) in February 2025.

### **PROJECT DESCRIPTION**

The District now proposes to complete the demolition of both existing structures in preparation for future redevelopment of the property as affordable student housing. To meet state housing grant requirements, the site must be "shovel-ready" prior to final funding and project approval, rendering the original timing condition in Mitigation Measure CUL-2 infeasible.

To accommodate this change while maintaining equivalent environmental protection, the City of Ukiah, as Lead Agency under CEQA, has prepared a Draft Addendum (Attachment 3) to the previously adopted ISMND, for the City Council's consideration, pursuant to CEQA Guidelines Section 15164. The Addendum updates the mitigation program to ensure that cultural resource protections remain effective and enforceable regardless of future development timing or jurisdictional oversight. The Addendum does not alter the scope of demolition and does not introduce new significant impacts or increase the severity of impacts previously identified in the 2022 ISMND.

The revised mitigation program includes the following measures:

- **CUL-1:** Unchanged; requires professional photo documentation of the 101 South Main Street building prior to demolition.
- **CUL-2:** (Revised): Requires the applicant to salvage suitable pressed-metal siding (grades "B" and "C" identified in the 2023 Stamped Metal Siding Panel evaluation) from the west and north elevations under an approved Salvage Plan. A minimum of 250 square feet of salvaged or visually similar siding must be incorporated into the public-facing exterior of the future development.
- **CUL-3:** (New): Requires installation of a public-facing mural and interpretive signage recognizing the site's historic role in agricultural commerce and its connection to the 1917 fire reconstruction period. This measure includes requirements for Design Review Board approval, installation verification, and a 20-year maintenance and cost-reserve agreement.

The project, as proposed, consists solely of the demolition of the existing buildings at 101 and 105 South Main Street consistent with the revised mitigation program described above.

### **STAFF REQUEST**

As conveyed in UCC Section 3016(a) (Attachment 4), additional evaluation is required before demolishing structures older than 50 years to ensure preservation of historically, architecturally, or culturally significant buildings. This review is conducted by the Demolition Review Committee (DRC) and the City Council. As with similar projects, the first step is for the Community Development Director to review the property and determine that neither of the exceptions listed in subsections B1 or B2 of UCC §3016 apply.

These exceptions include:

B1: Buildings posing an immediate threat to public health or safety.

B2: Buildings lacking historical, cultural, or architectural significance, as defined by City guidelines.

As this demolition proposal does not meet the exemption criteria pursuant to Ukiah City Code Section 3016(b), review of the buildings for historic or architectural significance by the DRC is required, along with 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.*

The DRC must base its review on the City Council's prior, legally binding determinations regarding the historic significance of the structures (File Nos. 21-6155 and 21-6623):

1. The City Council determined that the 105 South Main Street building does not possess historical significance under UCC Section 3016.
2. The City Council determined that the 101 South Main Street structure meets the definition of a local historic resource under UCC Section 3016(e):
  - a. It meets Criterion 1 for possessing a special quality as the last surviving example of its type due to its pressed-metal cladding.
  - b. It meets Criterion 2 because it exemplifies or reflects special elements of the city's cultural and economic history as the only remaining building representing the block's function as a service hub for agricultural commerce following the 1917 fire.

Per UCC Section 3016(f), if the DRC 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. Since the City Council has already made findings that the 101 South Main Street structure meets

two of the criteria in subsection (e), the DRC is mandated by the City Code to recommend denial for that specific structure. However, because the Draft Addendum demonstrates that the significant environmental impact associated with demolition can be mitigated to a less-than-significant level, the DRC may also acknowledge that the City Council retains the ability to approve the demolition request subject to the revised mitigation program.

On November 7<sup>th</sup>, 2025, the application was referred to departments and agencies with jurisdiction or interest in the project, including the City Public Works Dept and Electric Utility Dept., the Mendocino County Air Quality Management District, along with the Mendocino County Environmental Health Department. As of the drafting of this Report, no comments have been received. Agency comments from the buildings' original Demolition Permit review from 2021 are included as Attachment 5.

Staff is requesting the Demolition Review Committee take the following actions:

1. Find that the structure at 105 South Main Street does not meet the criteria listed in UCC Section 3016(e), consistent with the City Council's May 4, 2022 determination.
2. Find that the structure at 101 South Main Street meets Criteria 1 and 2 of UCC Section 3016(e), consistent with the City Council's May 4, 2022 finding.
3. Note that while UCC Section 3016(f) requires the Demolition Review Committee to recommend procedural denial due to the confirmed historic status of 101 South Main Street, the Committee also finds that the Draft Addendum successfully mitigates the significant environmental impact of the demolition. This provides a basis for the City Council to consider approval of the demolition request subject to the revised mitigation measures (CUL-1, revised CUL-2, and new CUL-3) presented in the ISMND Addendum.

## **ATTACHMENTS**

1. Final ISMND (2022)
2. Stamped Metal Siding Panel Evaluation (2023)
3. Draft ISMND Addendum
4. UCC Section 3016
5. Public Agency Comments Received (2021)

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR DEMOLITION PERMIT FOR TWO BUILDINGS OVER 50 YEARS OLD 101 AND 105 SOUTH MAIN STREET



Public Draft March 14, 2022  
Revised May 11, 2022  
Approved by City Council May 18, 2022  
Updated May 19, 2022  
SCH No: 2022030389

*Prepared by:*

**City of Ukiah  
Community Development Department  
Planning Division  
300 Seminary Avenue, Ukiah, CA 95482**

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A. <i>Historic Resource Evaluation for 101 South Main Street</i>	

## I. PROJECT INFORMATION

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<b>Project Title:</b>
Demolition Permit to Demolish Two Buildings Over the Age of 50 Years Old
<b>Lead Agency Address and Phone Number:</b>
City of Ukiah 300 Seminary Avenue Ukiah, California 95482 (707) 463-6200
<b>CEQA Contact Person and Phone Number:</b>
Michelle Irace, Planning Manager City of Ukiah Community Development Department (707) 463-6203 <a href="mailto:mirace@cityofukiah.com">mirace@cityofukiah.com</a>
<b>Applicant:</b>
Todd Schapmire, Property Owner
<b>Project Location:</b> 101 and 105 South Main Street (APN 002-231-01)
<b>General Plan Designation:</b> Commercial (C) <b>Zoning District:</b> Urban Center (UC) within Downtown Zoning Code

## II. PROJECT DESCRIPTION

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### 1. Project Location

The ±0.48-acre Project site (APN 002-231-01) is located on the corner of Perkins Street and South Main Street in downtown Ukiah, approximately 0.5-mile west of U.S. Highway 101. Both Main Street and Perkins Street are developed with a mixture of commercial, residential and public uses. The parcel is developed with a parking lot and two buildings with separate street addresses: one ±3,328 sf building that has been occupied by the Dragon's Lair retail business (101 South Main Street); and one ±2,880 sf building that has been occupied by Tom's Glass repair service (105 South Main Street). **Figure 1** below provides a location map, **Figure 2** provides an aerial image of the Project site, and **Figures 3** and **4** depict the two existing buildings.

*Figure 1, Project Location Map*

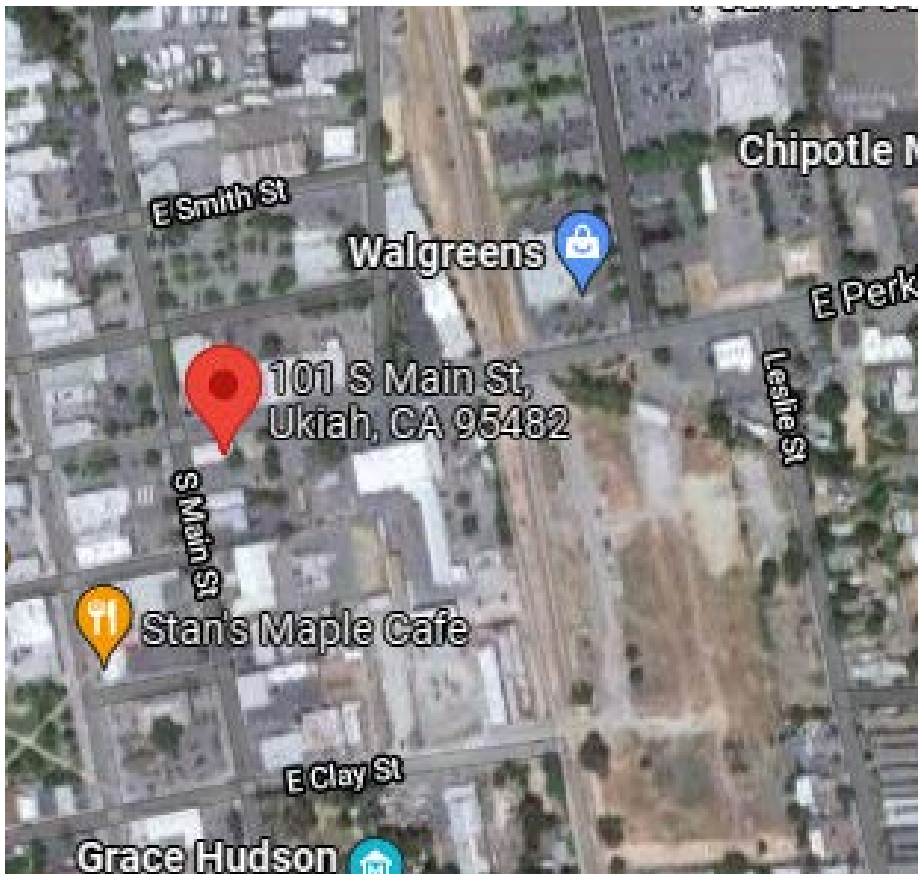
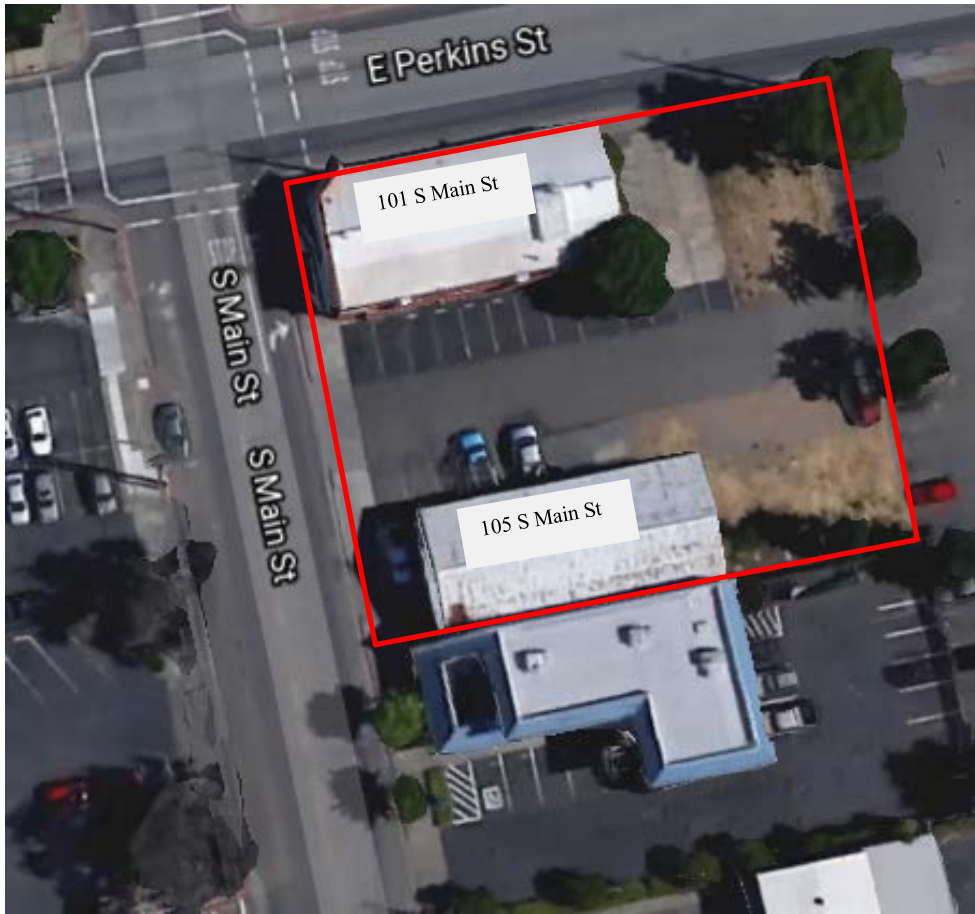


Figure 2, Project Site Aerial Image



## 2. Environmental Setting and Background

The Project site is situated within the City of Ukiah, within the Ukiah Valley in central Mendocino County. The Ukiah Valley is located approximately 30 miles east and inland from the Pacific Ocean as the crow flies. The Ukiah Valley runs north-south for approximately nine miles, with a maximum width of three miles, and elevations varying from approximately 600-feet above mean sea level to approximately 3,000 feet in the hills surrounding the City. Vegetation communities in the Ukiah Valley include mixed oak, chaparral, and manzanita, with some sparse redwood groves. The Russian River enters the valley at the north end and runs south along the valley floor. This area is characterized by a Mediterranean climate; the winters are cool and wet, and the summers are hot and dry. Annual average temperatures for this region range from about 30 to 100 degrees Fahrenheit.

Ukiah is located along the Highway 101 corridor and near the east/west intersection of Highway 20, two hours north of the Golden Gate Bridge. Incorporated in 1876, Ukiah is the county seat and largest city in Mendocino County.

As noted above, the Project site is developed with two existing buildings and a paved parking lot. The parcel is accessed via a driveway from South Main Street, as well as a driveway located along Perkins Street. Additionally, there is a shared driveway that shares access with the adjacent parcel immediately to the east (225 East Perkins Street) that is currently occupied by Rome's Brew and BBQ (see Figures 2 through 4). For several decades, buildings on the parcel have been used for

commercial uses. Vegetation on the site is limited to the following: two California juniper shrubs, one Chinese pistache tree located against the 101101 South Main Street building (east side); blackberry bushes against the 105105 South Main Street building (east side) and four Valley oak trees approximately 14 to 60 ft away from the building. Additionally, large oak trees line the east side of the parcel but are located within the adjacent parcel (see Figure 3).

*101 South Main Street (Dragon's Lair building).* The Dragon's Lair building is located at the southeast corner of the parcel at the intersection of Perkins Street and South Main Street, fronting on both streets. The building consists of one story with a roughly rectangular footprint, and "chamfered" or "clipped" flat northwest corner to accommodate the primary entrance. It is comprised of red and peach colored pressed tin siding on west and north elevations and corrugated metal siding on the east and south elevations (see Figures 2-4). The existing approximately 3,328 sf building originally dates from 1921 and was included in the City of Ukiah's 1985 'Historic Resources Survey' (prepared by Historic Environment Consultants) and updated in 1999 by the "City of Ukiah Architectural Survey" (prepared by P.S. Preservation Services). According to the 1985 survey, the building was assigned a "5" status code, which includes buildings that are ineligible for the national register, but are identified as having historic importance at the local level. Specifically, the 1985 survey notes that the building is representative of a type of commercial structure common to its era that is a "rather rare survivor of the type in Ukiah, and is located prominently. Its surfacing materials and form create a rather strong image of past lifestyles." The 1999 survey was completed as an update to the 1985 survey, and reviewed each property's eligibility for the National Register of Historic Places. The 1999 survey notes that the building is vernacular commercial style and originally constructed in 1921 as a hay barn and feed store. The survey notes that the pressed metal clad building is "an excellent example of its type and the only one left in Ukiah", and was therefore assigned a "3S" status code, which is defined as appearing to be eligible for the National Register as an individual property through survey information. However, the 1999 survey does not provide additional information regarding the change in status from the 1985 survey.

Although the 1999 survey identifies the building as eligible for the National Register, this does not accurately depict the building's status. In order for a building to be listed on the National Register of Historic Places, a building must first be listed on the State Register. In order to be listed on the State Register the survey form completed by the local jurisdiction must be submitted to State of California's Office of Historic Preservation (SHPO) for review. SHPO then reviews the survey forms and determines if the building is eligible for listing on the State Register. Once listed on the State Register SHPO must submit a nomination form to the National Park Service for review and consideration. Upon extensive research, it was determined that Dragon's Lair building is not listed on either the State or Federal Registers. This is further supported by SHPO's most recent classification system and database of historic buildings, also known as the "Built Environment Resource Directory" (updated March, 2020), which identifies the building status code as "5S2", meaning that the local government has identified it as individually eligible for local listing. As such, the building is not listed on the State Register, nor is it identified as eligible for the National Register of Historic Places.

A Historic Resource Evaluation was prepared by APD Preservation, LLC (January, 2020; revised in January, 2022) to further research and evaluate the building's historic significance (**Attachment A**). The evaluation found that the original building was constructed in 1857 was replaced once in 1890 with a new hay barn but was destroyed during the 1917 fire that began at a restaurant (currently occupied by a law firm at 116 South State Street, just south of the Ukiah Brewing Company) two blocks west of the building. A new building was constructed in 1921 but was significantly modified between 1938 and 1963 when it was converted to retail. Modifications made to the building during this time included replacing two open bays with windows, replacing the front doors, replacing and reconfiguring the awning, and installing an additional window. The false front that most defines the building was

modified in 1938, but retains its basic early twentieth century appearance. During this time, the building was occupied by several feed stores, a cheese and wine store, and office/retail space. The existing Dragon's Lair retail business has been within the building since 1995. The evaluation (2022) notes that although it has some character-defining architectural features, the building's architecture is not historically significant. It also notes that the building is considered most significant for its association with post fire development after the 1917 fire and how the block functioned as a service hub for agricultural commerce in the region. The evaluation states, "The building appears to be significant for its association with the post-fire redevelopment of Ukiah. Its period of significance is 1921 (its inferred construction date), and the building retains enough physical integrity to convey its early twentieth century commercial origins, which render it historic. The dilapidated utilitarian building does not appear to be significant for its architectural merit." See Section V.5, *Cultural Resources*, for more information.

*105 South Main Street (Tom's Glass building)*. According to the Mendocino County Assessor's records, the Tom's Glass building is a warehouse that dates back to 1947. The building is a rectangular approximately 2,880 sf one-story building located on the south side of the parcel and comprised of silver corrugated metal. There is a firewall between the Tom's Glass building and the building on the adjacent parcel located at 123 South Main Street (currently occupied by the Little Brown Bear business). However, the firewall was constructed as part of construction for 123 South Main Street (Little Brown Bear) and is not located within the boundaries of the Project site. As such, the firewall is not proposed for demolition. The Tom's Glass building is not included in either of the City's 1985 and 1999 historic inventories surveys, nor is it listed in the State of California's inventory of historic resources or National Register of Historic Places. Because the building is not listed in a local, state or national register, a detailed Historic Resource Evaluation was not prepared.

Per Ukiah City Code Section 3016(b), buildings over 50 years old proposed for demolition that do not meet the exemption criteria of being either an immediate safety hazard, or an accessory building that is not listed on the local historic inventory, shall be reviewed for their historic or architectural significance. Specifically, the City's Demolition Review Committee shall review the proposal and make a recommendation to the Ukiah City Council. Because the buildings do not meet the exemption criteria noted within the code, on December 28, 2021, the City's Demolition Review Committee reviewed the Project and voted to recommend demolition of both buildings to the City Council.

At the May 4, 2022 City Council meeting, Council considered the Demolition Review Committee's recommendation and authorization to issue the Demolition Permit for 101 and 105 South Main Street, as well as approval of the Initial Study and Mitigated Negative Declaration (ISMND) for the Project (dated April 25, 2022). At this meeting, Council determined that the 105 South Main Street building has no historic significance under UCC Section 3016 and the Demolition permit may be issued. Because of this finding, together with the analysis contained within the ISMND stating that the building has no historical significance, the mitigation measures noted herein are specific to 101 South Main Street.

Regarding 101 South Main Street, the Council determined that the following UCC 3016(e) criteria applies to the building: 1) Has special or particular quality such as oldest, best example, largest, or last surviving example of its kind-in this case the metal clad; and 2) Exemplifies or reflects special elements of the City's cultural, social, economic, political, or architectural history because it is the only remaining See Summary of Findings and Cultural Resources Sections of the ISMND for information updated as a result of the May 4 and May 18, 2022 City Council meetings.

Figure 3, Views of Existing Buildings from Perkins St. (looking southwest)



Figure 4, Views of Existing Buildings from S. Main St. (looking northeast)



### 3. Project Components

The property owner proposes to demolish the existing buildings on-site. Standard demolition construction techniques and equipment including a mechanical ram, dump truck, pickup truck, excavator, backhoe, front end loader, bobcat & stinger for concrete demolition would be used. The existing buildings will be disassembled via mechanical means and by hand labor where necessary. Mechanical means will include large track-driven excavators with mechanical arms. On-site concrete pads and foundations will be demolished with mechanical rams. Demolished concrete

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and rebar will be off-hauled and recycled at a local rock quarry. Other demolished debris will be loaded into dump trucks staged on site. Dump trucks would off-haul debris and deliver to the Ukiah Transfer Station & Recycling Center, where metal materials would be recycled and non-recyclable materials would be disposed.

Demolition would take approximately three weeks with a crew of six construction workers. All work would be performed Monday through Friday, during daylight hours (between the hours of 7:00 a.m. and 7:00 p.m., depending on the season). Construction equipment would be staged on-site and all activities will be performed within the site boundaries. It is anticipated that two to three dump truck trips a day (Monday through Friday) would be necessary to transfer demolished materials for disposal and recycling. Construction equipment and trucks would utilize existing driveways and access routes on Main and Perkins Streets. No road closures are anticipated for the Project.

The existing Chinese pistache tree located on the south side of the building and the two Juniper shrubs located on the east side of the building would be removed for demolition, as they are located against the building and partially growing into the foundation. In addition, the blackberry would be removed. None of the oak trees on-site would be removed. Dust on the site will be minimized with the use of a water truck. Although the property owner has noted that he believes another commercial building/use is the best use of the site, no development is proposed at this time.

The application was referred to departments and agencies with jurisdiction or interest in the Project, including the City of Ukiah Community Development Department- Building Official, City of Ukiah Police Department, City of Ukiah Public Works Department, City of Ukiah Electric Utility Department, Ukiah Valley Fire Authority, Mendocino County Air Quality Management District, Mendocino County Environmental Health Department, and the Mendocino County Historic Society. Comments and requirements identified by these entities have been included as Conditions of Approval for the permit and the applicant will obtain all necessary regulatory permits.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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**Purpose of the Initial Environmental Study:** This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the Project, as proposed, would have a significant impact upon the environment.

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agriculture & Forestry        | <input checked="" type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy  |
| <input type="checkbox"/> Geology / Soils           | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Hazards & Hazardous Materials                 |
| <input type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Mineral Resources                             |
| <input type="checkbox"/> Noise                     | <input type="checkbox"/> Population / Housing          | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Recreation                | <input type="checkbox"/> Transportation                | <input checked="" type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                      | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

**Summary of Findings:** The Project site is developed with a parking lot and two buildings with separate street addresses: one ±3,328 sf building that has been occupied by the Dragon's Lair retail business (101 South Main Street); and one ±2,880 sf building that has been occupied by Tom's Glass repair service (105 South Main Street). Both of the buildings are more than 50 years old and are proposed for demolition; no new development is proposed. The Tom's Glass building at 105 South Main Street is not located on a local, state or national register for historic places. However, the Dragon's Lair building at 101 South Main Street is identified in the 1985 "Ukiah Historic Resource Survey" and the 1999 "City of Ukiah Architectural Survey" as a local historic resource, and is included in the State of California's "Built Environmental Resource Database (BERD)" with a designation of "5S2," meaning that a local government has recognized the resource as "eligible for local listing or designation." However, the building is not listed on the State Register or National Register of Historic Places.

Per Ukiah City Code Section 3016(b), buildings over 50 years old proposed for demolition that do not meet the exemption criteria of being either an immediate safety hazard, or an accessory building that is not listed on the local historic inventory, shall be reviewed for their historic or architectural significance. Specifically, the City's Demolition Review Committee shall review the proposal and make a recommendation to the Ukiah City Council. Because the buildings do not meet the exemption criteria noted within the code, on December 28, 2021, the City's Demolition Review Committee reviewed the Project and voted to recommend demolition of both buildings to the City Council.

As described and analyzed throughout the Initial Study, impacts to Air Quality, Cultural and Tribal Cultural Resources could be significant. However, with the implementation of mitigation measures, all impacts would be reduced to less than significant. Specifically, temporary activities associated with demolition over the three-week construction period could result in direct significant impacts to Air Quality, but would be reduced to less than significant with the implementation of Mitigation Measures **AQ-1** through **AQ-3**, requiring adherence to Mendocino County Air Quality Management District

regulations. The Tom's Glass building is not located on a local, state, or federal historic register. Therefore, no impact to historic resources would occur as a result of its demolition. However, because the Dragon's Lair building qualifies as a local historic resource under CEQA that would be demolished, the Project would result in a significant impact to that resource if not properly mitigated. **Mitigation Measure CUL-1** would require photo documentation of the building to catalogue its existence and **Mitigation Measure CUL-2** proposed requiring an educational plaque to be erected on-site to acknowledge its historic significance related to the 1917 fire. As such, impacts to historic resources would be **less than significant with implementation of mitigation**. The Project would result in either no impact, or less than significant impact to all other resources. See Section V, *Evaluation of Environmental Impacts*, for more information.

The Draft ISMND was circulated for public review from March 14, 2022 through April 15, 2022. No comments were received on the ISMND during the public review period. However, to ensure a comprehensive evaluation prior to the review and consideration of the ISMND by the City Council, City Community Development Department Staff conducted specific research into UCC Section 3016 and the City's local historic inventories (1985 and 1999). Through this research, Staff found that the local inventories were never adopted by the City. Public Resource Code 5020.1(k) specifically defines "local register of historical resources" as a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Because the City's local historic inventories were never adopted by ordinance or resolution, the 101 South Main Street building does not meet the criteria listed in Public Resources Code Section 5020.1(k) to qualify as a significant historic resource under CEQA. The City's Community Development staff consulted with the City Attorney regarding this determination, and the City Attorney affirmed this information per a verbal conversation on April 12, 2022. However, the City recognizes the importance of the local historic inventories as it relates to local history, and has a precedent of processing Demolition Permits for buildings listed on the inventory featuring local historic significance. As such, the Community Development Department finds the analysis and proposed mitigation measures contained within this ISMND necessary and adequate for reducing potential impacts to historic resources.

At the May 4, 2022 City Council meeting, Council considered authorization to issue the Demolition Permit for 101 and 105 South Main Street, as well as approval of the Initial Study and Mitigated Negative Declaration (ISMND) for the Project (dated April 25, 2022). At this meeting, Council determined that the 105 South Main Street building has no historic significance under UCC Section 3016 and the Demolition permit may be issued. Because of this finding, together with the analysis contained within the ISMND stating that the building has no historical significance, the mitigation measures noted herein are specific to 101 South Main Street.

Regarding 101 South Main Street, the Council determined that the following UCC 3016(e) criteria applies to the building: 1) Has special or particular quality such as oldest, best example, largest, or last surviving example of its kind-in this case the metal clad; and 2) Exemplifies or reflects special elements of the City's cultural, social, economic, political, or architectural history because it is the only remaining building to tell the story of how this block functioned as a service hub for agricultural commerce. The item was continued to the May 18, 2022 City Council meeting.

Because of these findings, Staff proposed a revised Mitigation Measure CUL-2 to require salvaging and/or incorporating the pressed metal clad siding or other materials that are representative of the building's façade into the design of future new development. At the May 18, 2022, Council meeting, Council further revised Mitigation Measure CUL-2 to read as follows:

*CUL-2: The 101 South Main Street building shall not be demolished until there is a development proposal approved in accordance with the Ukiah City Code and, specifically, the*

*Downtown Zoning Code. At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building. New development shall require review by the Design Review Board and the Planning Commission, in accordance with the Downtown Zoning Code.*

The proposed substituted CUL-2 also further mitigates the impact of demolishing the building that is associated with the 1917 fire rebuild efforts and association with agricultural commerce in the area. Additionally, Mitigation Measure CUL-1, requiring photo documentation aids in lessening impacts from demolition and is not proposed to be revised. With incorporation of Mitigation Measure CUL-1 and the substituted CUL-2, impacts to historic resources would be less than significant. Under CEQA Guidelines Section § 15074.1, *Substitution of Mitigation Measures in a Proposed Mitigated Negative Declaration*, if, prior to project approval, the City Council determines during the public review process that mitigations identified in the ISMND are infeasible or otherwise undesirable, it may delete those mitigation measures and substitute other measures that the City Council determines are more effective. This can be done at a public hearing that is combined with the public hearing on the project itself. Before substituting new mitigation measures for those in the ISMND, the City Council must adopt a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment. Under this procedure no recirculation of the ISMND is required where the new mitigation measures are made conditions of or otherwise incorporated into the approval of the project.

The revised, substituted mitigation was approved with the ISMND on May 18, 2022 via Resolution Number 2022-31. This ISMND updated was updated on May 19, 2022 to reflect the revised mitigation language. No other changes have been made.

## IV. DETERMINATION

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On the basis of the initial evaluation that follows:

     I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

  X   I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures and project revisions have been identified that would reduce all impacts to a less than significant level. A MITIGATED NEGATIVE DECLARATION will be prepared.

     I find that the proposed Project MAY have a significant effect on the environment. An ENVIRONMENTAL IMPACT REPORT is required.

     I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

     I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



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Signature

05/19/2022

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Date

Craig Schlatter, Director  
Community Development Department  
City of Ukiah  
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## V. EVALUATION OF ENVIRONMENTAL IMPACTS

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The purpose of this Initial Study/Mitigated Negative Declaration (ISMND) is to provide an analysis of the potential environmental consequences as a result of the proposed Project. The environmental evaluation relied on the following categories of impacts, noted as column headings in the IS checklist, in accordance with CEQA Guidelines Appendix G.

“**Potentially Significant Impact**” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

“**Less Than Significant With Mitigation Incorporated**” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”

“**Less Than Significant Impact**” applies where the Project would not result in a significant effect (i.e., the Project impact would be less than significant without the need to incorporate mitigation).

“**No Impact**” applies where the Project would not result in any impact in the category or the category does not apply. This may be because the impact category does not apply to the proposed Project (for instance, the Project Site is not within a surface fault rupture hazard zone), or because of other project-specific factors.

### 1. Aesthetics

<b>AESTHETICS.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** Aesthetic impacts would be significant if the Project resulted in the obstruction of any scenic vista open to the public, damage to significant scenic resources within a designated

State scenic highway, substantial degradation to the existing visual character or quality of the site and its surroundings from public views, or generate new sources of light or glare that would adversely affect day or nighttime views in the area, including that which would directly illuminate or reflect upon adjacent property or could be directly seen by motorists or persons residing, working or otherwise situated within sight of the Project.

**Environmental Setting:** Views of expansive hillsides, mostly within the County’s jurisdiction, surround the City. Some hillsides are densely forested with evergreen trees, while others are relatively open in comparison, dominated by mature oak trees set amid scrub and grasslands. Specific to resources within the City limits, one of the most notable scenic resources are the Western Hills, rising above the valley floor on the west side of Ukiah. Views on the Valley floor within the City of Ukiah include those typical of existing residential and commercial development and the majority of the land within the City limits is previously developed. In addition, some views of agricultural land uses within the City limits, or immediately outside of City limits, are available.

Generally speaking, scenic vistas are typically described as areas of natural beauty with features such as topography, watercourses, rock outcrops, and natural vegetation that contribute to the landscape’s quality. Noted throughout the City of Ukiah’s 1995 General Plan are views of hillsides, open space areas and agricultural areas as scenic resources within the Ukiah Valley. Water in the form of creeks, streams, and rivers is often a prominent feature in the scenic landscape as well. The General Plan generally identifies U.S. Highway 101 through the entire Ukiah Valley as a local scenic corridor, but does not identify location-specific scenic resources within the City limits. According to the California Department of Transportation’s (Caltrans) State Scenic Highway System Map, there are no designated state scenic highways within the vicinity of the Project. In addition, there are no highways identified as eligible for state designation. From the Project site, partial views Western Hills are available in the background to the west, while commercial and residential development within the downtown area development is visible in the foreground in all directions. Example views are shown in **Figures 5** and **6** below.

*Figure 5, Views Facing West*



Figure 6, Views Facing East



**Discussion: (a and c) Less than Significant.** As noted in the Project Description and shown in Figures 2-6, the Project site consists of a developed parcel with two buildings and a paved parking lot. The Tom's Glass building (105 South Main Street) is a rectangular one-story building located on the south side of the parcel and made of silver corrugated metal. The Dragon's Lair building (101 South Main Street) is located at the southeast corner of the parcel and intersection of Perkins Street and South Main Street, fronting on both streets. It is a one-story building with a roughly rectangular footprint, with "chamfered" or "clipped" flat northwest corner to accommodate the primary entrance. It is comprised of red/peach colored pressed tin siding on west and north elevations and corrugated metal siding on the east and south elevations. There is a painted mural of a dragon on the north side of the building and white columns painted on the east side. As noted in the Historic Resources Evaluation (2020; **Attachment A**), the building has some character defining features including the false front, irregular window placement, flat entrance on the northwest corner, and a gable roof. However, according to the Historic Resources Evaluation, "The dilapidated utilitarian building does not appear to be significant for its architectural merit." See Cultural Resources Section for more information.

Demolition of the buildings could result in temporary visual impacts from temporary construction equipment on-site and piled materials temporarily waiting for transport to the landfill. However, construction is anticipated to take approximately three weeks and occur during daylight hours, between 7:00 a.m. and 7:00 p.m. Demolition of the buildings would not have a substantial negative effect on available views of the nearest scenic resource, the Western Hills, as no new buildings are proposed that could potentially further restrict views of this resource. All new development would be subject to the requirements contained within the Downtown Zoning Code, a form-based code with design guidelines related to aesthetics. In addition, as a result of the May 18, 2022 City Council decision, the 101 South Main Street building shall not be demolished until a development proposal is approved; new development is required to incorporate at least a portion of the existing metal clad siding into the design. Lastly, all new development (related to both buildings) would be reviewed by the City's Design Review Board and require Planning Commission approval. See Cultural resources Section for more information.

For the aforementioned reasons, the Project would not result in a significant impact to scenic vistas and would not degrade the existing visual character of the site or vicinity. Impacts would be **less than significant**.

**(c) Less than significant impact.** Although the General Plan notes that U.S. Highway 101 provides scenic views throughout the Ukiah Valley, it does not provide specific information regarding these views within the City limits. In addition, U.S. Highway 101 is approximately 0.5 mi east of the Project and does not offer clear views of the Project site, nor existing buildings due to the distance and other development in the downtown area. Although three trees located against the Dragon's Lair building would be removed for demolition, the trees are not listed on the City's Heritage Trees list, nor are they noted as species that should be preserved within the Downtown Zoning Code (UCC Section 9229). In addition, all of the oak trees, which are identified as species that should be preserved, would remain.

As noted above in discussion a and c, the Project would not negatively impact existing views of the Western Hills, which are also available from the highway. Lastly, there are no designated state scenic highways within the vicinity of the Project, which is what is analyzed under this criterion. Therefore, the Project would not substantially damage scenic resources within view of a state scenic highway. For the aforementioned reasons, impacts would be **less than significant**.

**(d) Less than significant impact.** Existing development with reflective materials such as metal and windows, as well as street signs, and parked and moving vehicles are existing sources of glare during daylight hours. Street lights, vehicle headlights, and lighting associated with business in the vicinity of the Project are existing sources of light at nighttime. Construction would take place between daylight hours and would not occur outside of 7:00 a.m. and 7:00 p.m., depending on the season the work is conducted within. As such, the Project would not result in a new source of substantial light or glare which would adversely affect day or nighttime views. Impacts would be **less than significant**.

**Mitigation Measures:** None

## 2. Agriculture and Forestry Resources

<b>AGRICULTURE AND FORESTRY RESOURCES.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Significance Criteria:** The Proposed Project would have a potentially significant impact on agricultural resources if it would convert prime farmland to a non-agricultural use, conflict with a Williamson Act contract, or disrupt a viable and locally important agricultural use. The Project would have a potentially significant impact on forestry resources if it would result in the loss, rezoning or conversion of forestland to a non-forest use.

**Environmental Setting:** Early agricultural efforts in the Ukiah Valley included the raising of livestock, and the growing of various grains, hay, alfalfa, and hops. When the Northwestern Pacific Railroad was completed in 1889; prunes, potatoes, pears, and hops could be grown and sent to San Francisco and other regional markets. Wine grapes were planted, and irrigation was practiced on a small scale. Through the 1950s, hops, pears, prunes and grapes were the most widely planted crops in the Ukiah Valley. After the railroad was completed, lumber mills sprang up in the Ukiah Valley and became the major industry in Mendocino County as trains took redwood logs and processed boards south to the San Francisco region. Today, much of the active agricultural land is located on the Valley floor and lower elevations along the Russian River system. Only a limited percentage of the Valley’s agricultural lands are currently protected under Williamson Act Agricultural Preserve contracts. According to the County of Mendocino’s Public GIS system, there are no Williamson Act contracts within the Project site or immediate vicinity.

There are no zoning districts within the City limits for Agriculture or Timber Preserve. While there is an overlay for agriculture in the Zoning Ordinance, it is not applied over any parcel within the City limits. There are a small number of City parcels that have current agricultural uses such as existing vineyards. However, these are ongoing non-conforming uses within non-agricultural zoning districts. According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the majority of lands within the City of Ukiah are identified as “Urban Built-Up Land”.

**Discussion: (a-e) No Impact.** According to the California Department of Conservation Farmland Mapping & Monitoring Program, California Important Farmland Finder, the Project site is designated as “Urban Built-Up Land” and does not contain Unique Farmland, or Farmland of Statewide Importance. As such, the Project would not convert Farmland, conflict with existing zoning for agriculture or forest land, and would not involve changes to the environment that would result in the conversion of agricultural resources to non-agriculture uses. No impact would occur.

**Mitigation Measures:** None

### 3. Air Quality

<b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.				
Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** The Proposed Project would have a significant impact to air quality if it would conflict with an air quality plan, result in a cumulatively considerable net increase of criteria pollutant which the Mendocino County Air Quality Management District (MCAQMD) has designated as non-attainment, expose sensitive receptors to substantial concentrations of air pollutants, or result in emissions that create objectionable odors or otherwise adversely affect a substantial number of people.

**Environmental Setting:** The Project is located within the North Coast Air Basin (NCAB), which includes Del Norte, Humboldt, Trinity, Mendocino, and northern Sonoma Counties, and is under the jurisdiction of the Mendocino County Air Quality Management District (MCAQMD). The area's climate is considered Mediterranean, with warm, dry summers and cooler, wet winters. Summer high temperatures average in the 90s with high temperatures on very warm days exceeding 105 degrees. Summer low temperatures range between 50-60 degrees. Winter high temperatures generally range in the 50s and 60s. The average annual temperature is 58 degrees. Winter cold-air inversions are common in the Valley from November to February.

Prevailing winds are generally from the north. Prevailing strong summer winds come from the northwest; however, winds can come from the south and east under certain short-lived conditions. In early autumn, strong, dry offshore winds may occur for several days in a row, which may cause air pollution created in the Sacramento Valley, Santa Rosa Plain, or even San Francisco Bay Area to move into the Ukiah Valley.

The MCAQMD, which includes the City of Ukiah and surrounding areas, is designated as non-attainment for the State Standard for airborne particulate matter less than 10 microns in size (PM<sup>10</sup>). Particulate matter (PM) has significant documented health effects. The California Clean Air Act requires that any district that does not meet the PM<sup>10</sup> standard make continuing progress to attain the standard at the earliest practicable date. The primary sources of PM<sup>10</sup> are wood combustion emissions, fugitive dust from construction projects, automobile emissions and industry. Non-attainment of PM<sup>10</sup> is most likely to occur during inversions in the winter. Regulation 1 of the MCAQMD contains regulations (known as "Rules") to regulate particulate matter; these Rules prohibit activities that would result in the injury, detriment, or annoyance of a considerable number of people, or which endanger the health and safety of the public.

The MCAQMD also provides the following significance thresholds for construction emissions:

1. 54 pounds per day of ROG (reactive organic gas)
2. 54 pounds per day of NO<sub>x</sub> (oxides of nitrogen as nitrogen dioxide)
3. 82 pounds per day of PM<sup>10</sup> (particulate matter less than 10 microns in size)
4. 54 pounds per day of PM<sup>2.5</sup> (airborne particulate matter with a diameter of 2.5 microns or less)
5. Best Management Practices for Fugitive Dust – PM<sup>10</sup> and PM<sup>2.5</sup>

**Discussion: (a-d) Less than significant with mitigation.** Typically, short-term construction related air quality impacts result from large projects requiring a significant amount of grading, demolition, or new construction that results in increased emission sand dust. Additionally, projects that require a large amount of vehicle trips and use of diesel equipment over an extended period (months) of time can result in air quality impacts. Long-term air quality impacts are typically from land uses that produce a significant amount of emissions, or sources of dust or other airborne irritants.

As described in the Project Description, standard demolition construction techniques and equipment including a mechanical ram, dump trucks, excavator, pickup truck, backhoe, front end loader, bobcat & stinger for concrete demolition would be used. The existing buildings will be disassembled via mechanical means and by hand labor where necessary. Mechanical means will include large track driven excavators with mechanical arms. On-site concrete pads and foundations will be demolished with mechanical rams. Demolished concrete and rebar will be off hauled and recycled at a local rock quarry. Other demolished debris will be loaded into dump trucks staged on site. Dump trucks would off-haul debris and deliver to the Ukiah Transfer Station & Recycling Center, where metal materials would be recycled and non-recyclable materials would be disposed of. Demolition would take approximately three weeks with a crew of six construction workers. All work would be performed during

daylight hours and would not occur outside of 7:00 a.m. and 7:00 p.m., depending on the season the work is conducted within.

The Project is anticipated to produce up to five dump truck trips per day to haul materials off-site, in addition to six vehicle trips for construction workers, for a total of 11 trips per day. Demolition activities including the use of diesel engine equipment would be subject MCAQMD regulations intended to address air quality impacts. Specifically, MCAQMD has a set of standard Best Management Practices (BMPs) for projects involving demolition, grading, construction, and the use of diesel engine equipment that could result in emissions or fugitive dust. These regulations have been incorporated into **Mitigation Measures AQ-1** and **AQ-2**. Additionally, 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. As required by **Mitigation Measure AQ-3**, prior to receiving a demolition permit from the City, the MCAQMD requires the applicant to complete an Asbestos Survey, submit the results to the MCAQMD, and obtain written authorization indicating that all requirements have been met.

The nearest “sensitive receptor” (includes schools, libraries, child care facilities, health care facilities, senior facilities, and residences) is the Mendocino County Library (Ukiah Branch), located at 105 North Main Street, approximately 68 ft (0.1 mi) north of the site. Additional sensitive receptors in the area include the following: residences including the Circle Trailer Park, located at 317 North Main Street, approximately 676 ft (0.13 mi) north of the site; a single-family residence located at 412 South Main Street, approximately 763 ft (0.14 mi) south of the site; and Adventist Health Ukiah Valley Hospital, located at 275 Hospital Drive, approximately 1,087 ft (0.21 mi) northeast of site. The nearest school is South Valley High School, located at 429 South Dora Street, approximately 1,880 ft (0.36 mi) southwest of the Project site.<sup>1</sup>

Demolition activities have the potential to expose sensitive receptors to diesel particulate, fugitive emissions and dust. However, implementation of Mitigation Measures AQ-1 and AQ-3 below, the would reduce impacts to sensitive receptors over the three-week construction period. In addition, the Project would not exceed the construction thresholds established by the MCAQMD, and air quality impacts associated with short-term construction would be **less than significant with mitigation**. Because the Project does not propose new development, no impact would occur once demolition is complete.

The nature of operational air emissions is largely a cumulative impact. As a result, no single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project’s individual emissions contribute to existing cumulatively significant adverse air quality impacts. The MCAQMD developed the operational thresholds of significance based on the level above which a project’s individual emissions would result in a cumulatively considerable contribution to the North Coast Air Basin’s existing air quality conditions. Therefore, a project that exceeds the MCAQMD operational thresholds would also be a cumulatively considerable contribution to a significant cumulative impact. However, because the Project does not propose new development that would result in operational emissions, no cumulative impact would occur.

Based on the aforementioned, air quality impacts would be **less than significant with mitigation**.

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<sup>1</sup> Instilling Goodness Elementary appears on Google Earth as being located near the Mendocino County Superior Court House, located at 100 North State Street. However, it was confirmed that the school is located in Talmage approximately 2.5 miles southeast, and there are no classes at this location.

## 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:

- a. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.
- b. Open bodied trucks shall be covered when used for transporting materials likely to give rise to airborne dust.
- c. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.
- d. 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.
- e. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.
- f. All earthmoving activities shall cease when sustained winds exceed 15 mph.
- g. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.
- h. The operator shall keep a daily log of activities to control fugitive dust.
- i. 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.

#### 4. Biological Resources

BIOLOGICAL RESOURCES. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Significance Criteria:** Project impacts upon biological resources would be significant if any of the following resulted: substantial direct or indirect effect on any species identified as a candidate, sensitive, or special status species in local/regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) or any species protected under provisions of the Migratory Bird treaty Act (e.g. burrowing owls); substantial effect upon riparian habitat or other sensitive natural communities identified in local/regional plans, policies, or regulations or by the agencies listed above; substantial effect (e.g., fill, removal, hydrologic interruption) upon state or federally protected wetlands; substantially interfere with movement of native resident or migratory wildlife species or with established native resident or migratory wildlife corridors; conflict with any local policies/ordinances that protect biological resources or conflict with a habitat conservation plan.

**Environmental Setting:** As noted in the Project Description, the Project site is located within the downtown area of Ukiah and surrounded by existing development. The site is developed with two buildings and a paved parking lot. Vegetation on the site is limited to the following: two California juniper shrubs (*Juniperus californica*), one Chinese pistache tree (*Pistacia chinensis*) located against the Dragon's Lair building (east side); Himalayan blackberry (*Rubus armeniacus*) against the Tom's Glass building (east side) and four Valley oak trees (*Quercus lobata*) approximately 14 to 60 ft away from the building. Additionally, large oak trees line the east side of the parcel but are located on the adjacent parcel (see Figure 4).

**Discussion: (a-d & f) No impact.** Databases queried for the presence of biological resources included the California Department of Fish and Wildlife California Natural Diversity Database (CNDDDB) and the U.S Fish and Wildlife Service's (USFWS) Critical Habitat Mapper; these databases showed no biological resources including sensitive species, critical habitat, riparian habitat, sensitive natural communities, wildlife habitat corridors, water resources, or wetlands on the site, nor in the immediate vicinity. As such, the Project would have no impact on sensitive species, riparian habitat or wetlands. Additionally, because the site is fully developed and surrounded by development within the downtown area, there are no wildlife corridors going through the site and the Project would not impede the movement of wildlife. Lastly, there are no adopted Habitat Conservation Plans for the City of Ukiah, nor the larger Ukiah Valley that are applicable to the Project. As such, **no impact** to the aforementioned biological resources would occur.

**Discussion: (e) Less than significant impact.** The existing Chinese pistache tree and the two Juniper shrubs located on the east side of the Dragon's Lair building would be removed for demolition, as they are located against the building and partially growing into the foundation. In addition, the blackberry against the Tom's Glass building would be removed. None of the species that are proposed for removal are listed as sensitive species at the state or federal level. Additionally, they are not identified as Heritage Trees, nor species needing preservation within the City's Downtown Zoning Code (as identified in Tables 19 and 20 in Section 9229). None of the oak trees, which are listed as species that should be preserved in the Downtown Zoning Code, would be removed. As such, the Project would not conflict with any policy or plan intended to protect trees. **No impact** would occur.

**Mitigation Measures:** None.

**5. Cultural Resources**

<b>CULTURAL RESOURCES.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** The proposed Project would significantly impact cultural resources if the significance of a historical or archaeological resource were substantially changed, or if human remains were disturbed. Historical resources under CEQA include historic-era architectural resources within the built environment such buildings, structures, and other objects. Archaeological and unique archeological resources can also be considered historical resources, according to CEQA Section 15064.5 and Section 21083.2(g).

Section 15064.5 states the term “historical resources” includes the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.);
- 2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant;
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4852) including the following:
  - a. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
  - b. Is associated with the lives of persons important in our past;
  - c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
  - d. Has yielded, or may be likely to yield, information important in prehistory or history.

Section 21083.2(g) identifies a unique archeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- 1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- 2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- 3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Assembly Bill 52 (effective on July 1, 2015) requires that before a negative declaration, mitigated negative declaration, or environmental impact report for a project is prepared, the lead agency for the project must seek consultation with tribes associated with the location of the project. To receive referrals, each tribe must have previously made a written request to the lead agency in order to be

consulted on projects occurring in their geographic areas of interest. The Guidiville Rancheria of California is the only tribe that has made such request. As such, an AB 52 notice was sent to them on January 18, 2022. No responses were received.

**Environmental Setting:** The Ukiah Township lies in a valley of the Russian River, bounded on the north by Calpella Township, on the east by Lake County, on the south by Sanel Township, and on the west by Anderson Township. The City of Ukiah was first settled in 1856 by Samuel Lowry. Initially incorporated into Sonoma County, an independent Mendocino County government was established in 1859 with Ukiah as the chosen county seat. Logging, cattle, and agricultural ventures contributed to the early settlement and growth of Ukiah throughout the remainder of the 19th century and early 20th century. 1889 is the date recorded for the first arrival of the train to Ukiah, quickly resulting in increased settlement of the City and its environs. The City of Ukiah is within the territory of the Northern Pomo. Permanent villages were often established in areas with access to staple foods, often times along eco-tones (transitions between varying environments), with access to good water, and generally flat land.

The late 19th century saw slow growth in the community, with a slight decline after the turn of the century. The town grew steadily, though it remained a relatively remote outpost in the hinterlands of Northern California for several more decades. The area around the intersection of the current Perkins and Main streets was one of the earliest settlement locations for the town. Absalom Tidwell Perkins built a house for his family near the southwest corner of the current Perkins and Main streets, and built a feed stable on the Project site around 1857. By 1860, Ukiah had approximately 25 dwellings and a budding commercial district. Ukiah's sparse population and relative remoteness delayed the arrival of the railroad. In 1886 the Cloverdale and Ukiah Railroad was formed to extend north to Ukiah; and the line was completed in 1889, 20 years after it began in Petaluma in 1869. The improved transportation network did open up Mendocino County to greater commercial and industrial growth, though the population did not expand rapidly.

A 1906 earthquake damaged a number of Ukiah buildings, particularly in the commercial core, and considerable rebuilding and remodeling activity occurred after that time. Additionally, in June 1917, a fire began at a restaurant (currently occupied by a law firm at 116 South State Street) and strong winds pushed the flames east, encompassing the two blocks between State street to the railroad tracks, including the Project site. The area was rebuilt over the next decade.

The City contains a number of Colonial Revival and Craftsman style derivations, popular during this era, that reflect the community's prosperity. The City of Ukiah's 1985 "Historic Resources Survey" (prepared by Historic Environmental Consultants) that was updated in 1999 by the "City of Ukiah Architectural Survey" (prepared by P.S. Preservation Services) identified 23 properties with local historic importance within the City limits. Per Ukiah City Code Section 3016(b), buildings over 50 years old proposed for demolition that do not meet the exemption criteria of being either an immediate safety hazard, or an accessory building that is not listed on the local historic inventory, shall be reviewed for their historic or architectural significance. 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. This section of the UCC also describes procedures for review by the City Council.<sup>2</sup>

As detailed in the below analysis, the buildings do not meet the exemption criteria noted within the City code; and as such, on December 28, 2021, the City's Demolition Review Committee reviewed the Project and voted to recommend demolition of both buildings to the City Council. This Initial Study is intended to analyze the impacts associated with demolition of the buildings, in accordance with CEQA. The Demolition Permit, together with this Initial Study, will be reviewed by City Council for final consideration.

**Discussion: (a) Less than significant with mitigation incorporated.** Because the Tom's Glass building at 105 South Main Street is not located on a local, state or national register for historic places, demolition of it would not result in a significant impact to a historic resource. However, the existing Dragon's Lair building originally dates from 1921, and was included in the City of Ukiah's 1985 "Historic Resources Survey" (prepared by Historic Environmental Consultants) and updated in 1999 with the "City of Ukiah Architectural Survey" (prepared by P.S. Preservation Services). According to the 1985 survey, the building was assigned a "5" status code, which includes buildings that are identified as historic at the local level. Specifically, the 1985 survey notes that the building is representative of a type of commercial structure common to its era that is a "rather rare survivor of the type in Ukiah, and is located prominently. Its surfacing materials and form create a rather strong image of past lifestyles." The 1999 survey was completed as an update to the 1985 survey, and reviewed each property's eligibility for the National Register of Historic Places. The 1999 survey notes that the building is vernacular commercial style and originally constructed in 1921 as a hay barn and feed store. The survey notes that the pressed metal clad building is "an excellent example of its type and the only one left in Ukiah", and was therefore assigned a "3S" status code, which is defined as appearing to be eligible for the National Register as an individual property through survey information. However, the 1999 survey does not provide additional information regarding the change in status from the 1985 survey.

Although the 1999 survey identifies the building as eligible for the National Register, this does not accurately depict the building's current status. In order for a building to be listed on the National Register of Historic Places, a building must first be listed on the State Register. In order to be listed on the State Register, the survey form completed by the local jurisdiction must be submitted to State of California's Office of Historic Preservation (SHPO). SHPO then reviews the survey forms and determines if the building is eligible for listing on the State Register. Once listed on the State Register SHPO must submit a nomination form to the National Park Service for review and consideration.

Upon extensive research, it was determined that Dragon's Lair building is not listed on either the State or Federal Registers. This is further supported by SHPO's most recent classification system and database of historic buildings, also known as the "Built Environment Resource Directory" (updated March, 2020), which identifies the building status code as "5S2", meaning that the local government has identified it as individually eligible for local listing. As such, the building is not listed on the State Register, nor is it identified as eligible for the National Register of Historic Places. This is further supported by SHPO's most recent classification system and database of historic buildings, also known as the "Built Environment Resource Directory" (updated March, 2020), which identifies the building status code as "5S2", meaning that the local government has identified it as individually eligible for

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<sup>2</sup>Ukiah City Code Section 3016 may be found online at:

<https://www.codepublishing.com/CA/Ukiah/#!/html/Ukiah03/Ukiah0301-0300.html>

local listing. As such, the building is not listed on the State Register, nor is it identified as eligible for the National Register of Historic Places. As described in the Summary of Findings in Section III of the ISMND, although it was discovered that the City's local historic inventories (1985 and 1999) were not adopted by resolution or ordinance (as defined Public Resources Code Section 5020.1(k) to qualify as a local historic resource), the City recognizes the importance of the City's inventory as it relates to local history, and has a precedent of processing Demolition Permits for buildings listed on the inventory featuring local historic significance. As such, the analysis and proposed mitigation measures contained herein are necessary and adequate for reducing potential impacts to historic resources.

A Historic Resource Evaluation was prepared by APD Preservation, LLC in January, 2022 (**Attachment A**), to further research and evaluate the building's historic significance. Under CEQA (Section 5024.1(c)), historic-era buildings older than 50 years are most commonly evaluated in reference to Criteria 1 (important events), Criteria 2 (important persons) or Criteria 3 (architectural value). To be considered eligible under these criteria the property must retain sufficient integrity to convey its important qualities. Integrity is judged in relation to seven aspects including: location, design, setting, materials, workmanship, feeling, and association. The Historic Resource Evaluation for the Dragon's Lair building provides an analysis of this criteria to determine if the building is historically or culturally "important" under CEQA. The evaluation (2022) found that the original building was constructed in 1857 and replaced once in 1890 with a new hay barn, but was destroyed during the 1917 fire that began two blocks west of the building. A new building was constructed in 1921 but was significantly modified between 1938 and 1963 when it was converted to retail (uses included several feed stores, a cheese and wine store, and other office/retail businesses). Modifications made to the building during this time included replacing two open bays with windows, replacing the front doors, replacing and reconfiguring the awning, and installing an additional window. The false front that most defines the building was modified in 1938, but retains its basic early twentieth century appearance. Dragon's Lair retail business has been at the location since 1995.

In conclusion, the evaluation determined that "the building appears to be significant for its association with the post-fire redevelopment of Ukiah (criterion 1). Its period of significance is 1921 (its inferred construction date), and the building retains enough physical integrity to convey its early twentieth century commercial origins, which render it historic." As such, the Dragon's Lair building qualifies as a local historic resource under the California Environmental Quality Act (CEQA) for its association with the 1917 fire. However, the analysis states that the "dilapidated utilitarian building" is not architecturally distinctive and does not possess high artistic values, and as such, does not appear to be significant for its architectural merit (criterion 3).

Because the Dragon's Lair building qualifies as a local historic resource under CEQA that would be demolished, the Project would result in a significant impact to that resource if not properly mitigated. As noted in the Summary of Findings Section of this ISMND, at the May 4, 2022 City Council meeting, Council found that the 105 South Main Street building does not qualify as historic and may be demolished. However, Council determined that the 101 South Main Street building does qualify as historic under UCC 3016(e), criteria 1) for being the only remaining building with metal clad siding; and 2) for being the only remaining building to tell the story of how this block functioned as a service hub for agricultural commerce. Because of these findings, the following revised mitigation measure was approved by Council (May 18, 2022):

*CUL-2: The 101 South Main Street building shall not be demolished until there is a development proposal approved in accordance with the Ukiah City Code and, specifically, the Downtown Zoning Code. At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate*

into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building. New development shall require review by the Design Review Board and the Planning Commission, in accordance with the Downtown Zoning Code.

The substituted CUL-2 also further mitigates the impact of demolishing the building that is associated with the 1917 fire rebuild efforts and association with agricultural commerce in the area. Additionally, Mitigation Measure CUL-1, requiring photo documentation aids in lessening impacts from demolition and is not proposed to be revised. With incorporation of these mitigation measures, impacts to historic resources would be **less than significant with implementation of mitigation.**

**Discussion: (b) Less than significant impact.** As noted in the City's General Plan Historic and Archeological Resources Element (1995), the Project site is not identified as an area of high cultural sensitivity- areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water. Because the Project site is fully developed with pavement and buildings, and the site does not have a high potential for cultural resources to occur, less than significant impacts would occur as a result of the Project. Additionally, construction of the Project will be required to adhere to CEQA Guidelines Section 15064.5 (e-f) which specifically addresses actions to be taken in the event that human remains or archeological resources are accidentally discovered during ground disturbing activities.

As noted above, in accordance with AB 52, a notification providing the opportunity for consultation was sent to the Guidiville Rancheria of California but no response requesting formal consultation was received. Based on the aforementioned, impacts to cultural and archeological resources would be **less than significant.**

#### **Mitigation Measures:**

**CUL-1: Photo Documentation.** Prior to issuance of the demolition permit, photo documentation of the Dragon's Lair building shall be required in order to catalogue its existence. The photo documentation shall be reviewed and approved by the Community Development Director and submitted to the Mendocino County Historic Society.

**CUL-2:** The 101 South Main Street building shall not be demolished until there is a development proposal approved in accordance with the Ukiah City Code and, specifically, the Downtown Zoning Code. At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building. New development shall require review by the Design Review Board and the Planning Commission, in accordance with the Downtown Zoning Code.

**CUL-2: Educational Plaque.** ~~Prior to final completion of the demolition permit, an educational plaque shall be erected on-site to acknowledge the Dragon's Lair building's historic significance related to rebuild efforts after the 1917 fire. The plaque design and content, as well as the proposed placement, shall be submitted to the Community Development Director for review and approval. The plaque shall remain on-site if and when the site is developed in the future. If the plaque is proposed for relocation, the property owner shall receive written approval from the Community Development Director to do so.~~

## 6. Energy

ENERGY. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** The Proposed Project would significantly impact energy if construction or operation of the Project would result in wasteful, inefficient or unnecessary consumption of energy resources or if the Project would conflict with a state or local plan for renewable energy or energy efficiency.

**Environmental Setting:** Recent legislature has urged the State of California to conserve energy resources and provide renewable and zero-carbon energy resources in place of fossil fuels for generating electricity in the state. Specific to construction projects, the California Air Resources Board (CARB) and the Environmental Protection Agency (EPA) contain standards to regulate energy consumption through Green Building Standards to ensure construction and operation does not result in wasteful, inefficient or unnecessary consumption of energy resources. In addition, current building codes require energy efficiency systems to be included in their plans for permit review. These building codes are regularly updated statewide through California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24" In general, Title 24 requires the design of building shells and building components to conserve energy, with standards to promote better windows, insulation, lighting, ventilation systems, and other features that reduce energy consumption in homes and businesses. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods.

**Discussion: (a-b) Less than significant impact.** Fossil fuels for construction vehicles and other energy-consuming equipment would be used during demolition. However, fuel energy consumed during demolition would be temporary and would not represent a significant demand on energy resources. Project construction equipment would also be required to comply with the latest CARB and EPA engine emissions standards which require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Because no development is proposed, there would be no operational sources of energy consumed. All future development would be required to comply with the aforementioned regulations related to energy efficiency. With adherence to the aforementioned regulations, impacts from the Proposed Project related to energy consumption would be **less than significant**.

**Mitigation Measures:** None

## 7. Geology and Soils

GEOLOGY AND SOILS. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Significance Criteria:** The Proposed Project would result in a significant impact to geological or soil resources if it exposed people or buildings to seismic risk; ruptured a known fault; produced strong seismic ground shaking, ground failure, liquefaction, landslides or substantial soil erosion; is located on expansive soil or unstable ground or create unstable ground; or destroyed a unique paleontological resource or geologic feature.

**Environmental Setting:** The Ukiah Valley is part of an active seismic region that contains the Maacama Fault, which traverses the Valley in a generally northwest-southeast direction, approximately 0.8-mi east of the City limits at its closets point. The Ukiah Valley is located within the North Coast Range geologic province, comprised of a geologic feature unique to California, the Franciscan Formation. The Franciscan Formation is comprised of serpentinite, sandstone, and other sedimentary rocks. Based on California Geological Survey maps and the Background Report for the County of Mendocino General Plan Update (prepared by P.M.C., 2003), the City of Ukiah is outside of known areas of historic faults, Holocene Fault, Late Quaternary Fault and the Alquist-Priolo Earthquake Fault Zone. Because most of the lands within the City are generally flat, slope instability hazards are not a concern, with the exception of lands within the Western Hills.

**Discussion: (a-d) No Impact.** The Project site sits at approximately 627 feet in elevation and has a slight west to east slope. According to the U.S. Department of Agriculture, Natural Resources Conservation Service’s Web Soil Survey, the soils within the Project site are characterized as “210-Urban Land”, which is described as soils in highly populated areas containing largely built-out environments. In addition, according to the U.S. Geological Survey (USGS), the site does not contain expansive or unstable soils and is not susceptible to landslides, nor strong seismic ground shaking. The Project includes demolition of existing buildings, but will not include trenching or significant ground disturbing activities that would result in erosion or loss of topsoil because the existing foundation and paved site would remain. Lastly, no new development is proposed that would require the use of septic tanks or other waste water treatment facilities. For the above reasons, the Project would have **no impact** to geology and soils.

**Mitigation Measures:** None

**8. Greenhouse Gas Emissions**

<b>GREENHOUSE GAS EMISSIONS.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** The Project would have a significant effect on greenhouse gas emissions if it would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

**Environmental Setting:** Climate change is caused by greenhouse gases (GHGs) emitted into the atmosphere around the world from a variety of sources, including the combustion of fuel for energy and transportation, cement manufacturing, and refrigerant emissions. GHGs are those gases that have the ability to trap heat in the atmosphere, a process that is analogous to the way a greenhouse

traps heat. GHGs may be emitted a result of human activities, as well as through natural processes. Increasing GHG concentrations in the atmosphere are leading to global climate change.

The state of California has adopted various administrative initiatives and legislation relating to climate change, much of which set aggressive goals for GHG emissions reductions statewide. Although lead agencies must evaluate climate change and GHG emissions of projects subject to CEQA, the CEQA Guidelines do not require or suggest specific methodologies for performing an assessment or specific thresholds of significance and do not specify GHG reduction mitigation measures. No state agency has developed binding regulations for analyzing GHG emissions, determining their significance, or mitigating significant effects in CEQA documents. Thus, lead agencies exercise their discretion in determining how to analyze GHGs. Because there are no adopted GHG thresholds applicable to the Project, and because the Project is considered “small scale”, meaning that it does not include new large buildings or components requiring significant construction that would result in increased GHGs, the below qualitative analysis is appropriate.

Pursuant to AB 32, on December 14, 2017, the California Air Resources Board (CARB) approved the current Climate Change Scoping Plan, *California’s, 2017 Climate Change Scoping Plan (2017 Scoping Plan Update)*. The 2017 Scoping Plan Update outlines the proposed framework of action for achieving the 2030 GHG target of 40 percent reduction in GHG emissions relative to 1990 levels. The Scoping Plan Update incorporates a broad array of regulations, policies, and state plans designed to reduce GHG emissions. These are largely related to operational emissions, which are not applicable to the Project. However, the Scoping Plan does include some regulations intended to reduce the amount of emissions related to construction equipment and vehicle trips applicable to the construction of the proposed Project. Most of these regulations are also incorporated into existing California Building Code regulations and other state laws applicable to operation of vehicles and equipment.

**Discussion: (a-b) Less than significant impact.** As described in Section V.3, *Air Quality*, demolition activities requiring the use of heavy equipment, tools (mechanical ram, dump truck, excavator, pickup truck, backhoe, front end loader, bobcat & stinger for concrete demolition) and vehicle trips (construction workers, equipment transportation, and dump truck haul trips) could result in direct GHG emissions. Demolition would take approximately three weeks with a crew of six construction workers. Demolition activities including the use of diesel engine equipment would be subject MCAQMD regulations intended to address air quality impacts and GHG emissions. Additionally, the proposed Project would not conflict with the regulations identified in the Scoping Plan Update to reduce energy use and transportation emissions, most of which are also incorporated into California Building Codes and state law. As a result, the proposed Project would not conflict with applicable Climate Change Scoping Plan strategies and regulations to reduce GHG emissions. With the temporary nature of demolition activities and adherence to the aforementioned regulations, impacts related to GHGs would be would be **less than significant**.

**Mitigation Measures:** None.

**9. Hazards and Hazardous Materials**

<b>HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** The Project would result in significant hazards or hazardous materials impacts if it exposed people to hazardous materials or placed them into hazardous situations; if it released hazardous materials or emissions into the environment or within 0.25 miles of a school; if it is located on a listed hazardous materials site; if it would create a hazard due to its proximity to a public airport or private airstrip; if it would create excessive noise for people in the area; if it would interfere with an emergency response or evacuation plan; or if it would expose people or structures to significant risks due to wildland fire.

**Environmental Setting:** Mendocino County has adopted numerous plans related to hazard management and mitigation including, but not limited to: Community Wildfire Protection Plan, Hazardous Waste Management Plan, Operational Area Emergency Plan, etc. The most recent plan, the Mendocino County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) was adopted by the

County in December, 2020. The MJHMP provides an explanation of prevalent hazards within the County, identifies risks to vulnerable assets, both people and property, and provides a mitigation strategy to achieve the greatest risk reduction based upon available resources. The four cities within Mendocino County, including the City of Ukiah, participated in preparation of the MJHMP to individually assess hazards, explore hazard vulnerability, develop mitigation strategies, and create their own plan for each respective city (referred to as a “jurisdictional annex” to the MJHMP). The City of Ukiah adopted its jurisdictional annex chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City’s jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

The Ukiah Municipal Airport is located within the City of Ukiah jurisdictional limits. The Ukiah Municipal Airport Land Use Compatibility Plan (UKIALUCP) was adopted by the Mendocino County Airport Land Use Commission on May 20, 2021 and adopted by the Ukiah City Council on June 16, 2021. The UKIALUCP identifies areas (known as “compatibility zones”) with potential hazards and impacts to persons using or working within the vicinity of the airport.

Under Government Code Section 65962.5, both the State Water Resources Control Board (SWRCB) and the California Department of Toxic Substances Control (DTSC) are required to maintain databases of sites known to have hazardous substances present in the environment. The site does not include any known hazardous waste sites, as mapped by the SWRCB’s GeoTracker or DTSC’s EnviroStor databases.

All lands within the City of Ukiah are within the jurisdiction of the Ukiah Valley Fire Authority. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, some parcels within the western boundary of the City limits, are designated as “Very High” fire severity within the Local Responsibility Area (LRA). The Project site is not located within a High or Very High fire severity zone.

**Discussion: (a-b) Less than significant impact.** Demolition activities using heavy equipment and tools would include the routine transport, use, storage, and disposal of small quantities of common hazardous materials, such as gasoline, diesel fuel, hydraulic fluids, and oils. However, the Project would adhere to state and federal regulations related to the transportation, use, and disposal of such materials. The use of these types and quantities of materials over the three-week construction period would not pose a significant risk to the public and/or environment. Impacts would be **less than significant**.

**(c) No impact.** There are no schools within 0.25 mi of the Project site; the nearest school is South Valley High School, located at 429 South Dora Street, approximately 1,880 ft (0.36 mi) southwest of the Project site. As noted above, the use of all hazardous materials will be in accordance with applicable regulations intended to reduce potential impacts to the environment and people. As such, **no impact** would occur.

**(d) No impact.** As previously noted, the Project site does not contain any listed hazardous sites. There is one listed cleanup site on the GeoTracker database adjacent to the Project, located at 203 South Main Street (case No. T064500019), but the site has been cleaned and the case has been closed as of 1995. As such, **no impact** would occur.

**(e) Less than significant impact.** The Project parcel is located approximately 1.1 mi north of the Ukiah Municipal Airport within Airport Compatibility Zone 4 (Outer Approach/Departure Zone) of the UKIALUCP, which has the potential to result in some overheard noise during approach and departure. The UKIALUCP does not contain any policies related to demolition of existing buildings. According to

Table 3A of the UKIALUCP, many uses such as a variety office, commercial and retail uses are listed as conditionally compatible, subject to density, height, and use development standards. However, no development is proposed at this time. All future development would have to comply with the UKIALUCP. The Project would not result in a safety hazard or excessive noise related to airport operations for people working in the Project area. Impacts would be **less than significant**.

**(f) Less than significant impact.** There are no components of the Project that would impair or interfere with emergency response or evacuation. Access is available to the site and there are no components of the Project that would impair implementation of, or physically interfere with, the adopted MJHMP or other emergency response plan or evacuation plan. Impacts would be **less than significant**.

**(g) Less than significant impact.** As previously noted, the Project site is not located within a High or Very High fire severity zone. The Project does not propose new development within a High or Very High severity zone that could expose people or buildings to a significant risk of loss, injury or death involving wildland fires. The use of gasoline-powered equipment will be used in accordance with all existing Building Code and Fire Code regulations intended to reduce fire risk (such as the use of spark arresters, for example). Impacts would be **less than significant**.

**Mitigation Measures:** None.

## 10. Hydrology and Water Quality

<b>HYDROLOGY AND WATER QUALITY:</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Significance Criteria:** The Project would significantly impact hydrology and water quality if it violated water quality standards or waste discharge requirements or substantially degraded surface or groundwater quality; substantially decreased groundwater supplies or impeded sustainable groundwater management; altered drainage patterns in a manner that would cause substantial on- or off-site erosion, polluted runoff or excessive runoff that caused flooding; impeded or redirected flood flows; risked a release of pollutants due to inundation if in a flood hazard, tsunami or seiche zone; or conflicted with a water quality plan or sustainable groundwater management plan.

**Environmental Setting:** Average rainfall in Ukiah is slightly less than 35 inches. Most of the precipitation falls during the winter. Rainfall is often from brief, intense storms, which move in from the northwest. Virtually no rainfall occurs during the summer months. Surface water supplies for the Ukiah Valley include the Eel River, from which water is diverted into the Russian River watershed through the Potter Valley Project, Lake Mendocino, and the Russian River. Groundwater is drawn from the

Ukiah Valley groundwater basin. The Ukiah Valley groundwater basin is the northernmost basin in the Russian River water system and underlies an area of approximately 60 square miles. Water enters the groundwater system via percolation of surface waters and through the soil. The creeks and streams in the Ukiah Valley provide drainage channels for groundwater recharge, as well as domestic and agricultural water supply. The City of Ukiah 2020 Urban Water Management Plan (UWMP) was adopted by City Council on June 2, 2021. The UWMP considers several growth scenarios including an additional 2,500 and 5,000 new hookup scenarios and determined that there is capacity through the 2045 planning horizon to serve these growth projections.

**Discussion: (a-e) No impact.** No groundwater would be used for demolition. Water used for dust control would be from a water truck. The Project would not require water to be discharged and groundwater would not be impacted by the Project. Additionally, there are no water resources such as creeks or streams on the Project site, nor in the immediate vicinity, that would be impacted or altered as a result of the Project. Lastly, the Project is not located within a tsunami hazard zone, nor a flood zone, as identified by the Federal Emergency Management Agency. As such, **no impact** to hydrology and water quality would occur.

**Mitigation Measures:** None.

**11. Land Use and Planning**

<b>LAND USE AND PLANNING.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** The Project would significantly impact land use if it physically divided an established community or conflicted with a land use plan, policy or regulation intended to avoid or mitigate an environmental impact, such as the general plan or zoning code.

**Environmental Setting:** The City of Ukiah includes approximately 4.72 square miles. It serves as the County Seat of Mendocino County, as well as the county’s commercial hub. Predominant land uses in the City include single-family residential, multi-family residential, and commercial uses ranging from local commercial to service commercial, as well manufacturing, industrial and public facilities.

Development and land use patterns within the City of Ukiah are governed by the City’s General Plan, which was originally adopted in 1995, and currently in the process of being updated. Because the 2040 General Plan has not yet been adopted, the 1995 General Plan is the applicable plan relating to land use within the City. More specifically, zoning and land use are governed by the City’s Zoning Ordinance, as outlined in Division 9, Chapter 2 of the Ukiah City Code. The purpose of the Ukiah Zoning Code is to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare.

**Discussion: (a) No impact.** Physical division of an existing community would typically be associated with construction of a new highway, railroad, park or other linear feature being constructed in a manner that would bifurcate an established neighborhood or community. Because the Project site does not contain existing residences and is immediately surrounded by existing roads and commercial and public uses (as opposed to an existing residential community), the Project would not result in the division of an established community. **No impact** would occur.

**(b) Less than significant.** The Project site has a General Plan (1995) designation of Commercial (C) and is zoned Urban Center (UC) within Downtown Zoning Code. The Commercial General Plan designation applies to lands appropriate for a variety of commercial uses where commerce and business may occur; uses are further specified within the corresponding zoning districts.

The Historic and Architectural Resources element (Chapter V.3) of the 1995 General Plan discusses cultural and historic resources within the City of Ukiah. Specifically, this element discusses both historical residential and commercial buildings. Regarding privately owned commercial buildings it states, "The General Plan needs to provide a balance between the preservation of historic and archeological sites for future study and analysis and the demands for current growth and development. Project design and other features of development flexibility can provide the needed protection while still preserving property rights. The purpose of this element is to establish the criteria for this balance." Section 3.04.02 provides goals and policies related to preservation of commercial buildings identified as historic on Figure V.3-EE. The buildings proposed for demolition are not identified in this figure. The General Plan also states that "Situations may occur when an historic building, or a building with historic value, may need to be demolished for any number of reasons. With many historic resources, it may be appropriate to "mitigate" removal by photographing and recording as much information as is known about the site." As noted in Section V.5, *Cultural Resources*, the Project proposes photo documentation and salvaging existing metal clad material and incorporating at least a portion of it into the design of future new development ~~educational plaque to be erected on-site to acknowledge its historic significance related to the 1917 fire, consistent with this General Plan statement.~~

One of the main purposes of the Downtown Zoning Code (contained within Article 18 of the City's Zoning Code) is to create an urban environment that implements and fulfills the objectives and strategies of the General Plan to facilitate the coexistence of a wide range of mixed uses in close proximity within a downtown urban environment. The UC zoning designation allows for higher density residential and mixed-use buildings that may accommodate retail, office, services, local and regional civic uses, and residential uses. The Downtown Zoning Code does not contain regulations pertaining to demolition, with the exception of requiring City Council approval to demolish buildings older than 50 years old, in accordance with Ukiah City Code Section 3016. As noted in Section V.5, *Cultural Resources*, per Ukiah City Code Section 3016(b), buildings over 50 years old proposed for demolition that do not meet the exemption criteria of being either an immediate safety hazard, or an accessory building that is not listed on the local historic inventory, shall be reviewed for their historic or architectural significance. Because the buildings do not meet the exemption criteria noted within the code, on December 28, 2021, the City's Demolition Review Committee reviewed the Project and voted to recommend demolition of both buildings to the City Council. However, as previously noted, at the May 4, 2022 City Council meeting, Council determined that the 101 South Main Street building qualifies as historic under UCC 3016. See Summary of Findings and Cultural Resources Sections for information updated as a result of the May 4, 2022 and May 18, 2022 City Council meetings.

As discussed in Section V.4, *Biological Resources*, the Downtown Zoning Code contains policies pertaining to the protection of trees. However, none of the species proposed for removal are species identified as needing protection. Lastly, no development is proposed at this time. ~~Once the buildings are demolished, the site would be cleared and remain vacant until a proposal for development is~~

~~submitted and approved through the discretionary process~~ The 101 South Main Street building would not be demolished until a development proposal is approved; all new development (related to both buildings) would be subject to the development requirements contained within the Downtown Zoning Code, and reviewed by the Design Review Board and Planning Commission.

For the reasons stated above, the Project would not conflict with existing zoning, the General Plan, or other land use policies intended for reducing environmental impacts. Impacts would be **less than significant**.

**Mitigation Measures:** None

**12. Mineral Resources**

<b>MINERAL RESOURCES.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Significance Criteria:** Impacts to mineral resources would be considered significant if the proposed Project were to result in the loss of a known mineral resource that has value to the region and state or is otherwise locally important as designated on a local land use plan.

**Environmental Setting:** The most predominant of the minerals found in Mendocino County are aggregate resource minerals, primarily sand and gravel, found along many rivers and streams. The Ford Gravel Bars are located in Ukiah, along the Russian River.

**Discussion: (a-b) No impact.** There are no identified mineral resources within the Project area. No impact would occur.

**Mitigation Measures:** None

### 13. Noise

NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** The Project would have a significant impact if it temporarily or permanently exceeded local noise standards in the vicinity of the Project, generated excessive ground borne noise or vibration; or would expose people residing or working in the area to excessive noise levels from public airports or private airstrips.

**Environmental Setting:** The Ukiah City Code does not contain thresholds for analyzing noise impacts from construction-related noise, but guidance documents from the Federal Highway Administration and the Federal Highway Administration provide information on maximum noise and vibration levels associated with construction equipment and thresholds of significance for analyzing such impacts.

Although the Ukiah City Code does not contain thresholds of significance for analyzing construction-related noise, UCC §6054, *Construction of Buildings and Projects*, states that it shall be unlawful for any person within a residential zone, or within a radius of five hundred feet (500') therefrom, to operate equipment or perform any outside construction or repair work on buildings, buildings or projects or to operate any pile driver, power shovel, pneumatic hammer, derrick, power hoist or any other construction type device (between the hours of 7:00 p.m. of one day and 7:00 a.m. of the next day) in such a manner that a reasonable person of normal sensitiveness residing in the area is caused discomfort or annoyance unless beforehand a permit therefor has been duly obtained from the Director of Public works.

The UCC's Noise Ordinance (Division 7, Chapter 1, Article 6) that establishes ambient base noise level standards that apply to specific zoning districts within the City of Ukiah. These are specific to operation (not construction). "Ambient noise" is the all-encompassing noise associated with a given environment, being usually a composite of sounds from many sources near and far. For the purpose of the Noise Ordinance, ambient noise level is the level obtained when the noise level is averaged over a period of fifteen (15) minutes without inclusion of noise from isolated identifiable sources, at the

location and time of day near that at which a comparison is to be made. Land uses exceeding these standards for long periods of time are considered to be significant.

**Discussion: (a) Less than significant impact.** Construction activities such as the proposed demolition could result in periodic increases in the ambient noise environment and generally occur when construction activities occur in areas immediately adjoining noise-sensitive land uses, during noise-sensitive times of the day (typically early morning or nighttime), or when construction activity occurs at the same precise location over an extended period of time (e.g., pile driving in one location for 8-10 hours in a day, or over a duration of several successive days). Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes, long-term medical and mental care facilities. Residential areas are also considered noise sensitive, particularly during the nighttime hours.

The nearest “sensitive receptor” (includes schools, libraries, child care facilities, health care facilities, senior facilities, and residences) is the Mendocino County Library (Ukiah Branch), located at 105 North Main Street, approximately 68 ft (0.1 mi) north of the site. Additional sensitive receptors in the area include the following: residences including the Circle Trailer Park, located at 317 North Main Street, approximately 676 ft (0.13 mi) north of the site; a single-family residence located at 412 South Main Street, approximately 763 ft (0.14 mi) south of the site; and Adventist Health Ukiah Valley Hospital, located at 275 Hospital Drive, approximately 1,087 ft (0.21 mi) northeast of site. The nearest school is South Valley High School, located at 429 South Dora Street, approximately 1,880 ft (0.36 mi) southwest of the Project site.<sup>3</sup>

Equipment for demolition would include a mechanical ram, dump truck, pickup truck, excavator, backhoe, front end loader, bobcat & stinger for concrete demolition. According to the Federal Highway Administration’s (FHWA) *Default Noise Emission Reference Levels and Usage Factors (2017)*, maximum noise levels (at a 50-foot distance) for equipment that would be used for the Project are listed below in **Table 1**.

*Table 1, Typical Construction Equipment Noise Levels*

<b>Type of Equipment</b>	<b>L<sub>max</sub> at 50 feet, dBA<sup>4</sup></b>
Backhoe	78
Mechanical Ram	90
Dump Truck	76
Excavator	81
Front End Loader	79
Pickup Truck	75
Bobcat	80

<sup>3</sup> Instilling Goodness Elementary appears on Google Earth as being located near the Mendocino County Superior Court House, located at 100 North State Street. However, it was confirmed that the school is located in Talmage approximately 2.5 miles southeast, and there are no classes at this location.

<sup>4</sup> L<sub>max</sub> is the maximum sound level measured during a single noise event (at 50 ft in this case). dBA is the measurement of noise in decibels on a weighted scale for judging loudness that corresponds to the hearing threshold specific to the human ear.

Stinger (jack hammer)	88
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The main source of existing noise at the Project site is from vehicles driving by, as the Project is located at a fairly busy intersection (Perkins Street and Main Street within downtown Ukiah. For reference, normal conversation is approximately 60 dBA, vehicles passing by are approximately 70-80 dBA, and a gasoline-powered lawn mower is 90 dBA. There are no quantitative standards for construction noise levels specified by either the Ukiah General Plan or the UCC. However, UCC Section 6054 restricts construction activities within a residential zone, or within a radius of 500 feet therefrom, to the hours of 7:00 a.m. and 7:00 p.m. Although the Project would not be located within a residential zone, it would adhere to these regulations intended to lessen noise impacts to sensitive receptors.

The Federal Transit Administration's *Transit Noise and Vibration Impact Assessment Manual* (2018) identifies a daytime noise levels of over 90 dBA for extended periods of time as a noise level where adverse community reaction could occur at residential land uses within 500 ft of the noise. As shown in Table 1, the range of noise associated with equipment used for the Project would be 75 to 90 decibels (dBA) at 50 feet away from the noise source. Maximum noise levels generated by the Project would reach up to 90 dBA at times with the use of a mechanical ram and stinger (jack hammer) for concrete demolition. However, the nearest residence is approximately 676 ft away from the Project, which is beyond the distance identified as resulting in an adverse impact to adjacent residential uses. While the library is approximately 68 ft away from the Project, existing noise levels in the Project area associated with passing vehicles is 70-80 dBA. The Project could result in an increase of up to 10 dBA with the use of the mechanical ram and stinger, but would likely be lower, as it is more than 50 ft away and library users would be located inside the building. Additionally, operation of each piece of equipment over the temporary three-week period would not be constant throughout the day, as equipment would be turned off when not in use. Lastly, Project construction will occur Monday through Friday, during daylight hours, between the hours of 7:00 a.m. to 7:00 p.m., in accordance with the City's Noise Ordinance. As such, noise impacts associated with the Project would be **less than significant**.

**(b) Less than significant impact.** Project construction can generate varying degrees of ground borne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Similar to the discussion in the noise analysis in criteria (a) above, the City does not contain specific standards or thresholds related to groundborne vibration. However, the Federal Transit Administration's *Transit Noise and Vibration Impact Assessment Manual* identifies 0.2 inches per second peak particle velocity (in/sec PPV) as the level at which potential damage could result to non-engineered timber and masonry buildings.<sup>5</sup> Additionally, Caltrans identifies 0.24 in/sec PPV as the level at which vibration is distinctly perceivable to humans. Based on ground-borne vibration levels for standard types of construction equipment provided by the FTA, of the equipment proposed to be used for Project construction, the use of the stinger jack hammer would be expected to generate the highest vibration levels (typically 0.035 in/sec PPV at a distance of 25

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<sup>5</sup> Peak Particle Velocity is the peak signal value of an oscillating vibration velocity waveform. Usually expressed in inches/second in the United States.

feet). Due to the Project's proximity to the nearest sensitive receptor (library, approximately 68 ft away) and the fact that the operation of equipment would produce vibration levels below the aforementioned thresholds, the Project would not result in significant groundborne vibration, and impacts would be **less than significant**.

**(c) Less than significant impact.** The Project parcel is located approximately 1.1 miles north of the Ukiah Municipal Airport within Airport Compatibility Zone 4 (Outer Approach/Departure Zone) of the UKIALUCP, which has the potential to result in some overheard noise during approach and departure. The UKIALUCP does not contain any policies related to demolition of existing buildings. According to Table 3A of the UKIALUCP, many uses such as a variety office, commercial and retail uses are listed as conditionally compatible, subject to density, height, and use development standards. However, no development is proposed at this time. All future development would have to comply with the UKIALUCP. The Project would not result in a safety hazard or excessive noise related to airport operations for people working in the Project area. Impacts would be **less than significant**.

**Mitigation Measures:** None

#### 14. Population and Housing

<b>POPULATION AND HOUSING.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Significance Criteria:** The proposed Project would result in significant impacts to the local population or housing stock if it directly or indirectly induced substantial unplanned population growth or displaced a substantial number of people or housing such that the construction of replacement housing would be required.

**Environmental Setting:** The City of Ukiah is approximately 4.72 square miles in size and located within Mendocino County. Overall, the City of Ukiah's population has increased moderately over the past nearly 30 years, with a more accelerated increase in the last four years. Projections from the California State University Chico Center for Economic Development- Mendocino County Economic/Demographic Profile show this trend continuing. As described in the City's Housing Element (2019) of the General Plan, the City's annual growth rate between 1990 and 2018 averaged approximately 0.3%. Between 2000 and 2010, the City added 545 residents, or 3.7%, to its population. According to the California Department of Finance, the population in the County of Mendocino was 59,985 in 2018 and 16,226 in the City of Ukiah. The 2020 Census data identifies the City of Ukiah population as 16,607.

**Discussion: (a-b) No Impact.** The Project would not involve the construction of new homes or businesses, or the extension of roads that would induce population growth, nor would the Project displace any people or housing, as no residences are located on-site. **No impact.**

**Mitigation Measures:** None

**15. Public Services**

<b>PUBLIC SERVICES.</b> Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** The Project would result in a significant impact to public services if it resulted in a requirement for increased or expanded public service facilities or staffing, including fire or police protection, schools and parks.

**Environmental Setting:** Police protection services for the entire City limits is provided by the Ukiah Police Department, while the Mendocino County Sherriff’s Department provides police services for areas outside of the City limits. Fire protection services in the City are provided by the Ukiah Valley Fire Authority. Educational facilities in the City are provided by the Ukiah Unified School District (UUSD) and County Office of Education. Additionally, there are several private and charter schools serving residents within the City of Ukiah. As mentioned below in Section 16, Recreation, of this Initial Study, there are 13 City parks, a municipal golf course, and a skate park managed by the City of Ukiah, as well as other recreational facilities in the area.

**Discussion: (a) Less than significant impact.** The City of Ukiah Police Department and Ukiah Valley Fire Authority are responsible for emergency response at the Project site, including during demolition activities. Because the Project does not propose development, the Project will not have a substantial effect on their ability to serve the area, nor would it result in the need for additional resources. Similarly, the Project would not result in an increase in population that would impact schools or parks in the area. As such, the Project would not result in result in substantial adverse physical impacts associated

with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services. Impacts would be **less than significant**.

**Mitigation Measures:** None

## 6. Recreation

RECREATION.	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Significance Criteria:** Impacts to recreation would be significant if the Project resulted in increased use of existing parks or recreational facilities to the extent that substantial deterioration was accelerated or if the Project involved the development or expansion of recreational facilities that would have an adverse effect on the physical environment.

**Environmental Setting:** The City of Ukiah manages several recreation facilities, including more than 13 City parks. In addition, there are approximately 30 miles of trails located throughout the Ukiah Valley, under County and federal jurisdiction.

**Discussion: (a-b) No impact.** The Project does not include the alteration or addition of recreational facilities. The Project does also does not propose new development that could potentially increase the use of recreational facilities in the area. As such, **no Impact** would occur.

**Mitigation Measures:** None

## 17. Transportation

TRANSPORTATION. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b), Criteria for Analyzing Traffic Impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** Impacts to transportation and traffic would be significant if the Project conflicted with a local plan, ordinance or policy addressing transit, roadway, bicycle and pedestrian facilities; conflicted with CEQA Guidelines Sec. 15064.3(b), which contains criteria for analyzing transportation impacts; substantially increased hazards due to geometric design features; or resulted in inadequate emergency access.

Traditionally, transportation impacts had been evaluated by using Level of Service (LOS) analysis to measure the level of congestion on local roadways. However, on September 27, 2013, Governor Jerry Brown signed Senate Bill (SB) 743 into law, initiating an update to the CEQA Guidelines to change how lead agencies evaluate transportation impacts under CEQA, with the goal to better measure the actual transportation-related environmental impacts of a given project. Starting July 1, 2020, lead agencies are required to analyze the transportation impacts of new projects using vehicle miles traveled (VMT), instead of LOS. VMT measures the amount of additional miles produced by the project. If the project increases car travel onto the roads excessively, the project may cause a significant transportation impact.

In 2018, the Office of Planning and Research (OPR) published a Technical Advisory on *Evaluating Transportation Impacts in CEQA* (2018) which is intended to provide advice and recommendations for evaluating VMT, which agencies and other entities may use at their discretion. As discussed further below, the Technical Advisory offers that screening thresholds may be used to identify when land use projects, such as small-scale residential projects, should be expected to cause a less-than-significant impact without conducting a detailed traffic study.

On behalf of the Mendocino Council of Governments (MCOG), Fehr & Peers, prepared a Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study (Baseline Study; May, 2020) to provide an overview of SB 743, summarize VMT data available for Mendocino County, discuss alternatives for and recommend VMT measurement methods and thresholds for lead agencies in Mendocino County, and recommend transportation demand management (TDM) strategies for reducing VMT on projects in Mendocino County.

The following local plans have historically addressed transportation within the City of Ukiah: 2017

Ukiah Bicycle and Pedestrian Master Plan, City of Ukiah Safe Routes to School Plan (2014), Mendocino County Rail Trail Plan (2012), Ukiah Downtown Streetscape Improvement Plan (2009), and the City of Ukiah General Plan (Circulation and Transportation Element amended in 2004). MCOG's Regional Transportation Plan (2017) and Section 5, Circulation and Transportation, of the Ukiah Valley Area Plan (2011) addresses transportation within the larger Ukiah Valley. The Baseline Study incorporated applicable goals and policies from each of these documents into the methodology and analysis when formulating its screening tools.

A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively.

**Environmental Setting:** The City of Ukiah generally lies west of U.S. 101 between the U.S. 101/North State Street interchange, and the U.S. 101 / South State Street interchange. Three major interchanges along U.S. 101, Talmage Road, Gobbi Street, and Perkins Street (from south to north), provide access to southern and central Ukiah. The City of Ukiah is developed in a typical grid pattern with streets generally oriented north to south and east to west. Bicycle lanes are located throughout the City and public transit is provided by the Mendocino Transit Authority (MTA).

The Project site is currently accessed via both Perkins Street and Main Street, both City-maintained two-lane roads that are developed with sidewalks but no bike lanes in the Project area. The nearest MTA bus stop is located in front of the library, approximately 130 ft north of the Project site at the intersection of North Main and East Stanley Street.

**Discussion: (a-d) Less than significant impact.** No change to the City's circulation system, transit, bicycle, or pedestrian facilities would be required or is proposed to occur with implementation of the Project. Access, including emergency access, is currently provided through existing driveways and City streets. The Project does not propose any modifications to access or other transit-related facilities on-site or in the immediate vicinity. As such, impacts to this criterion (c and d) would be **less than significant**.

Because the Project does not propose new development, this analysis focuses on temporary impacts to the circulation system that may occur during the construction (demolition) phase. The Project has been reviewed by Staff, as well as the Public Works Department to analyze the Project's impacts to traffic and circulation. Staff relied upon the Office of Planning and Research's (OPR) Technical Advisory on *Evaluating Transportation Impacts in CEQA* (Technical Advisory; 2018) and the Mendocino Council of Governments' (MCOG) *Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study* (Baseline Study; 2020) which are intended to provide recommendations and screening thresholds for evaluating traffic impacts by the way of Vehicle Miles Traveled (VMT). One useful tool within these documents for small scale commercial Projects, are the thresholds identified to determine when such projects should be expected to cause a less-than-significant impact without conducting a detailed traffic study. Specifically, as noted in OPR's Technical Advisory, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a general plan or other transportation related document, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than- significant transportation impact. This is further supported in MCOG's Baseline Study that identifies construction of up to 50,000 sf of commercial buildings in urban areas as less than significant. VMT analyses are most appropriate for analyzing operational impacts or large-scale construction projects that produce significant traffic trips and/or vehicle miles traveled. However, these screening thresholds have been conservatively used for analyzing impacts associated with the Project.

Demolition would include a temporary increase in traffic associated with ingress and egress of vehicles and equipment to and from the Project site via South Main and Perkins Streets. As noted in the Project Description, demolition would take approximately three weeks with a crew of six construction workers. All work would be performed Monday through Friday, during daylight hours (between the hours of 7:00 a.m. and p.m., depending on the season). Construction equipment would be staged on-site and all activities will be performed within the site boundaries. It is anticipated that two to three dump truck trips a day would be necessary to transfer demolished materials for disposal and recycling. Construction equipment and trucks would utilize existing driveways and access routes on Main and Perkins Streets and travel to the quarry, transfer Station and recycling center via U.S. Highway 101. No road closures are required or anticipated for the Project.

The Project is anticipated to produce up to five dump truck trips per day, in addition to six vehicle trips for construction workers, for a total of 11 trips per day. Because the Project's daily trips would be less than the 110 trips screening threshold identified by OPR, the Project does not involve new construction, and does not conflict with the City's General Plan or other local plans intended to address circulation, the Project can be presumed to not result in a significant impact to traffic. As such, a subsequent detailed traffic study is not required and impacts would be **less than significant**.

**Mitigation Measures:** None

**18. Tribal Cultural Resources**

<b>TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** An impact to tribal cultural resources would be significant if the Project were to substantially reduce the significance of a tribal cultural resource, a listed or eligible historic resource, or a resource considered significant by a California Native American tribe. Tribal cultural resources include "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to

a California Native American Tribe” that are eligible for inclusion in the California Register of Historical Resources (California Register) or included in a local register of historical resources. Lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the Proposed Project.” The consultation process must be completed before a CEQA document can be certified.

**Environmental Setting:** As discussed in Section V.5, *Cultural Resources*, areas that are most typically culturally sensitive include those adjacent to streams, springs, and mid-slope benches above watercourses because Native Americans and settlers favored easy access to potable water.

Tribes known to be present within the Ukiah area include (but are not limited to) the following:

- Coyote Valley Band of Pomo Indians
- Guidiville Indian Rancheria of Pomo Indians
- Hopland Band of Pomo Indians
- Pinoleville Pomo Nation
- Potter Valley Rancheria
- Redwood Valley Little River Band of Pomo Indians
- Scotts Valley Band of Pomo Indians
- Yokayo Tribe, not federally recognized

**Discussion: (a) Less than significant with mitigation incorporated.** As described in Section V.5, *Cultural Resources*, because the Dragon’s Lair building qualifies as a local historic resource under CEQA that would be demolished, the Project would result in a significant impact to that resource if not properly mitigated. However, **Mitigation Measure CUL-1** would require photo documentation of the building to catalogue its existence and **Mitigation Measure CUL-2** requires salvaging existing metal clad material and incorporating at least a portion of it into the design of future new development. As such, impacts to historic resources would be **less than significant with implementation of mitigation**.

**Discussion: (b) Less than significant.** As described in Section V.5, *Cultural Resources*, of this Initial Study, the site is considered to have a “low potential” for cultural and archeological resources. In accordance with AB 52, a notification providing the opportunity for consultation was sent to the Guidiville Rancheria of California but no response requesting formal consultation was received. Regardless, construction of the Project will be required to adhere to CEQA Guidelines Section 15064.5 (e-f) which specifically addresses what to do in the event that human remains or archeological resources are accidentally discovered.

**Mitigation Measures:**

Implementation of CUL-1 and CUL-2

## 19. Utilities and Service Systems

UTILITIES AND SERVICE SYSTEMS. Would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Significance Criteria:** Impacts to utility and service systems would be significant if the Project resulted in the construction or expansion of utilities that could cause significant environmental effects; have insufficient water supplies available to the Project during normal to extremely dry years; resulted in inadequate capacity of the wastewater treatment plant; generated solid waste exceeding the capacity of local infrastructure or impairing the achievement of solid waste reduction goals; or failed to comply with any management and reduction statutes or regulations related to solid waste.

**Environmental Setting:** The majority of City properties are served by City water, sewer, electricity and trash collection as summarized below.

*Electric.* The City of Ukiah's Electric Utility Department provides electric services to properties within the City limits, while Pacific Gas & Electric (PG&E) provides services to properties outside of the City.

*Water.* There are five major providers of community water services in the Ukiah Valley. The City of Ukiah serves customers within the City, while Rogina Water Company and Millview, Calpella, and Willow County Water Districts serve the unincorporated areas. The City of Ukiah 2020 Urban Water Management Plan (UWMP) was adopted by City Council on June 2, 2021. The UWMP considers several growth scenarios including an additional 2,500 and 5,000 hookup scenarios and determined that there is capacity through the 2045 planning horizon to serve these growth projections.

*Sewer and Wastewater.* The Ukiah Valley Sanitation District (UVSD) and the City of Ukiah provide public sewer services to customers within their boundaries under the purview of the State Water Quality Control Board. The City's sewage treatment plant and Waste Water Treatment Plant (WWTP), operational since 1958, serves the City of Ukiah and the Ukiah Valley Sanitation District.

*Solid Waste.* The Ukiah landfill, outside City limits on Vichy Springs Road, stopped receiving municipal solid waste in 2001 and the City is working on capping the landfill. Solid waste generated in the Ukiah Valley is exported for disposal to the Potrero Hills Landfill in Solano County. The Valley's solid waste disposal system consists of a large volume transfer station, Ukiah Transfer Station, which receives waste for export.

**Discussion: (a-c) No Impact.** The Project does not propose new development or alteration of the following: water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. The Project would not use water, with the exception of a water truck to mitigate dust, as needed. As such, there would be **no impact** to these utilities and services systems.

**Discussion: (d & e) Less than significant impact.** As noted in the Project Description, demolished concrete and rebar will be off hauled and recycled at a local rock quarry. Dump trucks would off-haul debris and deliver to the Ukiah Transfer Station & Recycling Center, where metal materials would be recycled and non-recyclable materials would be disposed of. All waste produced from Project activities would be disposed of at the Ukiah Transfer Station in accordance with all applicable local, state and federal regulations. Impacts related to solid waste would be **less than significant**.

**Mitigation Measures:** None

**20. Wildfire**

<b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Significance Criteria:** Impacts to wildfire would be significant if the Project were located in or near a State Responsibility Area (SRA) or lands classified as very high fire hazard severity zones and substantially impaired an emergency response plan; exposed Project occupants to wildfire pollutants or uncontrolled spread of wildfire due to site conditions such as slope and prevailing winds; require the installation or maintenance of infrastructure that could exacerbate fire risk; or expose people or structures to significant risks as a result of post-fire runoff, slope instability or drainage changes.

**Environmental Setting:** All lands within the City of Ukiah are within the jurisdiction of the Ukiah Valley Fire Authority. None of the lands within the City of Ukiah are located within a California Department of Forestry (CalFire) State Responsibility Area (SRA). However, some parcels within the western boundary of the City limits are designated as “Very High” fire severity within the Local Responsibility Area (LRA). The Project site is not located in an area identified as having a High or Very High fire severity risk.

As discussed in Section 9, Hazards and Hazardous Materials, the County’s EOP plan and MJHMP address emergency operations, natural disasters (including wildfire), as well as mitigation strategies to reduce potential risks. The City of Ukiah adopted its “jurisdictional annex” chapter of the MJHMP on November 18, 2020. Hazards identified for the City of Ukiah include earthquakes, wildfire, dam failure, flood and pandemic. Table 1-13 of the City’s jurisdictional annex lists each hazard and mitigation action for City of Ukiah.

**Discussion: (a-b) Less than significant impact.** The Project site is accessed via existing driveways and roads, and there are no components of the Project that would conflict with, or impair the adopted MJHMP, EOP, or other adopted emergency response plan or emergency evaluation plan. As described in Section 9, Hazards and Hazardous Materials, the Project site is not located within a High or Very High fire severity zone. Because the Project site is developed with pavement, and the Project

does not propose new development within a High or Very High severity zone, it would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. The use of gasoline-powered equipment will be used in accordance with all existing Building Code and Fire Code regulations intended to reduce fire risk (such as the use of spark arresters, for example).

**Discussion: (c-d) No impact.** The Project would not require the installation or maintenance of infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities that would exacerbate fire risk. In addition, the Project would not include earthwork in a sloped, undeveloped area or other components that could result in downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. **No impact** would occur.

**Mitigation Measures:** None.

**21. Mandatory Findings of Significance**

<b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>	Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion: (a) Less than significant impact with mitigation incorporated.** As described and analyzed throughout the Initial Study, impacts to Air Quality, Cultural and Tribal Cultural Resources could be significant. However, with the implementation of mitigation measures, all impacts would be reduced to less than significant. Specifically, temporary activities associated with demolition over the three-week construction period could result in direct significant impacts to Air Quality, but would be reduced to less than significant with the implementation of Mitigation Measures **AQ-1** through **AQ-3**, requiring adherence to Mendocino County Air Quality Management District regulations. The Tom’s Glass building is not located on a local, state, or federal historic register. Therefore, no impact to historic resources would occur as a result of its demolition. However, because the Dragon’s Lair building qualifies as a local historic resource under CEQA and was determined by City Council to be

historic in accordance with UCC Section 3016, demolition of the building would result in a significant impact to that resource if not properly mitigated. **Mitigation Measure CUL-1** would require photo documentation of the building to catalogue its existence and **Mitigation Measure CUL-2** requires salvaging existing metal clad material and incorporating at least a portion of it into the design of future new development. As such, impacts to historic resources would be **less than significant with implementation of mitigation**. The Project would result in either no impact, or less than significant impact to all other resources. See Section V, *Evaluation of Environmental Impacts*, for more information.

**(b) Less than significant impact with mitigation incorporated.** Cumulative impacts are generally considered in analyses of Air Quality, Biological Resources, Cultural Resources, Noise, and Traffic. As discussed throughout the Initial Study, the Proposed Project would have less than significant impacts on these resources or less than significant impacts with implementation of mitigation measures described herein. Short-term construction impacts associated with the Project would not significantly contribute to cumulative impacts in the area as there are no known past projects nor current projects within the vicinity of the site. Based on the findings and conclusions contained in the Initial Study, cumulative impacts related to the Proposed Project would be **less than significant with mitigation incorporated**.

**(c) Less than significant impact with mitigation incorporated.** Based on the findings and conclusions contained in the Initial Study, the Proposed Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be **less than significant with mitigation incorporated**.

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## VII. MITIGATION MONITORING AND REPORTING PROGRAM

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.	<b>AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:</b> 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	
	<b>AQ-2: Grading Projects:</b> All grading activities must comply with the following fugitive dust mitigation measures in	Applicant or contractor	Applicant or contractor; Mendocino	Throughout construction	

<p>accordance with District Regulation 1, Rule 1-430:</p> <ol style="list-style-type: none"> <li>1. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions. <ol style="list-style-type: none"> <li>a. Open bodied trucks shall be covered when used for transporting materials likely to give rise to airborne dust.</li> <li>b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.</li> <li>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.</li> <li>d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.</li> <li>e. All earthmoving activities shall cease when sustained winds exceed 15 mph.</li> <li>f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non-work hours.</li> <li>g. The operator shall keep a daily log of activities to control fugitive dust.</li> <li>h. For projects greater than one acre or one mile of road not located within a Naturally Occurring</li> </ol> </li> </ol>		<p>County Air Quality Management District</p>		
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<p>Asbestos Area, prior to starting any construction the applicant is required to:</p> <ul style="list-style-type: none"> <li>i. Submit a Large Area Grading permit application to the District.</li> <li>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.</li> <li>iii. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.</li> <li>iv. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.</li> </ul>				
<p><b>AQ-3: Asbestos Survey.</b> 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:</p> <ul style="list-style-type: none"> <li>a. Have an Asbestos Survey completed by a licensed Asbestos contractor for</li> </ul>	<p>Applicant or contractor</p>	<p>Applicant or contractor; Mendocino County Air Quality Management District</p>	<p>Prior to issuance of Demolition Permit</p>	

	<p>the presence of asbestos containing materials;</p> <p>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;</p> <p>c. Have asbestos containing materials abated by a licensed abatement contractor prior to beginning and demolition or renovation activities, if applicable; and</p> <p>d. Obtain written authorization from MCAQMD indicating that all requirements have been met prior to receiving the demolition permit.</p>				
<i>Cultural/Tribal Cultural Resources</i>					
Demolition of the Dragon's Lair building could result in significant impacts to a historic resource	<p><b>CUL-1: Photo Documentation.</b> Prior to issuance of the demolition permit, photo documentation of the Dragon's Lair building shall be required in order to catalogue its existence. The photo documentation shall be reviewed and approved by the Community Development Director and submitted to the Mendocino County Historic Society.</p>	Applicant or contractor	Applicant or contractor; City of Ukiah Community Development Department	Prior to issuance of demolition permit	

<p><b>CUL-2:</b> The 101 South Main Street building shall not be demolished until there is a development proposal approved in accordance with the Ukiah City Code and, specifically, the Downtown Zoning Code. At the time of demolition, the pressed metal siding on the west and north portions of the building shall be salvaged. If the pressed metal siding is not able to be salvaged, similar pressed metal siding may be used. Any new development will incorporate into the design all, or a portion, of the pressed metal siding of the existing building to pay homage to the agricultural commercial function of the original building. New development shall require review by the Design Review Board and the Planning Commission, in accordance with the Downtown Zoning Code.</p> <p><del><b>Educational Plaque.</b> Prior to final completion of the demolition permit, an educational plaque shall be erected on-site to acknowledge the Dragon's Lair building's historic significance related to rebuild efforts after the 1917 fire. The plaque design and content, as well as the proposed placement, shall be submitted to the Community Development Director for review and approval. The plaque shall remain on-site if and when the site is developed in the future. If the plaque is proposed for relocation, the property owner shall receive written</del></p>	<p>Applicant or contractor</p>	<p>Applicant or contractor; City of Ukiah Community Development Department</p>	<p>Prior to demolition and prior to issuance of Building Permits.</p>	
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approval from the Community Development Director to do so.				
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Historic Resource Evaluation  
101 South Main Street  
Ukiah, CA 95482  
Mendocino County, California  
(APN 002-231-01-00)



**Prepared for:**

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January 2020; **REVISED January 2022 for Todd Schapmire**

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## Project Overview & Executive Summary

Prospective buyers of the property at 101 South Main Street in Ukiah, California, are assessing the historic character of the building as part of the decision making process. They hired Alice P. Duffee, an architectural historian and preservation planner with APD Preservation LLC, to evaluate the historic character of the property and identify what features, if any, render the property historically significant. This report is the result of that evaluation.

The parcel was the site of early commercial development in Ukiah, dating to 1857 when Absalom Tidwell Perkins built a livery on this corner of the country crossroads. That original building was replaced by a second livery/hay barn in 1890. Ukiah's June 1917 fire destroyed that second building, and a third structure was built on the site by at least by 1921. From 1921 to 1963 the building served as a feed store under four different businesses. With the modernization of Ukiah, the building was converted to retail space in 1963. Modifications made to that building at that time included infilling two open bays with windows, replacing the front doors, replacing and reconfiguring the awning, and installing an additional window. The false front that most defines the building was modified in 1938, but retains its basic early twentieth century appearance. The building has remained in retail use almost continuously since 1963.

The building at 101 South Main Street dates from 1921, is included in Ukiah's 1985 "Historic Resources Survey," and is included in the State of California's "Built Environmental Resource Database (BERD)" with a designation of "**5S2**," meaning that a local government has recognized the resource as "eligible for local listing or designation." Where the previous local survey form suggests that the building is eligible for listing on the National Register of Historic Places (NRHP), I defer to the State of California's more recent determination that the building is significant at the LOCAL level and not the national level.

Further evaluation and research of the property confirms that the information in the earlier reconnaissance level survey is correct and that the building appears to be significant for its association with the post-fire redevelopment of Ukiah (criterion 1). Its period of significance is 1921 (its inferred construction date), and the building retains enough physical integrity to convey its early twentieth century commercial origins, which render it historic. The building in its current dilapidated state, however, does not appear to be significant for its architectural merit.

Based on extensive research of the development of this parcel, it is my professional opinion that the **building qualifies as an historic resource** under the California Environmental Quality Act (CEQA).

The character defining features of this historic building are as follows:

- False front with pronounced box cornice on west elevation
- One-story
- Rectangular footprint with clipped corner at northwest corner
- Entrance on the clipped northwest corner
- Gable roof
- Pressed tin siding on west and north elevations, corrugated metal siding on east and south
- Irregular window placement

## Methodology

On January 7, 2020, Alice P. Duffee undertook a field survey of the property to conduct a visual review and assessment of the building. Records searches were conducted at the following repositories, as well as a variety of online research websites:

- Mendocino County Recorder's office
- Mendocino County Historical Society
- City of Ukiah Building Department
- Northwest Information Center (NWIC)



- San Francisco Public Library (SFPL) online research databases
- California Digital Newspaper Collection
- Online Archive of California and a variety of online research websites

### Evaluator qualifications

Alice P. Duffee of APD Preservation LLC conducted the evaluation of the historic character of the building at 101 South Main Street in Ukiah, California. Ms. Duffee holds a Master of Science degree in Historic Preservation from the University of Pennsylvania and a Bachelor of Arts in Architectural History from the University of Virginia. She has worked in the field of Cultural Resources Management for thirty years, twenty-six of which have been in Northern California. For the past eight years she has focused her attention on projects in the North Bay. Ms. Duffee exceeds the standards for “Architectural Historian” as defined by the Code of Federal Regulations (36 CFR Part 61) and is listed in the California Historical Resources Information System (CHRIS) as a consultant qualified to work in the fields of Architectural History and History.

### Site Location

The building at 101 South Main Street sits on the southeast corner of the intersection of Perkins Street and South Main Street on the east side of the City of Ukiah. Both Perkins and South Main streets have multiple lanes of two-way traffic; South Main Street has limited street parking on the west side. The area is medium density commercial structures from the nineteenth and twentieth centuries interspersed with sparse landscaping.

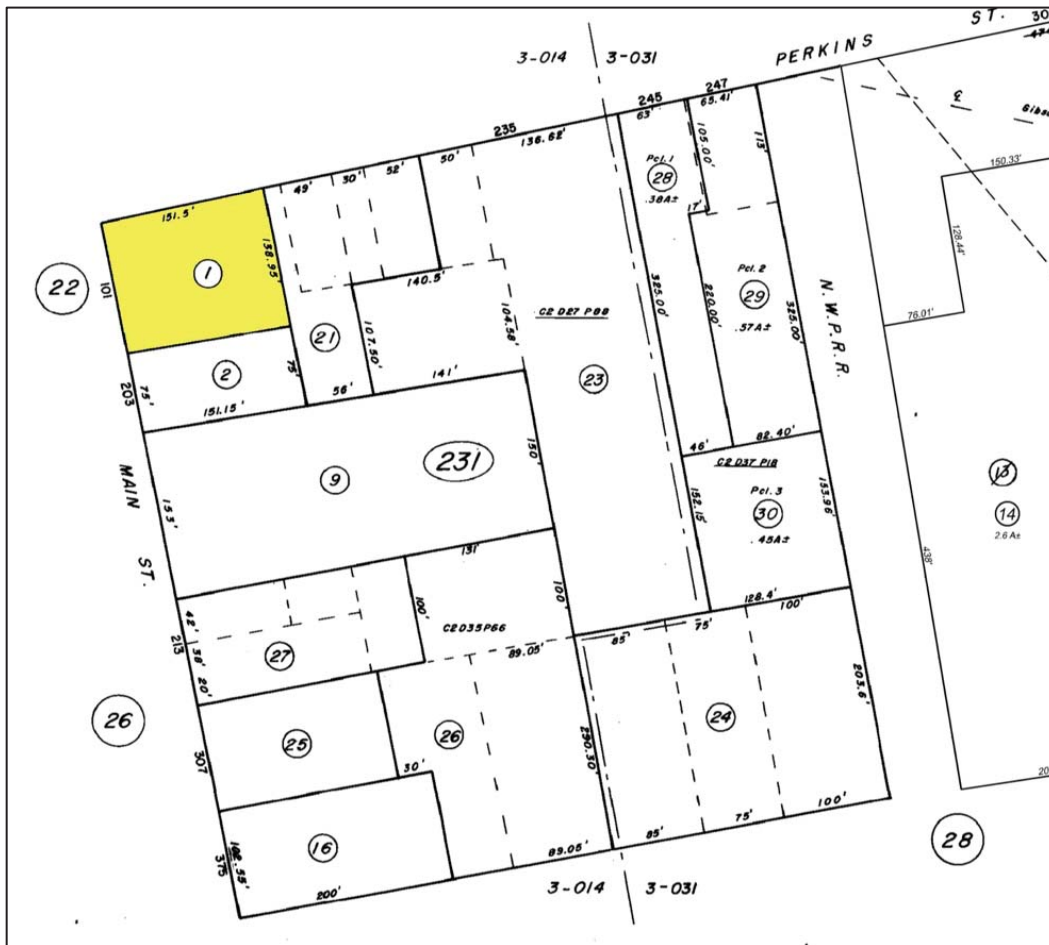


Figure 1: Parcel Map 2-23



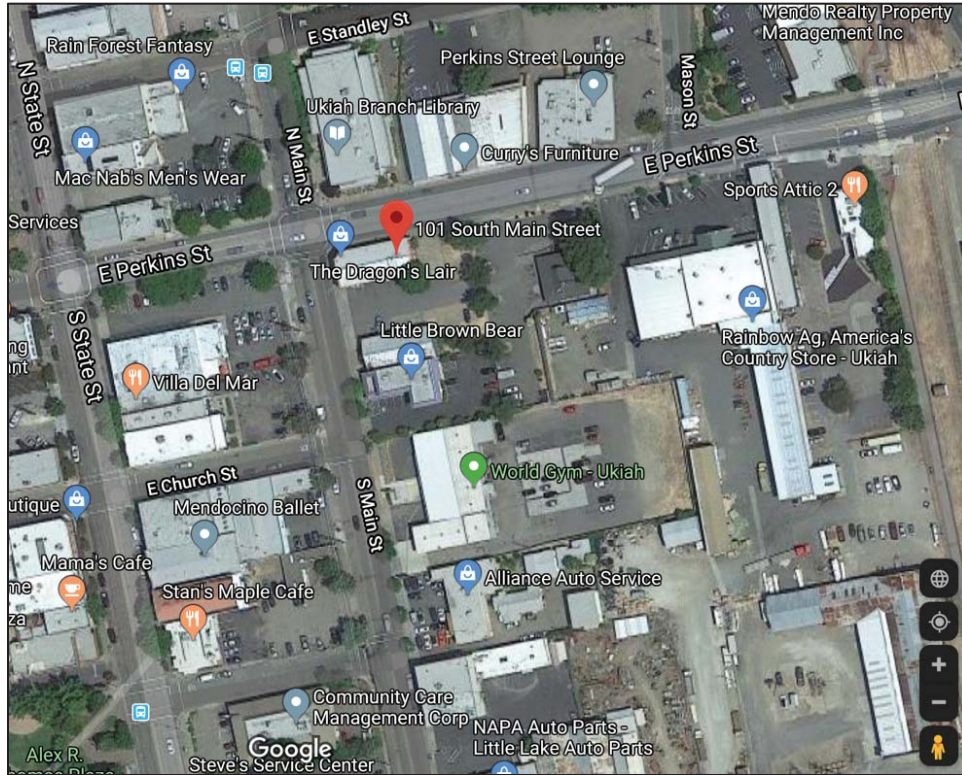


Figure 2: Aerial View of Project Area, Google Maps 2020

## Description

The commercial building on the property is located at the southeast corner of the intersection of Perkins Street and South Main Street, fronting on both streets. It is one-story with a roughly rectangular footprint, with the northwest corner clipped to accommodate the primary entrance. The gable-roofed, wood frame structure is clad in corrugated metal and capped with corrugated metal roofing. The west and north elevations are faced in pressed tin to simulate rusticated, coursed, ashlar stone (see photo 37).

The west elevation, fronting South Main street, is dominated by a false front that extends above the gable end of the roof and is capped with a pronounced box cornice. While the street-facing side of the false front is faced with pressed tin, the rear is faced with corrugated metal (see photos 38, 39 and 40). The element is purely decorative. The 1937 marketing video of Ukiah indicates that, originally, this feature wrapped around both street-facing facades of the building. A 1938 aerial, however, shows that the northern section, facing Perkins Street, had been removed (see figures 22 and 23 below).

A corrugated metal awning extends the length of the west elevation and wraps around the northwest corner to shelter the primary entrance. A scalloped detail obscures the edge of the awning and adds a modicum of visual interest (see photo 32). The awning appears to be a modern replacement for a previous awning that appears in the 1937 video.

This elevation has three windows. The northernmost window appears in the 1937 video and appears to be original to the building. It is a fixed wood sash, single-paned window topped by a 6-paned transom window. The frame is simple board surround with a slightly projecting sill (see photo 33). The middle and southern windows appear to be later additions to the building, most likely when the building was converted from a feed store to a retail shop in 1963. The middle window replaced an open bay, and consists of a 2-paned, fixed sash set in an aluminum frame. A three-part, glass, jalousie transom extends across the width of the window. The surrounding frame is similar to the original window, except that the newer window has no

projecting sill. The southern-most window matches the middle window and appears to have been installed in 1963 to provide more light to the interior spaces (see photo 35).

The primary entrance is on the clipped northwest corner and consists of a pair of half-glass French doors with raised panels beneath arched glass panes (see photos 30 and 31). The door has a glass, jalousie transom and simple board frame. The doors are not original to the building, as evidenced by images from 1937 and 1948 (see figures 22 and 25 below).

The north elevation, fronting Perkins Street, has three original windows at irregular intervals and an infilled bay on the eastern corner. The original windows all have multi-lite, wood transoms. The western-most window is identical to the flanking window on the west elevation. To its east lies a set of three multi-paned windows framed as a single unit. Another single-paned, wood frame window is roughly centered on the elevation (see photos 46 and 48). The bay at the eastern corner has been infilled with corrugated metal and a small, single pane, wood framed window (see photo 47). The building's concrete foundation is visible on this elevation.

The east elevation has no openings and is covered with a mural of ionic columns that was painted in July 1982 by Neil Phillip Anderson and Rita Lowitt, according to the signature at the bottom right of the artwork (see photos 44 and 45).

The rear of the building (the south elevation) has a variety of mechanical equipment and a single pedestrian door at the eastern corner. A simple wood porch with four wood steps accesses the paneled rear door (see photos 41, 42 and 43).

## **Historical Context of Ukiah**

The project area lies within the early “Rancho Yokaya,” which was an 8-square-league (35,541-acre) tract of land granted by Mexican Governor Pio Pico to Cayetano Juárez in 1845 in payment for Juárez’s decade of service to the Mexican government. The grant extended sixteen miles along the Russian River, from the southern end of Ukiah Valley to the northern end of Redwood Valley and ranged from one to two miles wide. It encompassed all of present day Ukiah.

The area remained sparsely settled by either Mexican or European settlers through the first half of the nineteenth century, though the Pomo Indians maintained a strong presence in the area. Around 1856 Samuel Lowry built a log cabin near what is now the northeast corner of Perkins and Main Street, and became Ukiah Valley’s first white settler. Lowry was born in Connecticut around 1818 and had come to Placer County with the Gold Rush.<sup>1 2</sup>

In 1859 Mendocino County was officially carved out of Sonoma County, and Ukiah was selected as the county seat. The town was nestled between the coastal range of mountains and the Russian River, in the heart of the Ukiah Valley. The name Ukiah came from the Indian word “Yo’Kia,” meaning deep valley. Rathburn erected the first courthouse at a cost of \$7,000.<sup>3</sup>

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<sup>1</sup> 1850 U.S. Census and 1852 California Census. ([www.ancestry.com](http://www.ancestry.com))

<sup>2</sup> Lyman L. Palmer, History of Mendocino County, California : Comprising its Geography, Geology, Topography, Climatography, Springs and Timber (San Francisco, CA: Alley, Bowen, 1880), page 475.

<sup>3</sup> C. A. Menefee, Historical and Descriptive Sketch Book of Napa, Sonoma, Lake and Mendocino (Napa, CA: Reporter Publishing House, 1873), page 341.





The town grew steadily, though it remained a relatively remote outpost in the hinterlands of Northern California for several more decades. Through the 1860s-1880s, access was restricted to overland routes, with San Francisco being a two-day journey via stagecoach.<sup>4</sup>

The area around the intersection of the current Perkins and Main streets was one of the earliest settlement locations for the town. Lowry had built his log cabin in this location, and then sold the 160-acre parcel to Absalom Tidwell Perkins in 1857.<sup>5 6</sup>

Perkins, his wife Elizabeth, and their five children relocated to Ukiah from Yuba County, north of Sacramento.<sup>7</sup> Within a year, Perkins built a house for his family near the southwest corner of the current Perkins and Main streets, took over Lowry's blacksmith shop on the northeast corner of the intersection, built a store to the west on Main Street and built a schoolhouse south of Perkins Street and west of State Street.<sup>8</sup> On the southeast corner of Perkins and Main, **on the site of the current Project Area**, Perkins built a "feed stable for the accommodation of freighting teams."<sup>9</sup> By 1860, Ukiah had approximately 25 dwellings and a budding commercial district.<sup>10</sup>

A.T. Perkins was possibly "the most important man of the region in those days."<sup>11</sup> In 1863 he launched a local newspaper, the Constitutional Democrat. Perkins was also a silent partner of "one of the leading mercantile establishments of early days in Ukiah."<sup>12</sup> His blacksmith/wagon shop was considered the largest on the north coast. In 1873 he shut down his blacksmith shop and turned his attention to his dry goods store.<sup>13</sup> A.T. Perkins, however, continued to work as a blacksmith, and was mortally kicked by a horse he was shoeing. After a two-week period of paralysis, A.T. Perkins died in Ukiah on August 27, 1879.<sup>14</sup>

Meanwhile, the town continued on its trajectory of steady growth. Ukiah was officially incorporated in 1872 and a more substantial courthouse replaced the earlier structure. The new building was quite a bit grander, and cost the county \$40,000.<sup>15</sup> County Court convened in the new hall for the first time in March 1873. At this time the town boasted a variety of stores, four churches, seven saloons, and two livery stable. Ukiah's streets were surveyed and laid out in 1876.

<sup>4</sup> Palmer, page 481.

<sup>5</sup> Aurelius O. Carpenter and Percy H. Millberry, History of Mendocino and Lake Counties, California, with Biographical Sketches (Los Angeles, CA: Historic Record Company, 1914), page 71.

<sup>6</sup> Palmer, page 475.

<sup>7</sup> Palmer states that the family moved from Marysville, CA, (page 476), though a genealogical search indicates that their daughter Emily Saline Perkins was born in Wheatland (Yuba County) in November 1856, not Marysville. Both towns, however, are in Yuba County north of Sacramento.

<sup>8</sup> Palmer, page 477.

<sup>9</sup> Palmer, page 480.

<sup>10</sup> Palmer, page 480.

<sup>11</sup> Frank L. Perkins, letter to his nephew, Morgan L. Perkins, March 11, 1945, page 4. (www.ancestry.com).

<sup>12</sup> Frank L. Perkins, page 4.

<sup>13</sup> Mendocino Democrat, 10/25/1873. Courtesy of the Mendocino County Historical Society.

<sup>14</sup> Frank L. Perkins, page 4.

<sup>15</sup> Menefee, page 341.



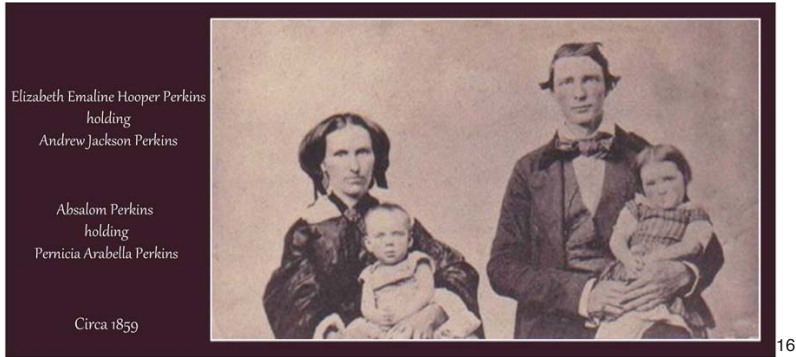


Figure 4: Absalom and Mary Perkins, 1859

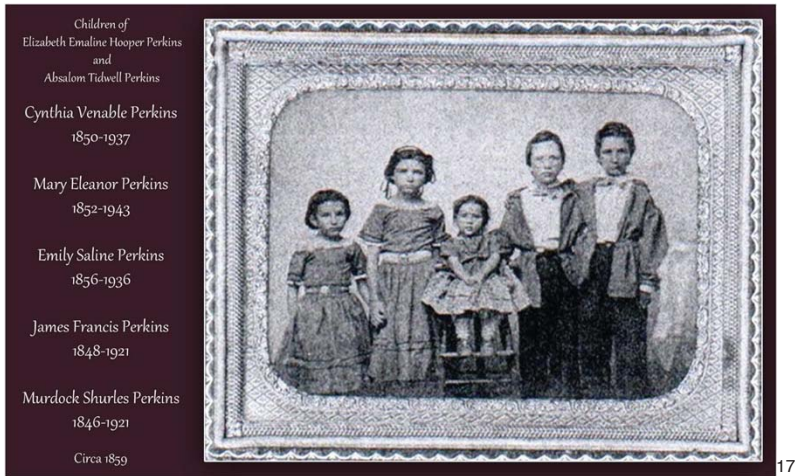


Figure 5: Perkins Children, 1859

Ukiah's sparse population and relative remoteness delayed the arrival of the railroad. On August 30, 1869, San Francisco & North Pacific Railroad (SF & NPRR) drove in its first railroad stake in Petaluma; it reached Santa Rosa in 1870 and Cloverdale in 1872. In 1886 the Cloverdale and Ukiah Railroad was formed to extend the SF & NPRR north to Ukiah; the line was completed in 1889, twenty years after it began in Petaluma. The improved transportation network did open up Mendocino County to greater commercial and industrial growth, though the population did not expand rapidly.

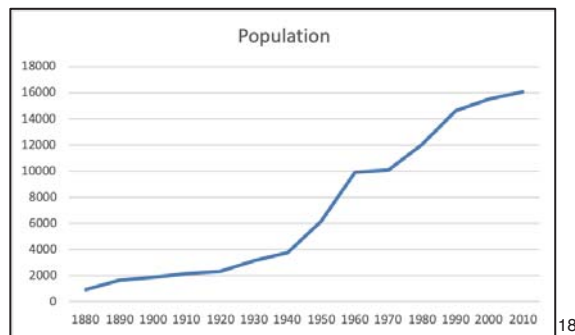


Figure 6: Ukiah Population, 1880 to 2010

<sup>16</sup> [www.ancestry.com](http://www.ancestry.com)

<sup>17</sup> [www.ancestry.com](http://www.ancestry.com)

<sup>18</sup> "Census of Population and Housing", [Census.gov](http://Census.gov).



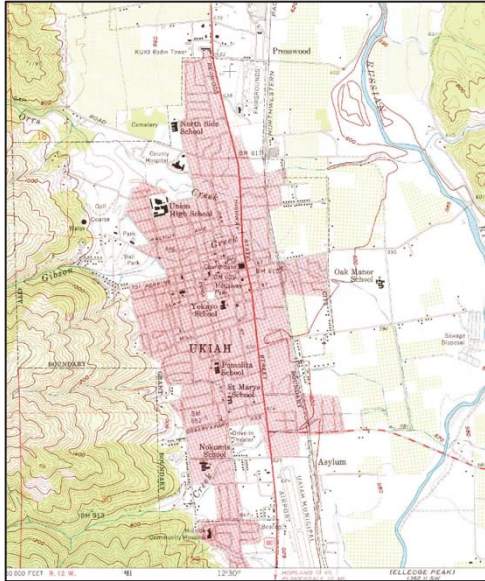


Figure 9: 1958 USGS Quad, Ukiah, Ca

On Monday, June 1917, the town of Ukiah changed forever. At 3:00 pm a fire was spotted at a Chinese restaurant on the west side of State Street, between Perkins and Church streets. The flames quickly consumed the modest frame structure and spread to the adjoining Fashion Livery on the north. Strong winds pushed the flames east, forging a two-block wide path of destruction from State street to the railroad tracks. The area was rebuilt over the next decade, showcasing the resilience of the community.

**GREATEST FIRE IN HISTORY OF UKIAH INFLECTS  
LOSS OF OVER \$180,000 INSIDE BRIEF PERIOD  
OF TIME LAST MONDAY. ABOUT HALF INSURED**

Figure 7: Headline of Ukiah Dispatch, June 22, 1917



Figure 8: Post fire photograph of the west side of State Street, between Perkins and Church Streets (courtesy of Ed Bold)

Like communities up and down the west coast, growth of Ukiah skyrocketed after World War II as veterans returned home and took advantage of numerous government programs designed to promote home ownership and community stability. Between 1940 and 1950, the population of Ukiah nearly doubled, jumping from 3,731 to 6,120.

Today, Ukiah boasts a population over 16,000 people. It has a solid commercial district spiraling out from State and Perkins streets.

W. J. Ellis is building a two-story frame building 26x50 on the southeast corner of Main and Perkins streets. Buckle & Keenan will occupy the lower story as a blacksmith and carriage shop, and the upper story will be used as a paint shop.

Figure 10: *Ukiah Daily Journal*, November 27, 1891

## History of 101 South Main Street

From its earliest days, the project area has been in the midst of Ukiah’s commercial heart. Beginning in 1856, Samuel Lowry built a blacksmith shop on what today is the northeast corner of Main and Perkins Streets, across from the project area. In 1857, Lowry sold a 160-acre parcel, including the project area, to the pioneering Perkins family who was relocating to the area from Arkansas via Yuba County. A. T. Perkins ran his own blacksmith shop out of the facility on the property, and built a supporting “feed stable for the accommodation of freighting teams” across the road on the site of the current project area.<sup>19</sup>

In 1878, Perkins sold the parcel to Robert McKindley, who continued to run the livery until 1885, when David Frost purchased the property. The 1885 and 1888 Sanborn Fire Insurance maps show two adjoining, 1-story, wood-frame buildings, one used for hay and one as a wagon shed.

I.N. Stapp and W.J. Ellis purchased the property in 1887. Wallace Johnson Ellis was a Civil War Veteran who relocated to Ukiah around 1876, following his marriage to his second wife, Orlena A. Brown Ellis.

In 1889, Ellis tore down A.T. Perkins’ original stable on the project area, and in 1890 he bought out his business partner.<sup>20</sup> By 1891, the newspaper reported that Ellis was erecting a new, 26’ x 50’ building for

**Wagons, Carriages,**  
...AND...  
**BUGGIES.**  
**A. T. PERKINS & Co.**  
Ukiah City.  
Desire to inform the public that they keep constantly on hand, a large stock of  
WAGONS,  
CARRIAGES,  
and BUGGIES,  
Of the latest styles, made by experienced workmen and warranted to give satisfaction. Persons wanting anything in this line will do well to examine our stock,  
**BEFORE PURCHASING !**  
We are also Agents for imported wagons, which we can sell on  
**Sixty Days Time**  
if desired. We have connected with our business, a first-class  
**Repairing and Horseshoeing** shop, to which we give our personal attention. Terms reasonable.  
**A. T. Perkins, & Co.**  
Ukiah, April 1, 1873. 9-9 tf

Figure 11: Perkins ad, *Mendocino Democrat*, November 1, 1873

Buckle & Keenan on the site. The building was intended to be two stories, but within a week the *Dispatch Democrat* reported that the building was reduced to one story.<sup>21</sup> While the corner building (on the project area) was a blacksmith shop, Ellis operated his “Ellis Feed Barn” on the rest of the property (see Sanborn Fire Insurance Maps below). George Clark took over operation of the “Ellis Feed Barn” in 1903.

W. J. Ellis died October 7, 1909, leaving the property to his wife, Orlena. Orlena Ellis continued to rent out the commercial buildings on the property.

In June 1917 an epic fire cleared the entire block bounded by Perkins, Main, Church and the railroad, including the project area. In July 1921, following the fire, the *Ukiah Republican Press* reported that Mrs. W. J. Ellis planned to rebuild the structure, which would measure 30’ x 150’.<sup>22</sup> It is not clear if Ellis actually did rebuild the property, though.

In October 1920 Orlena Ellis sold the property to William Martin Cox, though the deed does not specify whether there was a structure on it. Cox was born in 1860 in Ukiah, and was a general merchant. Most notably, he operated a hardware store.

**NEW FEED STABLE**  
—AND—  
**Hay Yard,**  
**R. & J. McKindley, Proprietors,**  
COR. MAIN AND PERKINS STS.,  
(Opp. Marks’ Warehouse),  
**UKIAH CITY . . . . CAL.**  
**EVERY ATTENTION PAID TO TEAMS.**  
The best of feed always kept on hand. Teamsters will find it greatly to their advantage to put up their teams with us as we have greatly reduced the prices of feeding. 49

Figure 12: *McKindley Livery, Ukiah City Press*, August 9, 1878

<sup>19</sup> Palmer, page 481.

<sup>20</sup> *Dispatch Democrat*, June 6, 1889, page 3 column 3. Courtesy of the Mendocino Historical Society.

<sup>21</sup> *Dispatch Democrat*, December 4, 1891. Courtesy of the Mendocino County Historical Society.

<sup>22</sup> *Ukiah Republican Press*, July 20, 1917. Courtesy of the Mendocino County Historical Society



By 1921 the building was standing and was the new home to Holz Feeds. The 1929 Sanborn Fire Insurance Map shows the building on the site, in its existing configuration, including the clipped northwest corner (see figure 16 below). That building still stands on the site at 101 South Main Street and is the project area.

**ELLIS FEED BARN.**

One of the newest additions to the business directory of Ukiah is the name of George Clark, proprietor of the Ellis Feed Barn. Mr. Clark succeeded W. J. Ellis October 26th, and is prepared to care for horses and teams, both regular and transient. With his large barn and spacious feed yard he can easily accommodate fifty head at one time. The best of attention is accorded to all animals left in his charge, and prompt and courteous attention and reasonable prices are the invariable rules. Special rates are made for regular boarders and patrons of this barn can rest assured that their stock will be well cared for and receive the very best of attention.

Figure 14: "Ellis Feed Barn," *Ukiah Dispatch*, November 13, 1903

**Holz FEEDS**  
UKIAH, CAL.

I DESIRE TO ANNOUNCE TO THE PUBLIC I HAVE DISPOSED OF MY INTEREST IN THE UKIAH MILLING COMPANY, AND WILL ON JULY 1, 1921, SEVER ALL CONNECTION WITH THAT COMPANY.

THE HOLZ FEED CO., HAS BEEN ORGANIZED BY ME, AND ON JULY 1, 1921, WILL OPEN A STORE ON THE SOUTHEAST CORNER OF MAIN AND PERKINS STREETS IN UKIAH, WHERE I WILL CONDUCT A GENERAL FEED AND COMMISSION BUSINESS, AND BUY AND SELL FARM PRODUCE OF EVERY KIND, INCLUDING GRAIN, HAY, FEEDSTUFFS AND EGGS, AND WILL ALSO MAKE A SPECIALTY OF GRINDING FEEDS TO ORDER.

L. J. HOLZHAUSER.

**HOLZ FEED CO.**  
Phone 165 Ukiah City

Figure 13: Holz Feed Co. Advertisement, *Ukiah Dispatch Democrat*, June 24, 1921

Stamped sheet metal had been available since the 1870s, when it was showcased by Kittredge Cornice & Ornament Company at the Philadelphia Centennial Exhibition. The popularity of this cladding material, as well as full metal storefronts, soared as a result of more economical fabrication methods and the expanded distribution channels presented by the transcontinental railroad in the 1880s. Manufacturers blanketed the country with hundreds of thousands of catalogs, promoting their metal storefronts as more durable and fire resistant than traditional wood clapboards, as well as an economical means of ornamentation.



1905 George L. Mesker & Co. Catalog

Between 1870 and 1930 there were more than forty-five architectural metal manufacturers in ten states. The majority of these firms were located along rail lines near raw materials in states including Ohio, Pennsylvania, Indiana, and New York. By 1905, George L. Mesker & Co. was advertising that his products were in every state of the country.

By the second decade of the century, however, the popularity of the metal storefronts was waning. Cox's metal building on South Main Street was at the tail end of the trend.

Cox died from injuries sustained in a car accident on July 6, 1921. His widow, Eugenia, inherited the property, which was eventually sold to W.T. Robuson after her death in 1937.

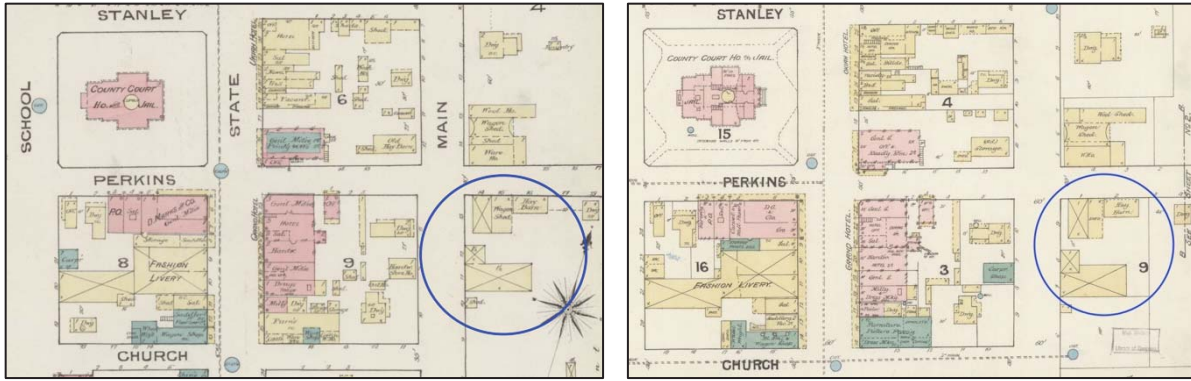


Figure 15: 1885 and 1888 Sanborn Fire Insurance Maps

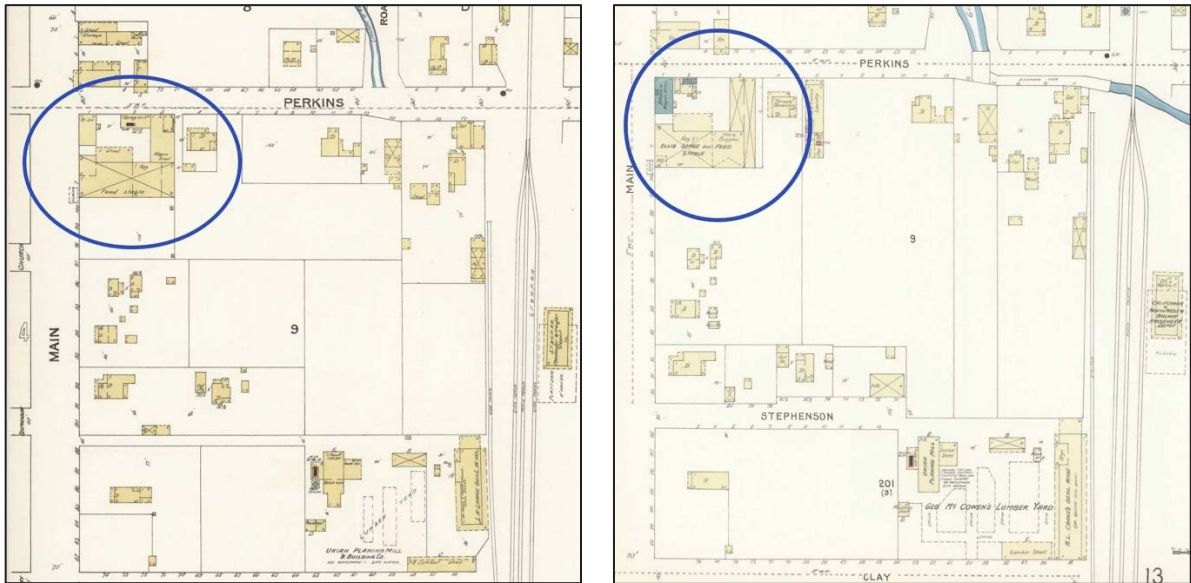


Figure 16: 1893 and 1898 Sanborn Fire Insurance Maps

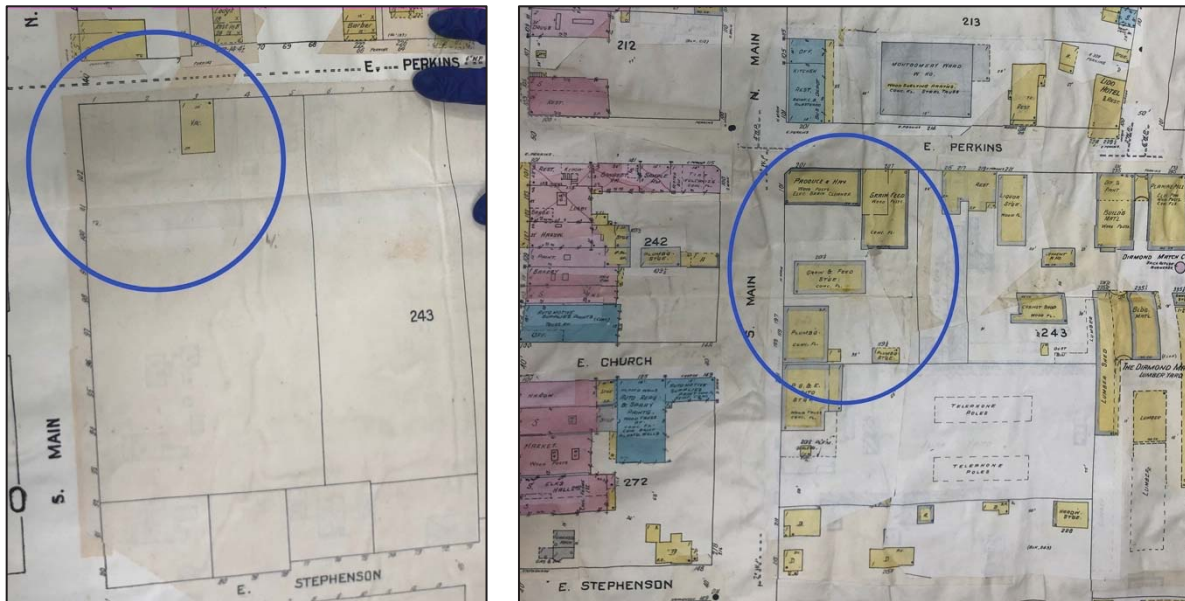


Figure 17: 1918 (post fire) and 1929 Sanborn Fire Insurance Maps (courtesy of Mendocino County Historical Society)





**ANNOUNCING**  
**Mercer's Feeds**  
Now Dealer for  
**Albers Milling Co.**  
Featuring A Complete Line of

- FEEDS
- POULTRY SUPPLIES
- DAIRY EQUIPMENT
- LAWN SUPPLIES

ALBERS recognizes the importance of a planned nutritional program for each type of animal and for each stage of the animal's development.

Successful feeders have come to appreciate the value of sound management in today's need for economical production and now look to the ALBERS plant for security in their feeding programs.



Mercer's is your headquarters for all your farm supplies. Stop in, get acquainted and see how you can cut your feed problems--today.

Perkins & Main  
Ukiah HO 2-5058

*Figure 19: Mercer's Feeds Advertisement, Ukiah Dispatch, May 15, 1927*



**VULCANITE SHINGLES**  
*(Mineral-Surfaced)*  
**M. VONSEN CO.**  
**Holz Warehouse Phone 283**  
**H. RUNKEL**  
**Main and Perkins, Phone 123**

*Figure 18: M. Vonsen Co. advertisement, Ukiah Republican Press, April 2, 1930*



GEMCO, the feed that has grown with the Poultry Industry.  
Our chick mash is a pure Dry Milk Mash.

FEED THE GROWING CHICK:—

**Gemco No. 2 Chick Mash**  
**Gemco Pullet Grains**



—FOR SALE BY—  
**H. & W. FEED CO.**  
UKIAH, CALIF.

*Figure 20: H & W Feed Co. advertisement, Ukiah Daily Journal, November 9, 1956*

The building remained in constant use as a feed store from 1921 until 1963, through four different businesses: Holz Feed Co., H & W Feed Co., M. Vonsen Co., and Mercer Feed Co. The building's proximity to the railroad depot on the east side of the block made it an attractive commercial venture.

A 1937 marketing film made to promote and showcase local businesses in Ukiah includes footage of the building as it appeared shortly after its construction (see figure 20 below). The building has been slightly modified since then.

The fenestration on the north elevation retains its 1937 appearance, though the west side has changed with the open bay being replaced by two windows. The primary entrance has also been changed from its original 6-paneled doors with multi-paned transom to the current half-glass door with jalousie transom (see photo 31). The awning has been replaced and redesigned to wrap around the northwest corner to shelter the entrance. An aerial photograph from 1938 indicates that the false front across the north elevation was removed between 1937 and 1938 (see figure 21 below).



Figure 21: 1937, Ukiah Marketing Movie, minute 7:02 and 7:06



Figure 22: 1938 Aerial of Ukiah (courtesy of Mendocino County Historical Society)



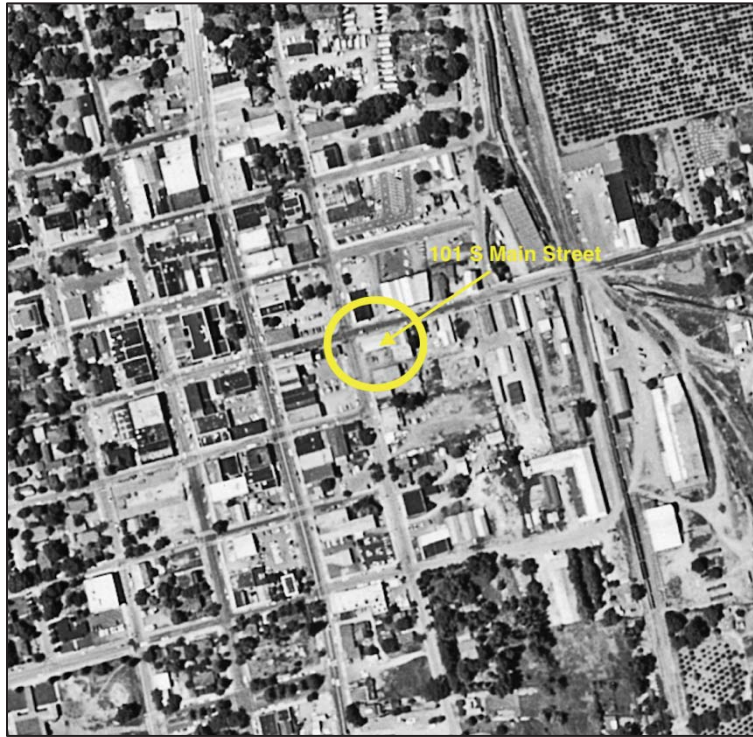
Figure 23: 1948, photograph by Phyllis Bartolomie (courtesy of the Mendocino County Historical Society)



Figure 24: 1948, photograph by Phyllis Bartolomie (courtesy of the Mendocino County Historical Society)



*Figure 25: Advertisement for "Piet's Antieks,"  
Ukiah Daily Journal, January 20, 1980*



*Figure 26: 1957 Aerial of Ukiah (Cartwright Aerial Surveys, CAS-1957)*

In 1963 the building was transformed into retail space and became the site of “Schuler’s Surplus Sales.” A building permit from July 17, 1962, states that air conditioning was installed in the structure, supporting the hypothesis that the building was repurposed at this time. It is probable that the bay on the west elevation was replaced with two windows at this time to better enclose the space for retail use. The use of jalousie transoms on these two windows also supports this date, given the popularity of jalousie windows in the 1950s and 1960s. The front door appears to have been replaced at this time with the current half-glass French doors with jalousie transom. These replacement doors provided significantly more light to the interior.

This change of use was indicative of the changing face of Ukiah at mid-century. The modern town needed general retail space instead of feed stores, wagon sheds and blacksmith shops.

The building has remained in consistent use as a commercial facility since 1963, cycling through at least seven tenants, as outlined in the “Table of Tenants” below. The current business, “Dragon’s Lair,” has been in the building since 1995.

Permit records for the property include:

- 7/17/1962 Installation of air conditioning
- 3/4/1985 Retroactive permit for interior and mechanical modifications
- 4/18/1985 Interior modifications for Main Street Wine & Cheese

**Table of Owners**

Date	Owner	Notes	Source
1845	Cayetano Juarez	Rancho Yokaya (8 square leagues)	Hoffman, 1862.
1856	Samuel Lowry	160 acres	Carpenter & Milberry, p. 475
1857	A.T. Perkins		Carpenter & Milberry, p. 475
7/18/1878	Robert McKindley [sic]	130' (E-W) x 92' (N-S), Perkins & Main	Deed Book 18, p. 358
8/4/1885	David Frost		Deed Book 36, p. 254
6/25/1887	I.N. Stapp & W.J. Ellis		Deed Book 40, p. 536
9/20/1890	W.J. Ellis		Deed Book 53, p. 148
10/25/1920	W.M. Cox	207.15' (E-W) x 213.95' (N-S)	Deed Book 161, p. 338
3/21/1922	Eugenia B. Cox	(same)	Deed Book 167, p. 449
2/15/1937	W.T. Robuson	151.15' (E-W) x 138.95' (N-S)	Official Records Book 113, p. 241
3/10/1957	McCarty's a co-partnership	(same)	Deed Book 475, p. 78
1/27/1970	Jing Quan (1/2) & Phillip Quan (1/2)		Deed Book 809, p. 514
4/6/2011	Rosita Quan		Record 2011-04877
1/29/2016	Todd & Noel Schapmire		Record 2016-01157

**Table of Tenants**

Date	Tenant
1921	Holz Feed Co.
1923-1929	H&W Feed Co.
1930-1956	M. Vonsen Co. (Hay, Grain, Flour, Feed)
1956-1961	Mercer Feed Co.
1963-1967	Schuler's Surplus Sales
1969-1972	UVARC Thrift Shop
1973 – 1978	Ukiah Valley Thrift Shop
1980-1985	Piet's Antieks
1985-1991	Main Street Wine and Cheese
1992	Political Campaign headquarters
1995	Dragon's Lair



**Determination of Eligibility**

The California Environmental Quality Act (PRC §21084.1) and its associated guidelines for implementation (CCR Title 14, Chapter 3, sections 15000 et seq.) defines historic resources as any object, building, structure, site, area, place, record or manuscript that, in general, meets at least one of the following four criteria:<sup>23</sup>

1. listed in the California Register of Historical Resources (PRC §5024.1 Title 14 CCR, Section 4850 et seq);
2. determined eligible for listing the California Register by the State Historic Preservation office;
3. included in a local register of historical resources (as defined in PRC §5024.1(g); OR
4. determined by the lead agency, through the presence of substantial evidence, to be historically significant because of its association with significant events, association with significant persons, architectural distinction, or potential to yield information important in history or prehistory.

The building at 101 South Main Street is identified in the 1985 “Ukiah Historic Resource Survey” and the 1999 “City of Ukiah Architectural Survey” as historically significant. It is included in the State of California’s “Built Environmental Resource Database (BERD)” with a designation of “**5S2**,” meaning that a local government has recognized the resource as “eligible for local listing or designation.” Where the previous local inventory suggests that the building is eligible for listing on the National Register of Historic Places (NRHP), I defer to the State of California’s assessment that the building is significant at the LOCAL level and not the national level. (See Appendix B for copies of local inventory forms.)

**CRITERIA**

According to the California Office of Historic Preservation (OHP), a building, structure or object is eligible for listing in the California Register if it meets one or more of the four following criteria:<sup>24</sup>

Criteria	101 South Main Street
1. Associated with <b>events</b> that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.	This commercial building is directly associated with the post-fire, early twentieth century commercial development of the east side of Ukiah.
2. Associated with the lives of <b>persons</b> important to local, California or national history.	While the property was initially developed by one of Ukiah’s founding fathers (A.T. Perkins), the current building was built after that period. It is not directly associated with any persons significant to local, state or national history.

<sup>23</sup> [https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=\(sc.Default\)](https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?viewType=Full&transitionType=Default&contextData=(sc.Default))

<sup>24</sup> Pub. Res. Code 5024.1, Title 14 CCR, Section 4852.



<p>3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.</p>	<p>The utilitarian building is not architecturally distinctive and does not possess high artistic values.</p>
<p>4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation</p>	<p>Even though no archeological surveys have been conducted on this site specifically, there remains a possibility that buried archaeological deposits could be present and that accidental discovery could occur. In keeping with the CEQA guidelines, if such archaeological remains are unearthed, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. Should archeological resources be discovered, avoidance and preservation in place would be the preferred forms of mitigation.</p> <p>Prehistoric archaeological indicators include: obsidian and chert flakes and chipped stone tools; grinding and mashing implements (e.g., slabs and handstones, and mortars and pestles); bedrock outcrops and boulders with mortar cups; and locally darkened midden soils. Midden soils may contain a combination of any of the previously listed items, with the possible addition of bone and shell remains and fire-affected stones.</p> <p>Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains, such as building foundations and discrete trash deposits (e.g. wells, privy pits, dumps).</p>

**INTEGRITY ANALYSIS**

Integrity is the ability of a property to convey its historic significance. It consists of seven aspects: location, design, setting, materials, workmanship, feeling and association.<sup>25</sup>

Integrity Element	101 South Main Street	Conclusion
<p><b>Location</b> (<i>“place where the property was built”</i>)</p>	<p>The building retains its integrity of location as it has not been moved or relocated.</p>	<p><b>INTACT</b></p>
<p><b>Design</b> (<i>“combination of elements that</i></p>	<p>Changes to the building include removing the false front across the north elevation, replacing the awning in a similar location, infilling a bay at</p>	<p><b>INTACT</b></p>

<sup>25</sup> [http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_8.htm](http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm)



<i>create the form, plan, space, structure, and style” (NPS)</i>	<p>the northeast corner of the north elevation, infilling a bay on the west elevation and adding two windows to the west elevation.</p> <p>These changes, however, do not impede the structure’s ability to convey its 1921 origins as a commercial building. At the same time, the building retains its basic utilitarian design.</p>	
<b>Setting</b> (“ <i>physical environment</i> ”)	The nineteenth and early-twentieth century commercial setting has been gradually converted into a modern commercial intersection. Only two buildings from the early twentieth century (post 1917 fire) remain to tell the story of the commercial history of this block.	<b>COMPROMISED</b>
<b>Materials</b>	The original materials remain predominantly intact on all four elevations, though they have been patched and replaced in-kind over the past century.	<b>INTACT</b>
<b>Workmanship</b> (“ <i>evidence of labor and skill</i> ”)	The utilitarian building does not display notable workmanship.	<b>N/A</b>
<b>Feeling</b> (“ <i>expression of the aesthetic or historic sense of a particular period of time</i> ”)	The site itself retains its basic light industrial/commercial feeling, though the surrounding area has been altered. Almost all of the other light industrial buildings in the area have been demolished and replaced with modern commercial buildings, including the mid-century post office across the street and the modern buildings directly east and south of the project area. The block no longer services agricultural functions of the surrounding area.	<b>INTACT</b>
<b>Association</b> (“ <i>direct link between an important historic event or person</i> ”)	The property directly retains its early commercial associations. The building appears basically as it did when it was built around 1921, with minor changes to the fenestration, roof line and entrances.	<b>INTACT</b>

### CHARACTER DEFINING FEATURES

The National Park Service defines character and “character defining features” as:

those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.<sup>26</sup>

<sup>26</sup> Lee H. Nelson, FAIA, Preservation Brief 17: Architectural Character (Washington, D.C. National Park Service, 1988), p. 1.



The following table addresses the standard elements of “character defining features” as applied to 101 South Main Street.

Feature	101 South Main Street
Shape	1-story. Rectangular footprint. Clipped at NW corner.
Roof and roof features	Gabled roof with false front on the west elevation fronting South Main Street.
Openings	Entrance at the clipped NW corner. Irregularly spaced window openings of varying sizes and shapes across the west and north elevations. No windows on the south or east sides.  <i>Note: The current front door is a replacement feature in the location of the original doors ,and the southern windows on the west elevation are not original to the building. Both of these modifications date to 1963.</i>
Projections	Porch at SE corner. Metal awning with corrugated metal roof across the west elevation.  <i>Note: The current awning is a replacement awning in roughly the same location as the original feature.</i>
Trim & Secondary Features	None.
Materials (from a distance)	Metal.
Setting	Medium Density Commercial.
Materials (at close range)	Pressed tin. Corrugated metal.
Craft Details	None.

## Conclusion

The building at 101 South Main Street dates from 1921, is included in Ukiah’s 1985 “Historic Resources Survey,” and is included in the State of California’s “Built Environmental Resource Database (BERD)” with a designation of “**5S2**,” meaning that a local government has recognized the resource as “eligible for local listing or designation.” Where the previous local inventory suggests that the building is eligible for listing on the National Register of Historic Places (NRHP), I defer to the State of California’s more recent determination that the building is significant at the LOCAL level and not the national level.

Further evaluation and research of the property confirms that the information in the earlier reconnaissance level survey is correct and that the building appears to be significant for its association with the post-fire redevelopment of Ukiah (criterion 1). Its period of significance is 1921 (its inferred construction date), and the building retains enough physical integrity to convey its early twentieth century commercial origins, which render it historic. The dilapidated utilitarian building does not appear to be significant for its architectural merit (criterion 3).

Based on extensive research of the development of this parcel, it is my professional opinion that the **building qualifies as an historic resource** under the California Environmental Quality Act (CEQA).



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<https://www.library.ucsb.edu/src/airphotos>

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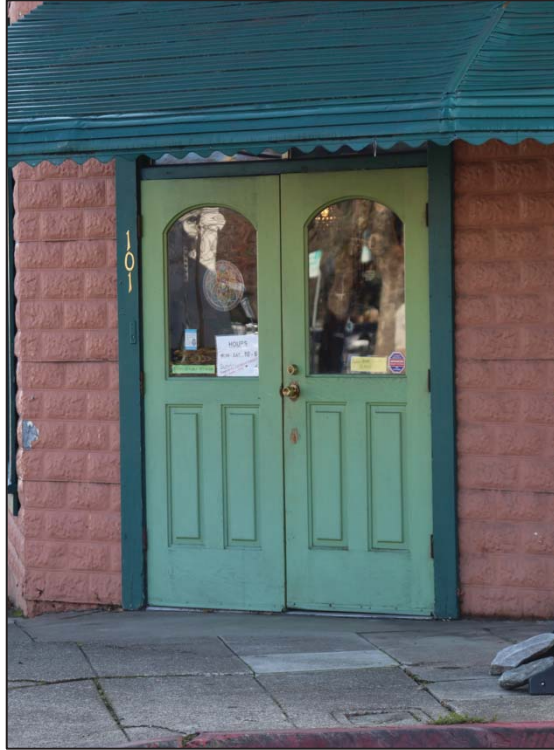




*Photo 27: West elevation (facing South Main Street)*



*Photo 28: Northwest corner, entrance*



*Photo 29: Northwest corner, front door*



*Photo 30: Northwest corner, door and jalousie transom (not original)*



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*Photo 33: West elevation, middle window with jalousie transom (ca 1963)*



*Photo 34: West elevation, south window with jalousie transom (ca 1963)*



*Photo 35: West elevation, ceiling of awning*



*Photo 36: West elevation, condition of pressed tin*



*Photo 37: West elevation, false fronting (looking NE)*



*Photo 38: West elevation false front (looking NW)*



*Photo 39: West elevation, false front (looking SW)*



*Photo 40: South elevation*



*Photo 41: South elevation, mechanical equipment detail*



*Photo 42: South elevation, pedestrian entrance at SE corner*



*Photo 43: East elevation, mural*



*Photo 44: East elevation, mural signature*



*Photo 45: North elevation (fronting Perkins Street)*



*Photo 46: North elevation, infilled bay at NE corner*



*Photo 47: North elevation, mural and windows*



*Photo 48: Setting, neighbor to the south*



*Photo 49: Setting, looking south on South Main Street*



*Photo 50: Setting, SW corner of Perkins and South Main streets*



*Photo 51: Setting, looking west on Perkins Street*



*Photo 52: Setting, NW corner of Perkins and South Main streets*



*Photo 53: Setting, west side of Main Street, looking NW from project area*



*Photo 54: Setting, neighbor to north (NE corner of Perkins and Main streets)*



*Photo 55: Setting, looking east on Perkins Street (north side)*



*Photo 56: Setting, looking east on Perkins Street (south side)*



*Photo 57: Setting, parking lot and neighbor to the east*

**Appendix B: Ukiah “Historic Resources Inventory” survey forms (1985,  
revised 1999)**



State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

HABS		HAER	NR	Ser. No. <u>5</u>	SHL	Loc
UTM:	A	<u>10/482280</u>	B	<u>4333240</u>		
	C		D			

IDENTIFICATION

1. Common name: Main Street Wine and Cheese
2. Historic name: W.M. Cox Company
3. Street or rural address: 101 So. Main Street  
 City Ukiah Zip 95482 County Mendocino
4. Parcel number: 002-231-01
5. Present Owner: Jing Quan Address: 247 E. Perkins  
 City Ukiah Zip 95482 Ownership is: Public \_\_\_\_\_ Private
6. Present Use: Commercial Original use: Commercial

DESCRIPTION

7a. Architectural style: Vernacular Commercial

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

The small one story commercial building is rectangular in form, with an angular corner. The main body of the building has a gabled form roof, behind the tall parapeted facade wall of the shop front. A molded tin cornice projects from the top of the wall, and a canopy extends over the ground floor shop windows and angled entry. The north elevation contains a large window and two smaller grouped ones all with multi-paned upper portions. The frame building is sheathed with pressed metal panels, patterned to resemble courses of rusticated stone. Signs have been added to the facade and the corrugated metal sheathing rear of the store has been painted with stylized Greek columns.

Alterations include some modifications to openings on sides and rear of building, minor additions to the south elevation, and some interior remodeling. A tromp l'oeil painting of large classical columns was painted across the rear of the building around 1981-82.



8. Construction date:  
 Estimated \_\_\_\_\_ Factual 1921
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)  
 Frontage 125 Depth 151  
 or approx. acreage \_\_\_\_\_
12. Date(s) of enclosed photograph(s)  
Dec. '84, May '85



13. Condition: Excellent \_\_\_ Good \_\_\_ Fair X Deteriorated \_\_\_ No longer in existence \_\_\_
14. Alterations: Modification of openings & rear, add. to so, ext. rem., painting
15. Surroundings: (Check more than one if necessary) Open land \_\_\_ Scattered buildings \_\_\_ Densely built-up X  
 Residential \_\_\_ Industrial X Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning \_\_\_ Vandalism \_\_\_  
 Public Works project \_\_\_ Other: \_\_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_ Unknown? \_\_\_
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

In 1878 Robt. McKinley purchased the SE corner of Perkins and Main from A.T. Perkins. McKinley lived in a house on the site and shared the lot with a feed stables he owned. The McKinley family kept a part interest in the business until 1885. In 1889 the old stables were torn down and new blacksmith - wagon shop structure was built by the Ellis family who then owned the property. In 1917 the big downtown fire destroyed all the buildings on the lot. The W.M. Cox Company bought the property from the Ellis' in Oct. 1920. The Cox family had owned general merchantile and grocery stores in Ukiah for many years. A deed transfer from the Cox Co. to widow in March 1922 implies that the building was on site.

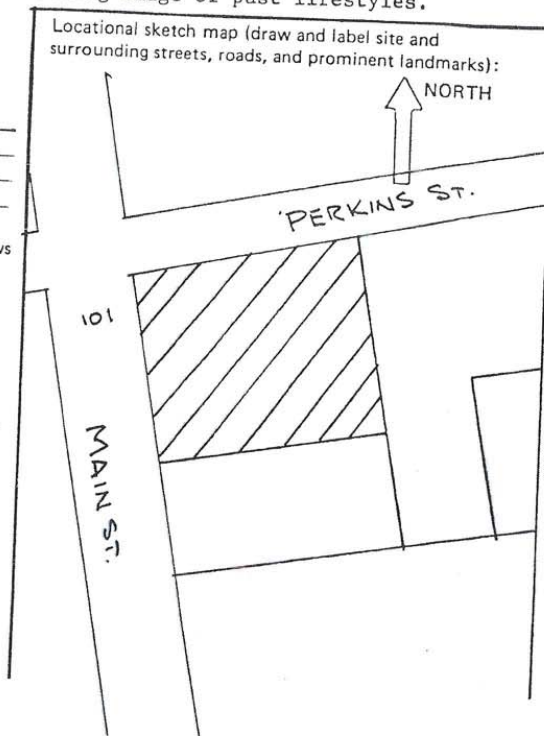
In 1925 Eugenia Cox, widow of W.M. leased the building to W.R. Hildreth and F.M. Wilson (see 216 W. Henry) for 72 moths at \$100 a month with permission to let them place a large pair of scales on the premises. For many years this building was used to buy and sell produce, hay and clean grain.

The structure is representative of a type of commercial structure common to its era. It is a rather rare survivor of the type in Ukiah, and is located prominently. Its surfacing materials and form create a rather strong image of past lifestyles.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
- Architecture 1 Arts & Leisure \_\_\_  
 Economic/Industrial 2 Exploration/Settlement \_\_\_  
 Government \_\_\_ Military \_\_\_  
 Religion \_\_\_ Social/Education \_\_\_

21. Sources (List books, documents, surveys, personal interviews and their dates).  
 Western Title, Dispatch Democrat  
 Mendocino Co. Records  
 Sanborn Maps, 1888, 1898 and 1929

22. Date form prepared November 22, 1985  
 By (name) P. Boghosian/Vol. Committee  
 Organization Hist. Env. Cons./City of Ukiah  
 Address: 203 S. School St.  
 City Ukiah Zip 95482  
 Phone: (707) 462-2971



State of California - The Resources Agency

P-23-005127

DEPARTMENT OF PARKS AND RECREATION

HRI# 5482

**CONTINUATION SHEET**

NRHP Status Code 3S

***City of Ukiah Architectural Survey***

Update  Continuation

Resource Name:

APN: 002-231-01-00

P2. Property Address: 101 Main Street, S.  
Ukiah, CA 95482

P3. Description:

P4. Resources Present:  Building  District  Element of District

P6. Date Constructed: c. 1921

P7. Owner and Address: Jing & Phillip Quan  
247 E. Perkins Street

B5. Architectural Style: Vernacular commercial

B6. Construction History: (Changes or alterations since 1985)

B10. Significance:

This pressed metal-clad building is an excellent example of its type and the only one left in Ukiah.

Applicable Criteria <sup>A,</sup> C

*Commercial development in Ukiah*  
*is there an intact commercial district which may warrant NR/CR eligibility??*

Site Photo



P8. Recorded by: Bonnie W. Snyder, P.S. Preservation Services, P.O. Box 191275, Sacramento CA 95819


P9. Date Recorded: July 1, 1999

b



**Appendix C: DPR523 Form A, Primary Form**



State of California  The Resources Agency		Primary #	<b>PR-23-005127</b>
DEPARTMENT OF PARKS AND RECREATION		HRI #	<b>5482</b>
<b>PRIMARY RECORD</b>		Trinomial	
		NRHP Status Code	<b>3S</b>
Other Review Code	Reviewer	Date	Listings

Page 1 of 5 \*Resource Name or #: 101 South Main Street, Ukiah

P1. Other Identifier (APN): 002-231-01-00

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Mendocino and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Ukiah Date 2018 T 15N; R 12W;  of  of Sec   ; B.M.

c. Address: 101 South Main Street City Ukiah Zip 95482-4919

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 482165.27 mE/ 4333451.62 mN

e. Other Locational Data: (e.g., parcel #, directions, elevation, decimal degrees, etc.) APN 002-231-01-00

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1-story, gable-roofed, wood-framed commercial building has a roughly rectangular footprint, with the NW corner clipped to accommodate the primary entrance. It is clad in corrugated metal and capped with corrugated metal roofing. The west and north elevations are faced in pressed tin to simulate rusticated, coursed, ashlar stone. The west elevation, fronting South Main street, is dominated by a false front that extends above the gable end of the roof and is capped with a pronounced boxed cornice. The street-facing side of the false front is faced with pressed tin; the rear is faced with corrugated metal. A corrugated metal awning extends the length of the west elevation and wraps around the northwest corner to shelter the primary entrance. A scalloped detail obscures the edge of the awning and adds visual interest. This elevation has 3 windows. The northernmost window is a fixed sash, single-paned window topped by a 6-paned transom window. The frame is simple board surround with a slightly projecting sill. The middle and south windows have fixed sashes set in aluminum frames. Glass, jalousie transom top the windows. The frames have no projecting sills. The entrance is on the NW corner and consists of a pair of half-glass French doors with raised panels beneath arched glass panes. The door has a glass, jalousie transom and simple board frame. (CONTINUED)

\*P3b. Resource Attributes: (List attributes and codes) HP6 (1-3 story commercial)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:

- Building  Structure  
 Object  Site  District  
 Element of District  Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) 1/7/20, West

\*P6. Date Constructed/Age and Source: 1921 (Ukiah Republican Press)

- Historic  
 Prehistoric  
 Both

\*P7. Owner and Address:

Todd & Noel Schapmire, 390 W Standley St., Ukiah, CA 95482

\*P8. Recorded by: (Name, affiliation, and address)

Alice P. Duffee  
APD Preservation LLC

\*P9. Date Recorded: Jan. 2020

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (Cite survey report

and other sources, or enter "none.") "Historic Resource Evaluation", Duffee (1/2020), 1999 Update

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (9/2013)

\*Required information



**Appendix D: DPR523 Form B, Building/Object/Structure Form**



State of California <input checked="" type="checkbox"/> The Resources Agency	Primary #	<u>PR-23-005127</u>
DEPARTMENT OF PARKS AND RECREATION	HRI#	<u>5482</u>
<b>BUILDING, STRUCTURE, AND OBJECT RECORD</b>		

\*Resource Name or # (Assigned by recorder) 101 South Main Street, Ukiah \*NRHP Status Code 3CS  
Page 2 of 5

B1. Historic Name: 101 South Main Street  
 B2. Common Name: 101 South Main Street  
 B3. Original Use: Commercial B4. Present Use: Commercial  
 \*B5. Architectural Style: Utilitarian

\*B6. Construction History: (Construction date, alterations, and date of alterations) 1917-1921

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: UNK

b. Builder: UNK

\*B10. Significance: Theme Commercial Architecture Area Ukiah, Mendocino County  
 Period of Significance 1921 Property Type Commercial

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The parcel was the site of early commercial development in Ukiah, dating to 1857 when Absalom Tidwell Perkins built a livery on this corner of the country crossroads. The original building was replaced with a second livery/hay barn in 1890. Ukiah's June 1917 fire destroyed the 2nd building, and a 3rd structure was built on the site by at least 1921. From 1921-1963 the building served as a feed store. The building was converted to retail space in 1963. Modifications made at that time included infilling 2 open bays with windows, replacing the front doors, replacing and reconfiguring the awning, and adding an additional window. The false front that most defines the building was modified in 1938, but retains its basic early 20th century feeling. The building has remained in retail use almost continuously since 1963. The building is significant for its association with the post-fire redevelopment of Ukiah. It stands as the only remaining building to tell the story of how this block functioned as a service hub for agricultural commerce in the region. The building retains enough physical integrity to convey its early 20th century commercial origins.

. B11. Additional Resource Attributes: (List attributes and codes) HP6 (1-3 story commercial)

Applicable Criteria  Associated Event  Associated Person  Architecture  Potential to Yield Information

\*B12. References:

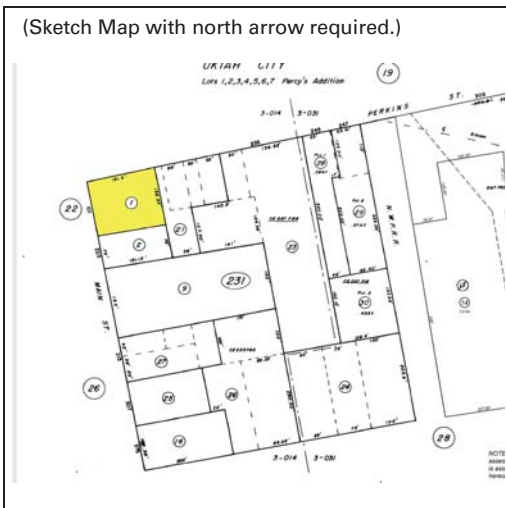
"Historic Resource Evaluation," Duffee (1/2020)

B13. Remarks:

\*B14. Evaluator: Alice P. Duffee, APD Preservation

\*Date of Evaluation: January 2020

(This space reserved for official comments.)



DPR 523B (9/2013)

\*Required information



**Appendix E: DPR523 Form L, Continuation Forms**



State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # <b>PR-23-005127</b> HRI# <b>5482</b> Trinomial
---	--

Page 3 of 5 \*Resource Name or # 101 S. Main Street, Ukiah  
\*Recorded by: Alice P. Duffee \*Date: January 2020 ■ Continuation ■ Update

**\*P3a. Description (CONTINUED):**

The north elevation has 3 original windows at irregular intervals and an infilled bay on the eastern corner. The original windows have multi-lite, wood transoms. The western-most window is identical to the flanking window on the west elevation. To its east lies a set of 3 multi-paned windows framed as a single unit. Another single-paned, wood frame window is roughly centered on the elevation. The bay at the eastern corner has been infilled with corrugated metal and a small, single pane, wood framed window. The building's concrete foundation is visible on this elevation. The east elevation has no openings and is covered with a mural of ionic columns that was painted in 7/1982 by Neil Phillip Anderson and Rita Lowitt, according to the signature at the bottom right of the artwork. The rear of the building (the south elevation) has a variety of mechanical equipment and a single pedestrian door at the eastern corner. A simple wood porch with 4 wood steps accesses the paneled rear door.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # **PR-23-005127**  
HRI# **5482**  
Trinomial

Page 4 of 5 \*Resource Name or # 101 South Main Street, Ukiah  
\*Recorded by: Alice P. Duffee \*Date: January 2020 ■ Continuation ■ Update

**PHOTOGRAPHS**



West Elevation (South Main Street)



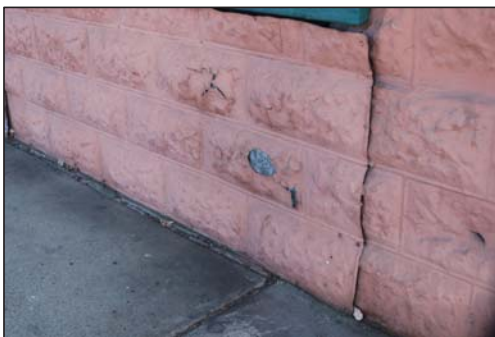
South Elevation



East Elevation (Mural 7/1982)



North Elevation (Perkins Street)



West Elevation, Pressed Tin Detail



Northwest corner, False Front Detail

DPR 523L (1/95)

\*Required information



**Appendix E: DPR523 Form J, Location Map**



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

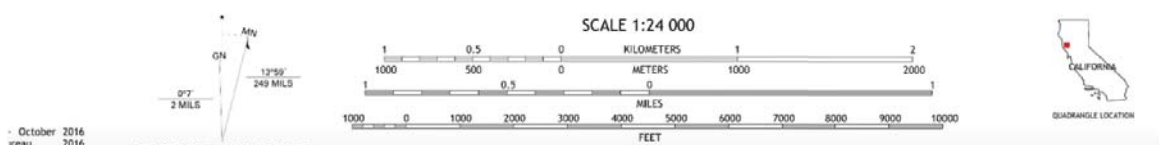
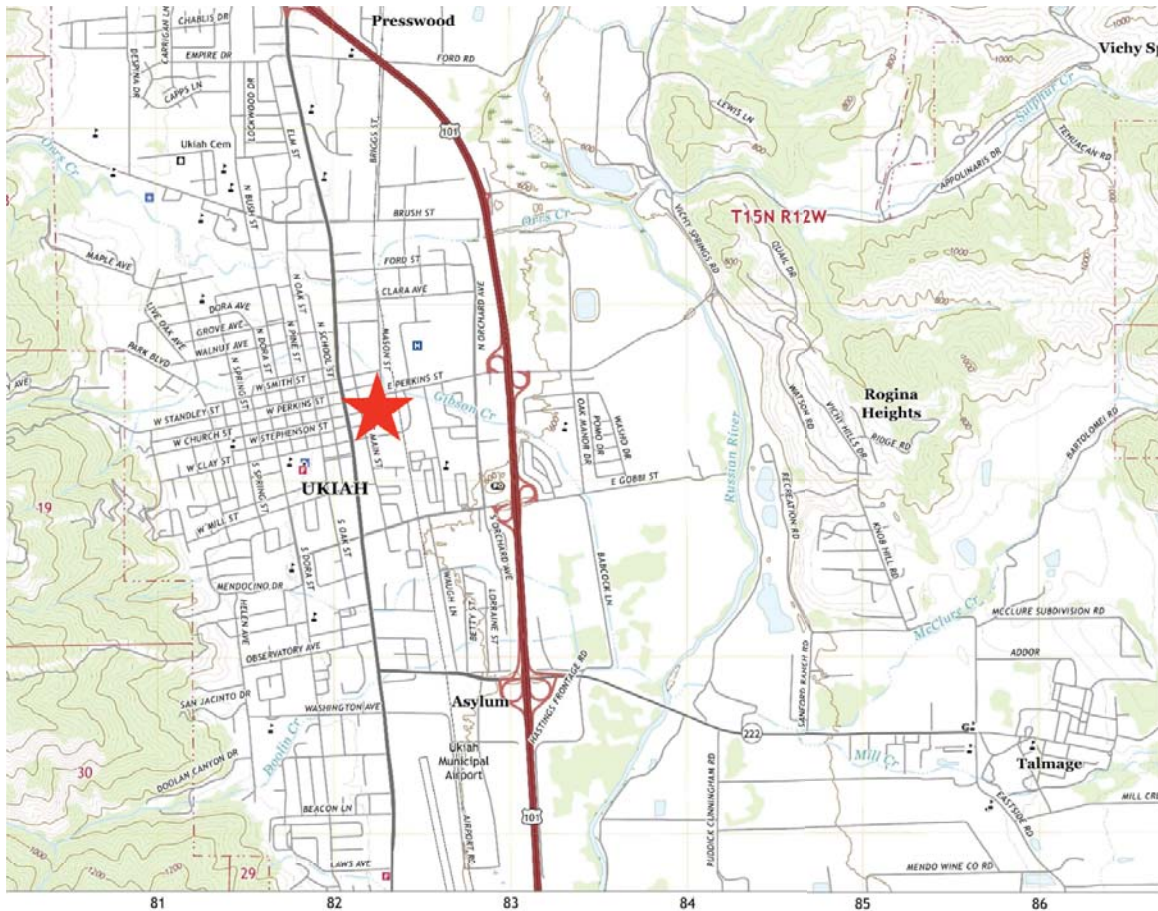
Primary # **PR-23-005127**  
HRI# **5482**  
Trinomial

Page 5 of 5

\*Resource Name or #:

101 South Main Street, Ukiah, CA

7.5 USGS Topographic Map, Ukiah Quad, 2018



October 2016  
revised 2016

DPR 523J (1/95) \*Required information





PO BOX 1000  
SANTA ROSA, CA 95402

540 MENDOCINO AVE  
SANTA ROSA, CA 95401

## STAMPED METAL SIDING PANEL EVALUATION

<b>Project:</b>	RCU Ukiah Branch	<b>Arch Job No.:</b>	1152
<b>Meeting:</b>	101 South Main St.	<b>Date:</b>	January 17, 2023
<b>Location:</b>	Ukiah, CA 95482	<b>Time:</b>	9:00 – 11:30am
		<b>Weather:</b>	Sunny

<b>Persons Present:</b>	Bradley Williams / Redwood Credit Union (BW) Rob Cantu / Western Builders (RC) David Hadley / Western Builders (DJH)	Doug Hilberman / AXIA Architects (DH) Remy CantoAdams / AXIA Architects (RCA)
-------------------------	--	--

**Distribution:** Participants  
(Via Email)

### Purpose for Visit:

Evaluation of existing stamped metal siding panels at 101 South Main St building to determine panel quality / grading for potential salvage and reuse.

### Summary of Observations:

Representatives from Redwood Credit Union, Western Builders, and AXIA Architects participated in the evaluation of existing stamped metal siding panel to determine qualification for the grading scale and attributes which attempts to classify each panel based on established grading criteria below.

During the evaluation process, AXIA recorded the group feedback by marking up all visible siding panels based on the quality scale and grading of each panel as determined by the group inspection. The mark-up for each applicable exterior elevation is included as attachments.

### Items Noted:

Below is a summary of the grading scale determined by group and qualifications for each respective grading category.

### Stamped Metal Siding Panel Grading:

- A:** Pristine; No dents, holes, rust, or deterioration.
- B:** No dents; No holes except fasteners; Viable as weather resistive barrier.
- C:** Dented; Irregular Size; No extra holes; Viable as weather resistive barrier.
- D:** Holes and dents present; Holes present at middle of stamp pattern, don't align with fastener locations, or panel seams.
- F:** Not salvageable.

### Notes:

Metal panel size per visible stamp pattern: 24" (H) x 60" (L)  
Block stamp pattern size: 6" (H) x 12" (L) to seam centerlines  
Vertical and horizontal panel overlap: 3/4"

### Attachments:

Existing Elevation Grading Mark-Up

- A. (E) Ext. Elevation – S. Main St.
- B. (E) Ext. Elevation – Corner
- C. (E) Ext. Elevation – E. Perkins St.

## STAMPED METAL PANEL GRADING

<b>Project:</b> RCU Ukiah Branch Ukiah – New Branch 101 South Main St. Ukiah, CA 95482	<b>Owner:</b> Redwood Credit Union Kimberly Williams 3033 Cleveland Ave. Santa Rosa, CA 95403 <a href="mailto:Kwilliams@redwoodcu.org">Kwilliams@redwoodcu.org</a>	<b>Arch Job#:</b> 1152 <b>Date:</b> January 17, 2023
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The following information has been prepared per site evaluation of existing stamped metal siding at 101 South Main St building on January 17<sup>th</sup> by Redwood Credit Union, Western Builders, and AXIA Architects. The team created a grading system to approximate the general condition of each panel.

### Stamped Metal Panel Grading System:

- A:** Pristine; No dents, holes, rust, or deterioration.
- B:** No dents; No holes except fasteners; Potentially viable as weather resistive barrier.
- C:** Dented; Irregular Size; No extra holes; Potentially viable as weather resistive barrier.
- D:** Holes and dents present; Holes present at middle of stamp pattern, don't align with fastener locations, or panel seams. Issues with use as a weather resistive barrier.
- F:** Not likely to be reusable due to shape, cuts, holes, bent nature, deterioration, etc.

### Notes:

Metal panel size per visible stamp pattern: 24" (H) x 60" (L)  
Block stamp pattern size: 6" (H) x 12" (L) to seam centerlines  
Vertical and horizontal panel overlap: ¾"

Results as graded by the team during the 1/17 site observation:

Panel Grade	Quantity	Square Footage
A	0	0
B	14	140 SF
C	11	110 SF
D	26	260 SF
F	34	340 SF

*The above quantities do not include any partial, trimmed, incomplete panels.*



**STAMPED METAL PANEL GRADING**

PANEL GRADE	DESCRIPTION
A:	PRISTINE: NO DENTS, HOLES, RUST, OR DETEIORATION
B:	NO DENTS, NO HOLES EXCEPT FASTENERS, VISIBLE WEATHER RESISTIVE BARRIER
C:	DENTED, IRREGULAR SIZE, NO EXTRA HOLES, VISIBLE WEATHER RESISTIVE BARRIER
D:	HOLES AND DENTS PRESENT, HOLES PRESENT AT MIDDLE OF STAMP PATTERN, DON'T ALIGN WITH FASTENER LOCATIONS, OR PANEL BEAMS
F:	NOT SALVAGEABLE

**NOTES:**  
 METAL PANEL SIZE PER VISIBLE STAMP PATTERN: 24" (H) X 80" (L)  
 BLOCK STAMP PATTERN SIZE: 48" (H) X 24" (L) TO BEAM CENTERLINES  
 VERTICAL & HORIZONTAL PANEL OVERLAP: 3/4"



**UKIAH - NEW BRANCH**

(E) EXT. ELEVATION - CORNER

101 SOUTH MAIN ST, UKIAH, CALIFORNIA





**STAMPED METAL PANEL GRADING**

PANEL GRADE	DESCRIPTION
A:	PRESTINE: NO DENTS, HOLES, RUST, OR DETERIORATION.
B:	NO DENTS, NO HOLES EXCEPT FASTENERS, VISIBLE AS WEATHER RESISTIVE BARRIER.
C:	DENTED, IRREGULAR SIZE, NO EXTRA HOLES, VISIBLE AS WEATHER RESISTIVE BARRIER.
D:	HOLES AND DENTS PRESENT, HOLES PRESENT AT MIDDLE OF STAMP PATTERN, DON'T ALIGN WITH FASTENER LOCATIONS, OR PANEL SEAMS.
F:	NOT SALVAGEABLE.

**NOTES:**  
 1. MIN. PANEL SIZE PER VISIBLE STAMP PATTERN: 24" (H) X 60" (L)  
 2. BLOCK STAMP PATTERN SIZE: 4" (H) X 12" (L) TO SEAM CENTERLINES  
 3. VERTICAL & HORIZONTAL PANEL OVERLAP: 3/4"



**UKIAH - NEW BRANCH**

(E) EXT. ELEVATION - E. PERKINS ST.

101 SOUTH MAIN ST, UKIAH, CALIFORNIA





**STAMPED METAL PANEL GRADING**

PANEL GRADE	DESCRIPTION
A:	PRISTINE, NO DENTS, HOLES, RUST, OR DEGRADATION
B:	NO DENTS, NO HOLES EXCEPT FASTENERS, VISIBLE AS WEATHER RESISTIVE BARRIER
C:	DENTS, IRREGULAR SIZE, NO 1/16" HOLES, VISIBLE AS WEATHER RESISTIVE BARRIER
D:	DENTS AND DENTS PRESENT, HOLES PRESENT AT MIDDLE OF STAMP PATTERN, DON'T ALIGN WITH FASTENER LOCATIONS, OR PANEL BEAMS
F:	NOT SALVAGEABLE

**NOTES:**  
 METAL PANEL SIZE PER VISIBLE STAMP PATTERN: 24" H X 48" L  
 BLOCK STAMP PATTERN SIZE: 8" H X 12" W TO BEAM CENTERLINES  
 VERTICAL & HORIZONTAL PANEL OVERLAP: 3/4"



**UKIAH - NEW BRANCH**

(E) EXT. ELEVATION - S. MAIN ST.

101 SOUTH MAIN ST, UKIAH, CALIFORNIA





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

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

*Prepared by:*

**City of Ukiah  
Community Development Department  
Planning Division  
300 Seminary Avenue, Ukiah, CA 95482**

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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

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<b>Project Title:</b>
Addendum to the Mitigated Negative Declaration for Demolition Permit for Two Structures Over 50 Years Old
<b>Lead Agency Address and Phone Number:</b>
City of Ukiah 300 Seminary Avenue Ukiah, California 95482 (707) 463-6200
<b>CEQA Contact Person and Phone Number:</b>
Katherine Schaefers, Planning Manager City of Ukiah Community Development Department (707) 463-6203 <a href="mailto:kschaefers@cityofukiah.com">kschaefers@cityofukiah.com</a>
<b>Owner/Agent:</b>
Mendocino-Lake Community College District/MacAdam Lojowsky
<b>Project Location:</b> 101 and 105 South Main Street (APN 002-231-01)
<b>General Plan Designation:</b> Commercial (C) <b>Zoning District:</b> Urban Center (UC) within Downtown Zoning Code

## II. PROJECT DESCRIPTION

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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, who will work in consultation with the Mendocino County Historical Society.
- **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 250 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

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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.

## 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.

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## V. MITIGATION MEASURES

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### **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, who will work in consultation with the Mendocino County Historical Society.

**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 new pressed metal siding (or equivalent) that is visually and functionally similar in design, dimension, and finish.

Regardless of the source (salvaged or new), the Applicant shall incorporate a minimum of 250 square feet of pressed metal siding into the public-facing exterior of the new development, consistent with the estimate of useable siding of panel grades "B" and "C" from the 2023 Axia Architects evaluation.

**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" in consultation with the Mendocino County Historical Society. 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**

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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: \_\_\_\_\_

**Approved by:**

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## 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.	<p><b>AQ-1: Diesel Engines – Stationary and Portable Equipment and Mobile Vehicles:</b></p> <p>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.</p> <p>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.</p> <p>c. Heavy duty truck idling and off-road diesel equipment or other diesel engine idling is limited to less than 5 minutes.</p>	Applicant or contractor	Applicant or contractor; Mendocino County Air Quality Management District	Throughout construction	
	<p><b>AQ-2:</b> Grading Projects: All grading activities must comply with the following fugitive dust mitigation measures in accordance with District Regulation 1, Rule 1-430:</p>	Applicant or contractor	Applicant or contractor; Mendocino County Air Quality	Throughout construction	

	<p>1. All visibly dry disturbed soil road surfaces shall be watered to minimize fugitive dust emissions.</p> <p>a. Open bodied trucks shall be covered when used for transporting materials likely to give rise to airborne dust.</p> <p>b. All unpaved surfaces, unless otherwise treated with suitable chemicals or oils, shall have a posted speed limit of 10 mph.</p> <p>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.</p> <p>d. Asphalt, oil, water, or suitable chemicals shall be applied on materials stockpiles, and other surfaces that can give rise airborne dusts.</p> <p>e. All earthmoving activities shall cease when sustained winds exceed 15 mph.</p> <p>f. The operator shall take reasonable precautions to prevent the entry of unauthorized vehicles onto the site during non -work hours.</p> <p>g. The operator shall keep a daily log of activities to control fugitive dust.</p> <p>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:</p>		<p>Management District</p>		
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	<p>i. Submit a Large Area Grading permit application to the District.</p> <p>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.</p> <p>iii. Obtain written verification from the District stating that the project is in compliance with State and Local regulations relating to Naturally Occurring Asbestos.</p> <p>iv. If the project is located within a Naturally Occurring Asbestos Area, additional mitigations shall be required.</p>				
	<p><b>AQ -3:</b> 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:</p> <p>a. Have an Asbestos Survey completed by a licensed Asbestos contractor for the presence of asbestos containing materials;</p> <p>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;</p> <p>c. Have asbestos containing materials abated by a licensed abatement contractor</p>	Applicant or contractor	Applicant or contractor; Mendocino County Air Quality Management District	Prior to issuance of Demolition Permit	

	<p>prior to beginning and demolition or renovation activities, if applicable; and</p> <p>d. Obtain written authorization from MCAQMD indicating that all requirements have been met prior to receiving the demolition permit.</p>				
<i>Cultural/Tribal Cultural Resources</i>					
Demolition of the Dragon's Lair building could result in significant impacts to a historic resource.	<p><b>CUL-1:</b> 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, who will work in consultation with the Mendocino County Historical Society.</p>	Applicant or contractor	Applicant or contractor; City of Ukiah Community Development Department	Prior to issuance of demolition permit	
	<p><b>CUL-2:</b> 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:</p> <p><b>1. Salvage and Reuse of Historic Siding.</b> 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</p>	Applicant or contractor	Applicant or contractor; City of Ukiah Community Development Department	Prior to demolition; verification before building permit issuance and Certificate of Occupancy	

<p>the Community Development Director for review and approval. The plan shall:</p> <p>a. Incorporate findings and recommendations from the January 17, 2023 “Stamped Metal Panel Grading” Evaluation by Axia Architects (<b>Attachment B</b>);</p> <p>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;</p> <p>c. Identify which panels (Grades “B” and “C” from the 2023 Axia Architects evaluation) are proposed for reuse.</p> <p><b>2. Use of Salvaged or Visually Similar Siding in New Development.</b>  If salvaged siding is deemed unsuitable for exterior reuse in a weather-resistant manner, the Applicant shall acquire and install new pressed metal siding (or equivalent) that is visually and functionally similar in design, dimension, and finish.</p> <p>Regardless of the source (salvaged or new), the Applicant shall incorporate a minimum of 250 square feet of pressed metal siding into the public-facing exterior of the new development, consistent with the estimate of useable siding of panel grades “B” and “C” from the 2023 Axia Architects evaluation.</p> <p><b>3. Compliance and Verification.</b></p>				
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<p>Proof of acquisition of all siding materials (salvaged and/or new) shall be submitted to the Community Development Department prior to site development activities.</p> <p>Installation of the siding, consistent with the approved design and location, shall be a condition of building permit issuance and Certificate of Occupancy.</p>				
<p><b>CUL-3 Exterior Public-Facing Mural and Interpretive Signage</b></p> <p>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.</p> <p><b>1. Mural Design and Placement Plan, and Interpretive Signage Plan.</b></p> <p>a. The Applicant shall prepare a "Mural Design and Placement Plan" and "Interpretive Signage Plan" in consultation with the Mendocino County Historical Society. Both plans shall be submitted for</p>	<p>Applicant or contractor</p>	<p>Applicant or contractor; City of Ukiah Community Development Department; Design Review Board</p>	<p>Mural/signage plan approval prior to installation; maintenance agreement recorded prior to occupancy</p>	

<p>review and approval by the City of Ukiah Design Review Board.</p> <p>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.</p> <p>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.</p> <p><b>2. Mural and Interpretive Signage Maintenance Agreement.</b>  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:</p> <p>a. Routine inspection and cleaning schedules;</p> <p>b. Restoration procedures for damage, weathering, or vandalism;</p>				
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<p>c. An obligation to consult the original artist (if available) for any significant alterations or repairs;</p> <p>d. A requirement to notify the Community Development Department of any proposed removal, relocation, or modification of the mural.</p> <p><b>3. Maintenance Cost Reserve Statement.</b> 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.</p> <p><b>4. Final Inspection and Cost Certification.</b> 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.</p>				
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# CHAPTER 1 BUILDING REGULATIONS

## ARTICLE 3. EXCLUSIONS AND MODIFICATIONS

### SECTION:

**§3015: Exclusion**

**§3016: Modifications To The California Building Code**

**§3020: Small Residential Rooftop Solar Energy System Review Process**

**§3030: California Building Code Section 105.5**

**§3031: California Building Code Appendix G, Section G102.3**

**§3032: California Building Code Appendix G, Section G102.4**

**§3033: California Building Code Appendix G, Section G102.5**

**§3034: California Building Code Appendix G, Section G102.6**

**§3035: California Building Code Appendix G, Section G103.10**

**§3036: California Residential Code Section R105.5**

**§3037: California Mechanical Code Section 104.4.3**

**§3038: California Plumbing Code Section 104.4.3**

**§3039: California Electrical Code Section 89.108.4.1**

**§3040: Uniform Code For Building Conservation**

### **§3015 EXCLUSION**

The provisions of this chapter shall not apply to any project under the control and jurisdiction of the city of Ukiah, the county of Mendocino, the state of California or the United States unless, and to the extent, the contract or specifications for a particular project specifies compliance with this chapter or any of the model codes adopted herein. (Ord. 838, §1, adopted 1984; Ord. 1103, §1, adopted 2007)

**§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)

### **§3020 SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEM REVIEW PROCESS**

A. The following words and phrases as used in this section are defined as follows:

"Electronic submittal" means the utilization of one or more of the following:

1. E-mail;
2. The Internet;
3. Facsimile.

"Small residential rooftop solar energy system" means all of the following:

1. A solar energy system that is no larger than ten (10) kilowatts alternating current nameplate rating or thirty (30) kilowatts thermal.
2. A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City and paragraph (iii) of subdivision (c) of section [714](#) of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.
3. A solar energy system that is installed on a single or duplex family dwelling.
4. A solar panel or module array that does not exceed the maximum legal building height as defined by the authority having jurisdiction.

"Solar energy system" has the same meaning set forth in paragraphs (1) and (2) of subdivision (a) of section [801.5](#) of the Civil Code, as such section or subdivision may be amended, renumbered, or redesignated from time to time.

B. Section [65850.5](#) of the California Government Code provides that, on or before September 30, 2015, every city, county, or city and county shall adopt an ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems.

C. Section [65850.5](#) of the California Government Code provides that in developing an expedited permitting process, the city, county, or city and county shall adopt a checklist of all requirements with which small rooftop solar energy systems shall comply to be eligible for expedited review. The Building Official is hereby authorized and directed to develop and adopt such checklist.

D. The checklist shall be published on the City's Internet website together with any required permit processing and inspection fees. In the case of electronic submittal, the electronic signature of the applicant on all forms, applications and other documentation may be used in lieu of a wet signature.

E. Prior to submitting an application, the applicant shall:

1. Verify to the applicant's reasonable satisfaction through the use of standard engineering evaluation techniques that the support structure for the small residential rooftop solar energy system is stable and adequate to transfer all wind, seismic, and dead and live loads associated with the system to the building foundation; and

2. At the applicant's cost, verify to the applicant's reasonable satisfaction using standard electrical inspection techniques that the existing electrical system including existing line, load, ground and bonding wiring as well as main panel and subpanel sizes are adequately sized, based on the existing electrical system's current use, to carry all new photovoltaic electrical loads.

F. For a small residential rooftop solar energy system eligible for expedited review, only one inspection shall be required, which shall be done in a timely manner and may include a consolidated inspection by the Building Official and Fire Chief. If a small residential rooftop solar energy system fails inspection, a subsequent inspection is authorized; however, the subsequent inspection need not conform to the requirements of this subsection.

G. An application that satisfies the information requirements in the checklist, as determined by the Building Official, shall be deemed complete. Upon receipt of an incomplete application, the Building Official shall issue a written correction notice detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

H. Upon confirmation by the Building Official of the application and supporting documentation being complete and meeting the requirements of the checklist, the Building Official shall administratively approve the application and issue all required permits or authorizations. Such approval does not authorize an applicant to connect the small residential rooftop energy system to the local utility provider's electricity grid. The applicant is responsible for obtaining such approval or permission from the local utility provider. (Ord. 1162, §1, adopted 2015)

**§3030 CALIFORNIA BUILDING CODE SECTION 105.5**

Section 105.5 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1128, adopted 2010; Ord. 1142, §1, adopted 2013)

**§3031 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G102.3**

California Building Code Appendix G, Section G102.3, is added as follows:

Legal Authority Authorizing Regulation of Land Use. The legal authority authorizing the regulation of land use includes California Government Code Sections [65302](#), [65560](#) and [65800](#), authorizing local governments to promote the public health, safety, and general welfare of its residents through the adoption of zoning and subdivision ordinances, the authorities cited in the California Building Standards Code and the other codes adopted in this Division 3 of the Ukiah City Code and in the subdivision and zoning regulations contain in Division 9 of this Code.

(Ord. 1171, §2, adopted 2016)

**§3032 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G102.4**

California Building Code Appendix G, Section G102.4, is added as follows:

Abrogation and Greater Restrictions. These regulations supersede any ordinance in effect in flood hazard areas. However, these regulations are not intended to repeal or abrogate any existing ordinances including land development regulations, subdivision regulations, zoning ordinances, storm water management regulations, or building codes. In the event of a conflict between these regulations and any other ordinance, code, or regulation, the more restrictive shall govern.

(Ord. 1171, §2, adopted 2016)

**§3033 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G102.5**

California Building Code Appendix G, Section G102.5, is added as follows:

Disclaimer of Liability. The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Ukiah, any officer or employee thereof, the State of California, or the Federal Emergency Management Agency, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

(Ord. 1171, §2, adopted 2016)

**§3034 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G102.6**

California Building Code Appendix G, Section G102.6, is added as follows:

Severability. This Chapter and the various parts thereof are hereby declared to be severable. Should any section of this Chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

(Ord. 1171, §2, adopted 2016)

### **§3035 CALIFORNIA BUILDING CODE APPENDIX G, SECTION G103.10**

California Building Code Appendix G, Section G103.10, is added as follows:

Requirement to Submit New Technical Data. The Building Official shall require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to the Federal Emergency Management Agency the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change the base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available.

(Ord. 1171, §2, adopted 2016)

### **§3036 CALIFORNIA RESIDENTIAL CODE SECTION R105.5**

California Residential Code Section R105.5 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1128, adopted 2010; Ord. 1142, §1, adopted 2013; Ord. 1171, §2, adopted 2016. Formerly 3031.)

### **§3037 CALIFORNIA MECHANICAL CODE SECTION 104.4.3**

California Mechanical Code Section 104.4.3 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1128, adopted 2010; Ord. 1142, §1, adopted 2013; Ord. 1171, §2, adopted 2016. Formerly 3032.)

### **§3038 CALIFORNIA PLUMBING CODE SECTION 104.4.3**

California Plumbing Code Section 104.4.3 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1128, adopted 2010; Ord. 1142, §1, adopted 2013; Ord. 1171, §2, adopted 2016. Formerly 3033.)

### **§3039 CALIFORNIA ELECTRICAL CODE SECTION 89.108.4.1**

California Electrical Code Section 89.108.4.1 is amended as follows:

Every permit issued by the Building Official under the provisions of this code shall expire by limitation and become null and void unless a required inspection is received and signed off within 180 days after its issuance or within 180 days of the last received and signed off inspection. If a permit expires, the permittee may apply to reinstate the permit, subject to a fee established from time to time by resolution of the City Council.

(Ord. 1171, §2, adopted 2016)

### **§3040 UNIFORM CODE FOR BUILDING CONSERVATION**

(Ord. 913, §4, adopted 1990; Rep. by Ord. 1103, §1, adopted 2007)

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The Ukiah City Code is current through Ordinance 1216, passed September 1, 2021.

Disclaimer: The City Clerk's office has the official version of the Ukiah City Code. Users should contact the City Clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.cityofukiah.com/>

City Telephone: (707) 463-6217

[Code Publishing Company](#)

## MEMORANDUM

**TO:** Demolition Review Committee

**FROM:** Matt Keizer, Building Official

**DATE:** December 20, 2021

**SUBJECT:** 101 S. Main St.

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On December 16, 2021, I reviewed the Demolition Permit application materials and performed a site visit of 101 S. Main St. (Dragon's Lair) with Fire Marshal Broeske. According to the Mendocino County Assessor's records, the building is approximately 3,328 sf. The existing Dragon's Lair building dates from 1921, and was included in the City of Ukiah's Historic Resources Survey (last updated in 1999). According to the State of California Office of Historic Preservation's Built Environment Resource Directory (last updated March, 2020), the building has a status code of "5S2", meaning that the local government as identified it as individually eligible for local listing.

According to Ukiah's Historic Resources Survey (1999), the building is vernacular commercial style and originally constructed in 1921 as a hay barn and feed store. As noted in the Historic Resource Evaluation (2020) included in the Demolition Permit Application, the original building was constructed in 1857, was replaced once in 1890, but was destroyed during the 1917 fire that impacted downtown Ukiah. A new building was constructed in 1921 but was significantly modified between 1938 and 1963 when it was converted to retail. The evaluation notes that the building is not significant for its architecture but is associated with post fire development after the 1917 fire.

The building is wood construction with metal cladding and drywall. Building Permits on-file are limited to three permits pulled in 1985 including the addition of two electrical circuits, ceiling and wall insulation, and construction of partition wall (Red Tagged). Although the building is standing, it would have to have significant structural upgrades to be code compliant with the requirements for the 2019 California Building Code. This building also has no mechanical system, and has major deficiencies in Electrical, plumbing, and accessibility, as well as numerous Building and Fire Code violations including but not limited to, the following:

- Many "improvements" that were built without permits, including an unpermitted 2<sup>nd</sup> story with a non-compliant stair case and hand rails/guards.
- Non-compliant post and lattice structures inside of the building that were not permitted.

- Non-permitted kitchen that does not meet the standards for Plumbing, Electrical, Or accessibility.
- Heater installed in a back office the does not meet the requirements for the Mechanical code.
- Many storage rooms that have shelving that does not meet the seismic attachment requirements.
- Many Fire code violations for extension cords being used and “daisy chained” together.

As summarized above, the building has many life safety violations related to storage, egress, electrical, heating, and is has non-compliant accessibility access to all areas of the building. The cost to upgrade this building would likely cost more than demolition and rebuild of a new building. In addition, the building is not historically significant for its architecture and in my opinion does not meet any of the criteria in Ukiah City Code Section 3016(b). Based on this information, it is my professional opinion that the building is not historically significant and meets the criteria for demolition.

**ATTACHMENTS:**

1. Site Inspection Photos
2. Fire Marshal Inspection Report





12/01/2021 10:04



12/01/2021 10:06

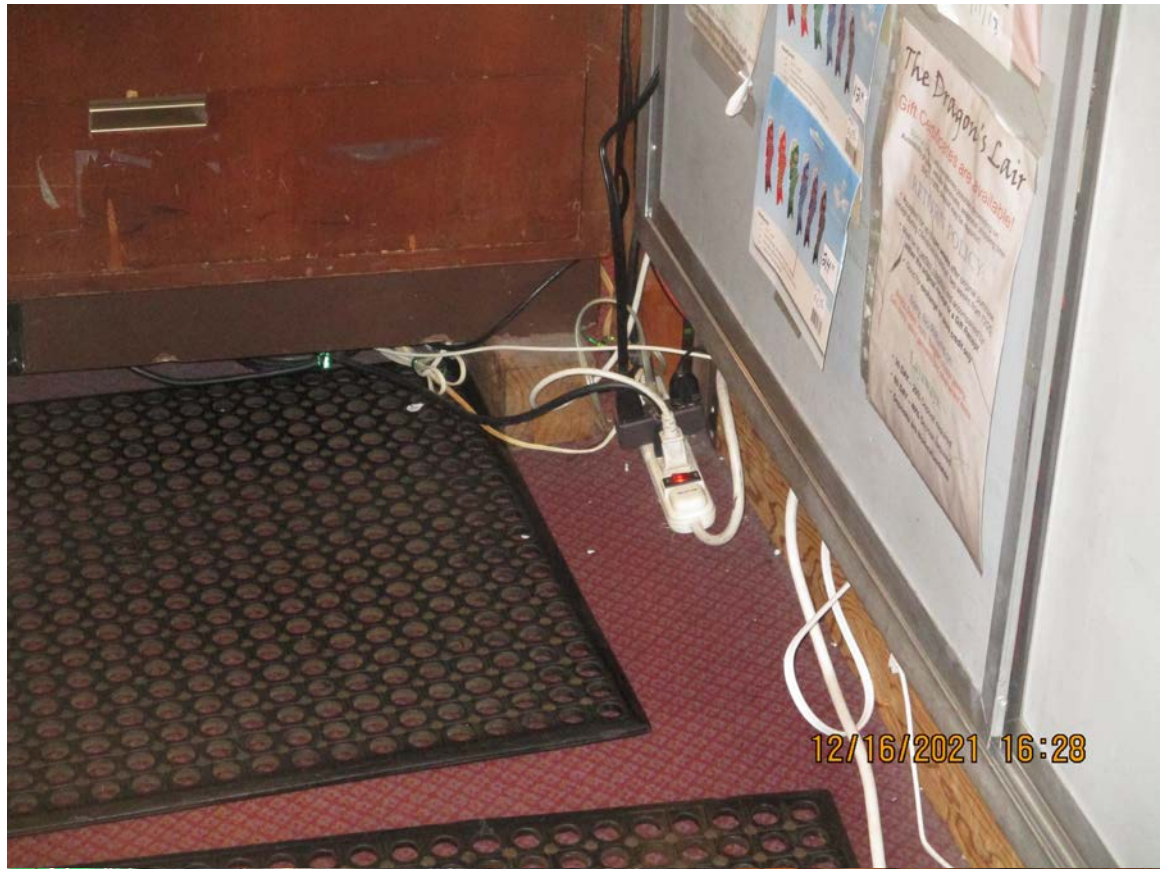














# Ukiah Valley Fire Authority



Occupancy: **Dragons Lair**  
 Occupancy ID: **1429**  
 Address: **101 S Main ST**  
**UKIAH CA 95482**

Inspection Type: **Complaint**

Inspection Date: **12/16/2021**

By: Broseke, Ian

Time In: **15:46**

Time Out: **16:04**

Authorized Date: **12/16/2021**

By: Broseke, Ian

Invoice Paid Date: **1/1/1900 12:00:00 AM**

Form: Test

## Inspection Topics:

### Exits

Remove storage from beneath exit stairs.

Items stored beneath stairs present a fire risk that can endanger persons using that escape route.

**Status: INADEQUATE**

**Notes:**

### Fire Extinguishers

Portable fire extinguishers are due for annual maintenance on:

Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.

**Status: FAIL**

**Notes:**



### Housekeeping

Arrange storage in orderly manner to provide for exiting and fire department access.

Good housekeeping makes an area safer for occupants and contributes less fuel to a fire. When storage is orderly, fire fighters can get fast access to minimize fire damage.

**Status: FAIL**

**Notes:**

Remove storage to at least 18 inches below level of sprinklers (36 inches for storage piled over 12 feet high)

Storage too close to a sprinkler will not allow the water spray to properly penetrate the fire and extinguish it.

**Status: FAIL**

**Notes:**

**Electrical**

Discontinue use of extension cords in lieu of permanent wiring.  
Temporary wire does not afford the durability, safety, and protection from shock or fire that is found in the construction of an enclosed electrical system.  
**Status: FAIL**  
**Notes:**

Maintain at least 30 inches clearance in front of electrical panel.  
Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.  
**Status: FAIL**  
**Notes:**

Each outlet box shall have a cover faceplate or fixture canopy.  
Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.  
**Status: INADEQUATE**  
**Notes:**

Discontinue use of non-approved multi-plug adapters.  
Multi-plug adapters invite the overuse of the circuit that can result in overheating and a fire.  
**Status: FAIL**  
**Notes:**

**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**  
**Inspection Time: 18 minutes**  
**Total Time: 18 minutes**

**Summary:**

**Overall Result:** Correction Notice Issued  
**Inspector Notes:**







Handwritten notes on a clipboard, including a date '12/20/00' and other illegible text.

Handwritten note on a clipboard that reads "Mail Man Wash".

Yellow tag with the number 2.

Orange tag with the number 1.

Red bucket with the text "PLEASE NO BREAKABLES IN BUCKET".



# MEMORANDUM

**TO:** Demolition Review Committee

**FROM:** Matt Keizer, Building Official

**DATE:** December 20, 2021

**SUBJECT:** 105 S. Main St.

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On December 16, 2021, I reviewed the Demolition Permit application materials and performed a site visit of 105 S. Main St. (Tom's Glass). According to the Mendocino County Assessor's records, the building is approximately 2,880 sf warehouse and dates back to 1947. The building is not included in the City of Ukiah's Historic Resources Survey (last updated in 1999), nor is it listed in the State of California's inventory of historic resources or National Register of Historic Places.

The building is wood construction with metal cladding that is built on a pole barn type of construction, with posts approximately 10' on center and hand built trusses resting on top of the post/top plate. Purlins are 2x4 flat 4' on center with metal roofing attached. There are no Building Permits on file. Although the building is standing, it would require significant structural upgrades to be code compliant with the requirements for the 2019 California Building Code. This building also has no mechanical system, and has major deficiencies in Electrical, plumbing, and accessibility. Also, the building proximity to the property line would require a fire wall to be built and with the separation of only 6"-8" which would be very difficult to install, if it can be done at all. The cost to upgrade this building would likely cost more than demolition and rebuild of a new building.

Based on this information, it is my professional opinion that the building does not meet any of the criteria in Ukiah City Code Section 3016(b) for historic significance and meets the criteria for demolition.

## ATTACHMENTS:

1. Site Visit Photos









**From:** [Jason Benson](#)  
**To:** [Michelle Irace](#)  
**Cc:** [Craig Schlatter](#); [Mireya Turner](#); [Jesse Davis](#)  
**Subject:** RE: Referral Package for Demolition of Two Structures Over 50 years Old at 101 and 105 S. Main St.  
**Date:** Thursday, November 18, 2021 3:22:48 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Michelle –

Public Works has no comments.

Jason Benson, PE  
Public Works – Senior Engineer  
C: (707)510-5485

---

**From:** Michelle Irace  
**Sent:** Wednesday, November 3, 2021 5:01 PM  
**To:** Matthew Keizer <mkeizer@cityofukiah.com>; Steven Oropeza <soropeza@cityofukiah.onmicrosoft.com>; Jimmy Lozano <jlozano@cityofukiah.com>; Sonu Upadhyay <supadhyay@cityofukiah.com>; Noble Waidelich <nwaidelich@cityofukiah.com>; Cedric Crook <ccrook@cityofukiah.com>; Mendocino County Air Quality Mgmt District <mcaqmd@mendocinocounty.org>; naltyw@mendocinocounty.org; leonardg@mendocinocounty.org; downeys@mendocinocounty.org; mendocinocountyhistory@gmail.com  
**Cc:** Craig Schlatter <cschlatter@cityofukiah.com>; Mireya Turner <mturner@cityofukiah.com>; Jesse Davis <jdavis@cityofukiah.com>  
**Subject:** Referral Package for Demolition of Two Structures Over 50 years Old at 101 and 105 S. Main St.

Hello,

The City of Ukiah has received a proposal to demolish two existing buildings at 101 and 105 S. Main Street. Please find the Project Description and application materials included in the attached referral package and let me know if you have any questions. Comments and proposed conditions of approval are appreciated by November 18, 2021.



**Michelle Irace**, Planning Manager  
Department of Community Development  
300 Seminary Avenue, Ukiah, CA 95482  
[www.cityofukiah.com/community-development](http://www.cityofukiah.com/community-development)



"Safety, Professionalism & Community Service"

**Noble Waidelich**  
Chief of Police

---

To: Michelle Irace, Planning Manager  
From: Cedric Crook  
CC: Chief Waidelich  
Subject: Historical Structure Demolition Permit #21-6615 (101 and 105 S. Main St.)  
Date: 11/10/21

On 11/10/21, I reviewed the attached Project Review Referral regarding the Historical Structure Demolition Permit No.21-6615 (101 and 105 S. Main St.). This permit appears to have little impact to the Police Department. UPD's main concern is the amount of impact that the demolition would have in regards to the work within the public right-of-way, including a street or sidewalk closure and the impact it would have during peak times of vehicular traffic on Main St. and Perkins St. UPD would request that this impact be minimized to the extent at all possible with the encroachment permit. UPD would also request the appropriate contact names and telephone numbers for after hours contact be provided to UPD dispatch during the demolition process.

*C. Crook*

---

Lieutenant Cedric Crook  
Administrative Commander

**From:** [Sarah Downey](#)  
**To:** [Cedric Crook](#); [Jimmy Lozano](#); [Michelle Irace](#); [Matthew Keizer](#); [Noble Waidelich](#); [Sonu Upadhyay](#); [Steven Oropeza](#); [mendocinocountyhistory@gmail.com](mailto:mendocinocountyhistory@gmail.com); [Gary Leonard](#); [Mendocino County Air Quality Mgmt District](#); [naltyw@mendocinocounty.org](mailto:naltyw@mendocinocounty.org)  
**Cc:** [Craig Schlatter](#); [Jesse Davis](#); [Mireya Turner](#)  
**Subject:** Re: Referral Package for Demolition of Two Structures Over 50 years Old at 101 and 105 S. Main St.  
**Date:** Thursday, November 4, 2021 10:00:54 AM  
**Attachments:** [IMAGE.png](#)

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

Mendocino County Environmental Health, specifically the CUPA, does not have conditions of approval at this time. However, upon project review and demolition, if underground storage tanks (UST) and/or piping are discovered, it is necessary to notify the CUPA for required permitting and removal.  
Thank you,

*Sarah Downey*

Environmental Health Technician  
County of Mendocino  
860 North Bush Street  
Ukiah, CA 95482  
Phone: 707/234-6644  
Fax: 707/463-4038

>>> Michelle Irace <[mirace@cityofukiah.com](mailto:mirace@cityofukiah.com)> 11/3/2021 5:00 PM >>>

Hello,

The City of Ukiah has received a proposal to demolish two existing buildings at 101 and 105 S. Main Street. Please find the Project Description and application materials included in the attached referral package and let me know if you have any questions. Comments and proposed conditions of approval are appreciated by November 18, 2021.



**Michelle Irace**, Planning Manager  
Department of Community Development  
300 Seminary Avenue, Ukiah, CA 95482  
[www.cityofukiah.com/community-development](http://www.cityofukiah.com/community-development)

**Comments / Conditions of Approval:**

The District's only comments/ conditions to the referral for Project # 21-6615 is regarding asbestos in the structures:

**Demolition / Renovation Projects:**

All Commercial Buildings, Government Buildings, Schools, and Multi-Family Dwellings are subject to the requirements of Mendocino County Air Quality Management District Regulation 1, Rule 492, National Emission Standards for Hazardous Air Pollutants (NESHAPS) for Asbestos.

Prior to receiving a Demolition/ Renovation Permit from the Planning & Building Agency the applicant is required to:

- (1) Have an Asbestos Survey conducted by a licensed Asbestos contractor for the presence of asbestos containing materials, and
- (2) 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, and
- (3) Have any Asbestos containing materials abated by a licensed abatement contractor prior to beginning any demolition or renovation activities, if applicable; and
- (4) Obtain written authorization from the District indicating that all requirements have been met prior to receiving demolition/ renovation permit.

A current version of the District's Asbestos Notification for Demolition or Renovation form is attached for reference / use.

Thank you.



**MENDOCINO COUNTY  
AIR QUALITY MANAGEMENT**

306 East Gobbi Street  
Ukiah, California 95482  
(707) 463-4354 Fax: 463-5707  
mcaqmd@mendocinocounty.org  
www.mendoair.org

**ASBESTOS NOTIFICATION FORM for DEMOLITION and RENOVATION**

For District Use Only:		Date Received:	Notification #: ASB-	Facility #
I. Type of Notification:		<input type="checkbox"/> Original	<input type="checkbox"/> Cancellation	<input type="checkbox"/> Revision #:
II. Site Address:			Cross Street:	
Building Description:				
Current Use:		Proposed Use:		Single Family Dwelling: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Demolition	<input type="checkbox"/> Ordered Demolition (Attach Copy)	<input type="checkbox"/> Renovation	<input type="checkbox"/> Emergency Renovation (Describe)	
III. Owner Name:			Telephone:	
Mailing Address:				
Email:		City, State:		Zip:
IV. Is Asbestos Present		<input type="checkbox"/> Yes <input type="checkbox"/> No	Survey Date	Attach Copy of Survey/Report <input type="checkbox"/> Yes <input type="checkbox"/> No
Approximate Amount of Asbestos Containing Materials:				
Amount of RACM:	Sq. Ft.:	Linear Ft.:	Cubic Ft.	
Amount of Category 1 ACM:		Amount of Category II ACM:		
Scheduled Dates Asbestos Removal (MM/DD/YY)		Start Date:	Complete Date:	
Scheduled Dates of Demo/Reno (MM/DD/YY)		Start Date:	Complete Date:	
<b>Describe work to be performed, include work practices &amp; engineering controls to be used to prevent airborne emissions of Asbestos:</b>				
If your project is below the "threshold" amounts described on Page 2, sign and date the bottom of this form and submit it to the District for approval. For all other projects, complete items V – VIII below. Note: <b>All burned structures require consultation with the Air Quality Management District.</b>				
V. Demolition or General Contractor:				
Mailing Address:			Telephone:	
City:			State:	Zip:
VI. Asbestos Consultant:			CAC#:	
Mailing Address:			Telephone:	
City:			State:	Zip:
Asbestos Removal Contractor:			DOSH#	
Mailing Address:			Telephone:	
City:			State:	Zip:
Contact:		Title:	Telephone:	
VII. Waste Transporter:			EPA ID#	
Mailing Address:			Telephone:	
City:			State:	Zip:
VIII. Disposal Site:		Address/City		
I certify that the above information is true and correct to the best of my knowledge.				
_____ Signature of Owner/Operator			_____ Date	
District Use Only:	<b>This project has met the requirements of Federal Asbestos NESHAP regulations under 40 CFR, 61.145 and may proceed with demolition or renovation activities upon completion of identified asbestos abatement and Lead Agency approval.</b>			
	_____ District Representative			_____ Date

# **ASBESTOS NOTIFICATION FORM for DEMOLITION and RENOVATION**

## **INSTRUCTIONS**

In accordance with the provisions of the Code of Federal Regulations, 40 CFR 61 subpart M for asbestos, anyone conducting a demolition or renovation project must thoroughly inspect the affected facility or portion of the facility for the presence of asbestos, including projects without Asbestos Containing Material (ACM) and provide written notification of the project to the Air Quality Management District. The notification requirements apply to all commercial buildings, government buildings, schools, multi-family dwellings, and single-family dwellings and other structures.

Demolition or renovation activities involving at least 160 square feet (80 linear meters or 260 linear feet) of regulated asbestos-containing materials (RACM) require abatement as well as notification. These amounts are known as "threshold" amounts.

For all demolition or renovation projects, fill out the form as completely as possible, including:

- Section I: Type of Notification,
- Section II: Building description,
- Section III: Owner Information,
- Section IV: Asbestos Information if Present,
- Section V: Demolition or General Contractor information if they are being used on this project,
- Section VI: Asbestos Consultant/Surveyor Information,
- Section VII. Waste Transporter Information, and
- Section VIII: Disposal Site Information

Should the structure contain "threshold" amounts of asbestos materials that must be abated prior to the demolition or renovation, fill out the Notification Form as completely as possible and submit the Notification and any related documents to the District for approval at least 10 days prior to any abatement activity.

If your project is below the "threshold" amounts or a Single-family dwelling, complete items I through III, sign and date the bottom of the Notification Form and submit it to the District for approval.

**Note: All burned structures require consultation with the Air Quality Management District.**

If the demolition is being ordered by a government agency, please provide a copy of the Demolition Order. For emergency renovations or demolitions please provide any documentation and describe the project. For specifically defined "Emergency" conditions, the 10 working day period may be waived.

Fees associated with Asbestos Notification for Demolition and Renovation are attached to this form.

Please notify the District if the job is postponed or cancelled or if there are any revisions.

Asbestos Notification for Demolition and Renovation forms may be mailed or hand delivered. In accordance with federal law, faxed or emailed notifications cannot be accepted.

Call the District office at 707/463-4354 if you have any questions or need further assistance.

In addition to the requirements of 40 CFR 61 subpart M, the California Health & Safety Code, Section 19827.5 requires written approval from the Mendocino County Air Quality Management District prior to the issuance of any demolition or renovation permit. CH&SC, Section 19827.5. states: ..."A demolition permit shall not be issued by any city, county...or state or local agency which is authorized to issue demolition permits...except upon the receipt from the permit applicant of a copy of each written asbestos notification regarding the building that has been required to be submitted to the US EPA or to a designated state agency...pursuant to Part 61 of Title 40 of the Code of Federal Regulations..."

**Please note: Contact your California Certified Asbestos Consultant or Abatement Contractor for more information about removing asbestos safely.**

**ASBESTOS NOTIFICATION FORM for DEMOLITION and RENOVATION**

**FEE SCHEDULE**

**Mendocino County Air Quality Management District  
Regulation 1, Rule 1-310, Fees**

**SCHEDULE 8  
ASBESTOS OPERATIONS FEE SCHEDULE**

Anyone conducting a demolition or renovation project subject to the provisions of Title 40 of the Code of Federal Regulations, Part 61, Subpart M for asbestos and required to submit a written notification of the project to the District shall pay to the District the following fee:

**Asbestos operations other than single-family residential dwellings of less than five units.**

Less than 100 lineal feet or less than 100 square feet	\$ 35.00
100 to 200 square feet or 100 to 300 lineal feet	\$ 65.00
200 to 500 square feet or 300 to 600 lineal feet	\$130.00
500 to 2,000 square feet or 600 to 2,400 lineal feet	\$200.00
2,000 to 20,000 square feet or 2,400 to 20,000 lineal feet	\$325.00
greater than 20,000 square feet or 20,000 lineal feet	\$650.00

If, upon inspection or in the course of a demolition or renovation project, it is discovered that the project properly belongs in a higher fee category than was initially determined, the owner or operator shall pay the balance of the fee for the higher category.

The appropriate fees listed above shall accompany the notification form. Failure to pay the appropriate fee at the time of notification form will be considered a failure to notify. In such case, the owner or operator could be subject to significant penalties pursuant to federal law and regulation.

Any demolition or renovation project requiring an inspection by the Air Quality Management District shall pay an additional fee to the District for the actual cost of the inspection as determined by the Air Pollution Control Officer in accordance with Rule 1-330, Technical Services Fees.

Schedule 8 is not subject to annual CPI factor adjustments.

[Adopted 6/01/93; Amended 9/14/93; Amended 5/6/03]

**Comments / Conditions of Approval:**

After reviewing the material in the referral package, the Historic Resource Evaluation prepared by Alice P. Duffee, the Architectural and Historical Resources Inventory Report for Ukiah (1985 and 1999 update), and the materials in our collection, it is our professional opinion that 101 S. Main Street is a historic building important to Ukiah's cultural and economic history and the request for demolition should be denied.

Though this type of structure was common in its era, it is now rare in Ukiah and the only remaining commercial building of its type/construction in an area that was once a vital service hub for a large part of Mendocino County. Historically, the area east of Main Street, north of Clay Street, west of modern-day Hospital Drive, and south of Smith Street, was a service hub (shipping/receiving/storage/commercial) for agriculture as and most major industries in the county due to its juxtaposition to the railroad; the most efficient commercial transportation mode in Ukiah until a few decades ago. These were vital districts to the towns and cities in which they were located. This building is the only remaining commercial example, from this early era, in this nearly forgotten district.

This building was constructed sometime between late 1917 and 1921. In 1917, Ukiah experienced a devastating fire that leveled many city blocks, including the block where this building is located. There was a massive effort to rebuild and this structure is representative of that rebuilding effort. It is also one of the few historic commercial buildings left east of Main Street. The intersection of Main and Perkins Streets was once the center of Ukiah's first downtown, rather than the current center one block west. Therefore, we consider the building (101 S. Main Street) historic and vital to Ukiah's history.

105 S. Main Street appears to have been constructed around 1921 and was used for feed and grain storage, it was likely used as a warehouse for 101 S. Main and a commercial agriculture building that was located just east of 101 S. Main. It is representative of the same districts detailed above but as an industrial building. While we consider it historic (age/function/location), its architectural features are not unique and we request the buildings be evaluated separately.

Tim Buckner, Director  
Historical Society of Mendocino County

Alyssa Ballard, Archivist/Historian  
Historical Society of Mendocino County