

VII. MITIGATION MONITORING AND REPORTING PROGRAM

(Cultural/Tribal Cultural Resources revised October 2025)

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

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	<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>		Management District		
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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>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:</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	

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	<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>				
Cultural/Tribal Cultural Resources					
Demolition of the Dragon's Lair building could result in significant impacts to a historic resource.	<p>CUL-1: Prior to issuance of the demolition permit, photo documentation of the subject structure at 101 S. Main Street shall be required to catalogue its existence. The documentation must be approved by the Community Development Director.</p>	Applicant or contractor	Applicant or contractor; City of Ukiah Community Development Department	Prior to issuance of demolition permit	
	<p>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:</p> <p>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:</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	

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<p>a. Incorporate findings and recommendations from the January 17, 2023 “Stamped Metal Panel Grading” Evaluation by Axia Architects (Attachment 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>2. Use of Salvaged or Visually Similar Siding in New Development. If salvaged siding is deemed unsuitable for exterior reuse in a weather-resistant manner, the Applicant shall acquire and install <u>850 square feet of new pressed metal siding</u> (or equivalent) that is visually and functionally similar in design, dimension, and finish.</p> <p>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.</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>				
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	<p>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.</p> <p>1. Mural Design and Placement Plan, and Interpretive Signage Plan. a. The Applicant shall prepare a "Mural Design and Placement Plan" and "Interpretive Signage Plan." Both plans shall be submitted for review and approval by the City of Ukiah Design Review Board.</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</p>	Applicant or contractor	Applicant or contractor; City of Ukiah Community Development Department; Design Review Board	Mural/signage plan approval prior to installation; maintenance agreement recorded prior to occupancy	
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<p>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>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:</p> <ul style="list-style-type: none"> 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. <p>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</p>				
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<p>for ongoing conservation and repair needs. The City shall bear no responsibility for mural or interpretive signage maintenance or replacement.</p> <p>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.</p>				
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