

TO: JAMES L. APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE
OF THE BUILDINGS AT 525 RIVERSIDE AVENUE AND A REQUEST TO
PROCESS A PENDING DEMOLITION PERMIT APPLICATION
(APPLICANT: SMART & FINAL CORPORATION)

DATE: OCTOBER 4, 2005

Needs: For the City Council to consider making a determination as to the historic or architectural significance of a building proposed for demolition, and to authorize a demolition permit.

Facts:

1. A request has been received to demolish the buildings located at 525 Riverside Ave. See attached Vicinity Map.
2. The building that is proposed for demolition was previously listed in the City Inventory of Historic Resources, although at this time the information is missing from the inventory.
3. Per Chapter 17.16 (Demolition of Buildings and Structures) of the Zoning Ordinance, the City Council is being asked to make a determination as to whether or not the building is of historic or architectural significance, and to authorize a demolition permit. A copy of the referenced code section is attached.
4. Consistent with the requirements of the California Environmental Quality Act (CEQA), an Initial Study has been prepared and the required notice has been published regarding consideration of a Negative Declaration of Environmental Impact. A copy of the Initial Study is attached.
5. Philip M. Shuluk, Director of Construction for Smart & Final Stores Corporation, has submitted a letter (attached) outlining the reasoning for their proposal to remove the buildings. The letter refers to structural reports from two separate Engineering firms that are also attached. In his letter, Mr. Shuluk indicates that the cost to retrofit the existing tower structure would result in significant financial hardship to resolve and requests that the Council allow the demolition of the building in order to provide for the construction of a new building.
6. Tomas-Lang Architects have submitted a conceptual site plan and architectural elevations for the proposed replacement building. The design has incorporated a tower element similar to the existing tower. The replacement building will need to go through the development review process and be approved by the Planning Commission via a public hearing.

Analysis
And

Conclusions: The Council has the discretion to make a final determination as to the subject building's historic or architectural significance or non significance prior to the processing of the demolition permit.

Although the subject building is in the City's Historic Resources Inventory, it is not on any local or State Register of historic structures.

The proposal to develop a Smart & Final store at this location will need to go through the development review process and be approved by the Planning Commission.

Policy

Reference: Paso Robles General Plan, Paso Robles Zoning Ordinance, Title 17 (Building and Construction) of Paso Robles Municipal Code relating to demolition of buildings or structures.

Fiscal

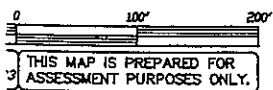
Impact: None.

Options: After considering the information and analysis presented and the public testimony received, the City Council will be asked to select one of the following options:

a. (1) adopt Resolution No. 05-xx approving a Negative Declaration, pursuant to the requirements of the Guidelines for implementing the California Environmental Quality Act (CEQA), and (2) direct that the demolition permit application be processed. Any replacement structure will be the subject of a future Planned Development application and would be subject to whatever public policy requirements as may apply at the time of a request for a project approval.

b. Amend, modify, or reject the above option.

Attachments: Vicinity Map
Municipal Code Excerpt
Draft Negative Declaration Resolution
Initial Study
Architect's Analysis
Structural Engineer Analysis



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Chapter 17.16

**DEMOLITION OF BUILDINGS AND
STRUCTURES****Sections:**

- 17.16.010 Purpose and intent.**
- 17.16.020 Permit required.**
- 17.16.030 Application for permit.**
- 17.16.040 Determination of historic or architectural significance.**
- 17.16.050 Processing procedures.**
- 17.16.060 Exception.**

17.16.010 Purpose and intent.

The purpose of this chapter is to protect buildings, structures, and features which reflect special elements of the city's heritage and to seek alternatives to demolition for important historical resources. The protection and preservation of cultural resources are required in the interest of the health, prosperity, social and cultural enrichment, and general welfare of the people. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.020 Permit required.

No person shall demolish any building or structure until a permit has been issued by the building official in accordance with the provisions set forth in this chapter. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.030 Application for permit.

An application for a permit to wreck, demolish, or raze a building or structure shall be submitted to the building official. An application shall state:

- A. The precise location of the building or structure to be demolished identifying the building or structure to be removed and distances to the neighboring buildings, property lines, streets or right of ways, and public utilities;
- B. The type of equipment to be used to demolish the building or structure;
- C. The length, width, height, and principal materials or construction of the building or structure;

D. The length of time required to complete the proposed demolition work;

E. The name and address of the owner(s) of the building or structure;

F. Proof of permission from the owner(s) and other vested interests to do the proposed work;

G. Method(s) of proposed demolition; and

H. Any other information deemed necessary by the building official. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.040 Determination of historic or architectural significance.

Upon receipt of an application for a permit to demolish a building or structure, the building official shall forward the application to the planning division of the community development department. The city planner shall determine whether the building or structure is a potential historic or architectural resource, using the following criteria:

A. Inclusion on any list of historic and cultural resources, including, but not limited to, the National Register of Historic Buildings, the state list of significant historic buildings, the 1981-1984 Historic Resources Survey conducted by the community development department or any other recognized source of historic and cultural resources for the City of El Paso de Robles; and

B. An evaluation of the building or structure based upon the following criteria:

- 1. Whether the building or structure reflects special elements of the city's historical, archaeological, cultural, social, economic, aesthetic, engineering, or architectural development; or
- 2. Whether the building or structure is identified with persons or events significant in local, state, or national history; or
- 3. Whether the building or structure embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or whether the building or structure represents an established and familiar visual feature of a neighborhood or community of the city.

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The city planner shall make his/her determination within thirty days from the date the application for demolition is submitted. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.050 Processing procedures.

A. Nonsignificant Buildings or Structures. If the building or structure to be demolished is determined by the city planner as having no historic, architectural or aesthetic significance to the city, the city planner shall refer the matter back to the building official with recommendation to issue the demolition permit. When in doubt, the city planner may seek the review and advice from the architectural review committee/historic preservation commission. The demolition permit shall be effective on the date of issue.

B. Significant Buildings or Structures.

(1) If the building or structure proposed to be demolished is determined by the city planner to have historic, architectural, or aesthetic significance to the city, the city planner shall schedule the request for demolition to the council for final determination at the next available hearing.

(2) The community development department shall place a legal notice in a newspaper of general circulation in the city, announcing the proposed demolition. The notice shall be given in a manner consistent with city policies and procedures and state law. The notice shall show the location of the building or structure on a vicinity map with the street address. The community development department shall also notify by first class mail all property owners within a three-hundred-foot radius of the proposed demolition and any persons or organizations that have asked to be notified of the application for demolition permits. The applicant for the demolition permit shall be responsible for providing a set of mailing labels containing the property owners and addresses based upon the latest county assessor's tax roll.

C. Findings Required.

(1) The council may, upon finding that the building or structure is of significant historical character, require a six month continuance in consideration of

the demolition permit request with an option to extend the continuance for an additional six month period should that become necessary. The purpose of the continuance, and the possible extension, is to provide adequate time to investigate alternatives to demolition.

(2) Upon making the determination that there are no feasible alternatives to demolition, the council may direct the building official to issue the permit.

(3) The demolition of all buildings and structures shall be conducted in accordance with all conditions outlined in Chapter 44 and subsection 4409 of the Uniform Building Code as adopted by council. (Ord. 586 N.S. Exh. A (part), 1989)

17.16.060 Exception.

Upon determination by the building official that the building or structure to be demolished poses a threat to the health and safety of persons in the area surrounding the subject structure, the building official may, with the community development director's concurrence, issue the demolition permit without city council review and the findings set forth in this chapter. The building official may also require fencing or other appropriate measures to secure the site pending review by staff and/or council. (Ord. 586 N.S. Exh. A (part), 1989)

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
GRANTING NEGATIVE DECLARATION STATUS FOR DEMOLITION
OF A STRUCTURE AT 525 RIVERSIDE AVE.
(SMART & FINAL, CORP.)

WHEREAS, pursuant to Chapter 17.16 (Demolition of Buildings and Structures) of the Zoning Ordinance, the City Council is being asked to make a determination as to whether or not the building is of historic or architectural significance, and to authorize a demolition permit; and

WHEREAS, the building that is proposed for demolition is listed in the City Inventory of Historic Resources; and

WHEREAS, consistent with the requirements of the California Environmental Quality Act (CEQA), an Initial Study has been prepared and the required notice has been published regarding consideration of a Negative Declaration of Environmental Impact; and

WHEREAS, an Initial Study was prepared for this project, a copy of which is attached; and

WHEREAS, Philip M. Shuluk, Director of Construction for Smart & Final Stores Corporation, has submitted a letter along with technical information from structural engineers indicating that the cost to retrofit the existing tower structure would result in significant financial hardship to resolve and requests that the Council allow the demolition of the building in order to provide for the construction of a new building; and

WHEREAS, a conceptual plan has been submitted for the replacement building and has incorporated a tower element similar to the existing tower; and

WHEREAS, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

WHEREAS, the Council has the discretion to make a final determination as to the subject building's historic or architectural significance or non significance prior to the processing of the demolition permit; and

WHEREAS, although the subject building is in the City's Historic Resources Inventory, it is not on any local or State Register of historic structures; and

WHEREAS, since it is not on a Register, it is not subject to review other than that provided by the City Council; and

WHEREAS, any replacement buildings would be required to go through the Development Plan process and be subject to review by the Planning Commission via a public hearing; and

WHEREAS, based on the information contained in the Initial Study prepared for this project and testimony received as a result of the public notice, the City Council finds no substantial evidence that there would be a significant impact on the environment if the application was approved.

NOW, THEREFORE, BE IT RESOLVED, that based on the City Council's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration in conjunction with determining that the subject structure is not of architectural significance and that it would be appropriate to process a demolition permit for the structure, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 4th day of October, 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

CITY OF EL PASO DE ROBLES

1000 Spring Street
Paso Robles, California 93446

ENVIRONMENTAL CHECKLIST FORM

In accordance with the policies regarding implementation of the California Environmental Quality Act of 1970, this document, combined with the attached supporting data, constitutes the initial study on the subject project. This initial study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an environmental impact report will be prepared which focuses on the areas of concern identified by this initial study.

1. Project Title: Demolition 05-005 (Farmer's Alliance Building)
2. Lead Agency Name and Address: *City of El Paso de Robles, 1000 Spring Street,
Paso Robles, California 93446*
3. Contact Person and Phone Number: Darren Nash, (805) 237-3970
4. Project Location: 525 Riverside Ave.
5. Project Sponsor's Name and Address: same as above
6. General Plan Designation: Commercial Service (CS)
7. Zoning: M,PD (Manufacturing, Planned Development Overlay)
8. Description of Project: To demolish an existing structure and build a whosale/retail store for Smat & Final Corporation; any plans would be subject to a separate process consistent with Zoning Code requirements.
9. Surrounding Land Uses and Setting: Railroad Tracks to the West, City Maintenance Yards to the North, Building Supply business to the South, and Riverside Ave. & Highway 101 to the East.
10. Other public agencies whose approval is required: None

Related Information: This building was at one time listed in the City's Historic Resources Inventory, at this time the information was not found. The building is not on any local, State or Federal register.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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"/> Land Use and Planning | <input type="checkbox"/> Transportation/Circulation | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Aesthetics |
| <input type="checkbox"/> Water | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

On the basis of this initial evaluation:

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

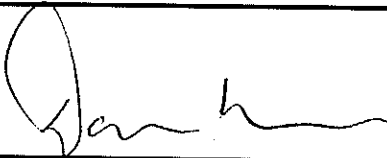
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared. []

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. []

I find that the proposed project MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. []

Signature



Date

9/14/05

Printed Name

For

ISSUES (and Supporting Information Sources):

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a) Conflict with general plan designation or zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Demolition of the existing buildings and replacement with conforming structure would be consistent with the General Plan, Zoning, and the land use patterns of the immediate area.				
II. POPULATION AND HOUSING. Would the proposal:				
a) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. GEOLOGICAL PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a) Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The December 22, 2003 San Simeon earthquake subjected the area to ground shaking. Current building code requirements should provide adequate mitigation for new structures on the property. Demolition of the existing structures and replacement with code compliant structures would be a public safety asset.				
IV. WATER. Would the proposal result in:				
a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. AIR QUALITY. Would the proposal:

a) Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prior to the issuance of a Permit to demo the building, the applicants will need to get a release from APCD.				
b) Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. TRANSPORTATION/CIRCULATION. Would the proposal result in:

a) Increased vehicle trips or traffic congestion?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
b) Locally designated species (e.g. heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Wetland habitat (e.g. marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

a) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Use non-renewable resources in a wasteful and inefficient manner?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HAZARDS. Would the proposal involve

a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: Oil, pesticides, chemicals or radiation)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Possible interference with an emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) The creation of any health hazard or potential health hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of people to existing sources of potential health hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Increased fire hazard in areas with flammable brush, grass, or trees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NOISE. Would the proposal result in:

a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a) Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. AESTHETICS. Would the proposal:

a) Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Replacement of structures have been proposed that would incorporate some of the architectural elements of the original building. The applicants will need to apply for a Development Plan that will go through the public hearing process and be reviewed by the Planning Commission.

XIV. CULTURAL RESOURCES. Would the proposal:

a) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Since the subject structures are in the City's Historic Resources Inventory, its demolition is expected to raise public concerns. The structure is not on any adopted State or Local Register of Historic Places.

XV. RECREATION. Would the proposal:

a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitats 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, 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

other current projects, and the effects of probable future projects)

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

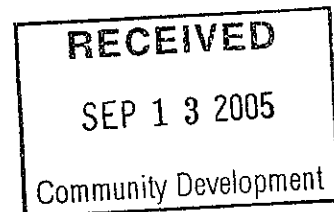
Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080. 1, 21080.3, 21082.1, 21083, 21083.3, 21093, 21094, 21151; Sundstrom v. County of Mendocino, 202 Gal. App. 3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 Gal. App. 3d 1337 (1990).

September 12, 2005

Smart & Final Stores Corporation
P.O. Box 512377
Los Angeles, CA 90051-0377
323/869-7500
www.smartandfinal.com

City of El Paso de Robles
Community Development Department—Planning Division
1000 Spring Street
Paso Robles, California 93446



To whom it may concern:

Re: Proposed Smart & Final — 525 Riverside Avenue, Paso Robles

Smart & Final proposes to construct a new facility at 525 Riverside Avenue in Paso Robles. The site includes an existing building that was originally constructed to process and warehouse almonds. The building was constructed in 1922 and is built out of concrete. The most recent tenant was a contractor who used it for offices and storage of construction materials.

The proposed use for the site is a new 15,000 sf Smart & Final store. Smart & Final is a non-membership warehouse store for food and foodservice supplies serving foodservice professionals as well as business and household customers. This store would be similar to our stores located in Santa Maria and San Luis Obispo.

Construction of the new store will necessitate demolition of the existing building and tower. The new store will be constructed with a new tower element to mimic the historic characteristics of the old tower. We agree that the tower adds an interesting architectural feature and we feel it is important to pay tribute to the local history in the almond industry. That is why we have spent so much time and effort on this issue.

We have had the existing tower structure tested by Accu-Test Engineering Laboratories, Inc. of Calabasas, California (refer to attached test report) and we have also had a preliminary seismic retrofit design completed by Munier & Associates, Inc. of Laguna Hills, California (refer to attached design). Unfortunately, there are major problems that make it necessary to demolish the existing tower:

1. The tower is located on the site in such a way that it cannot be used as an entry feature or as any other component that would make sense for our store design.

City of El Paso de Robles

September 12, 2005

Page 2

2. The tower sits approximately 4'-0" above grade outside the existing building, creating significant building access problems, particularly with regard to ADA entry requirements.
3. The tower would need to be upgraded to meet the current building code, which would entail a major seismic improvement. Preliminary costs for the seismic upgrade of the tower were prepared by Nick E. Pokrajac, Inc. of Templeton, California and are in the \$300,000.00 range.

Given that the existing tower poses major structural and design challenges that would result in significant financial hardship to resolve and ultimately negatively impacting the financial performance of this location, we respectfully request that you approve our request to demolish the existing building and tower and allow us to replace the tower with a similar structure that meets our store layout requirements and all current building codes.

Please contact me at (323) 869-7794 with any questions or comments.

Sincerely,

Philip M. Shuluk
Director of Construction

Enclosures (2)



MEMO / TRANSMITTAL SHEET

To: Mr. Gerald Munier
Munier & Associates

Fax No.: (949) 462-3743

Phone No.: (949) 462-3945

Date: December 31, 2004

Page: 1 of 22

From: Satinder

Regarding: Structural Investigation and Testing at
Smart & Final, Paso Robles

Message:

Dear Gerald:

Transmitting complete test report for the subject project. We realized your need for the test results before Friday, so we did not give up till it is all done.

We will be closed Friday (31st); but for any questions you may leave a message on our office voice mail, and I will keep checking to respond.

Thanks a lot.

And Happy New Year

Regards,

Satinder

Enclosures: Test Report (21 pages).

1. Column Reinforcement (6 pages)
2. Beams Reinforcement (4 pages)
3. Tower Walls Reinforcement (5 pages)
4. Slab Reinforcement
5. Footing Reinforcement
6. Concrete Strength and Unit Weight (3 pages)
7. Appendix "A": Test Locations

Transmitted By: _____ m _____

Should there be any problems receiving this transmission, please call (818) 591-3555



Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Column, "C1" Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethee, Ph.D.

Test 1.1 Results of Column Reinforcement Investigations

Member Investigated: Cast in place concrete column on the first floor of the existing granary tower.

Location: Investigated the specified column at the south-east corner of the tower. The column is marked as "C1" in the plans included in Appendix "A"

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over all four faces of the square column. The column was investigated up to a height of about 7 feet. The reinforcement was found to be placed as a circular cage.

Vertical Reinforcement: Detected and/or Exposed 6 Rebars

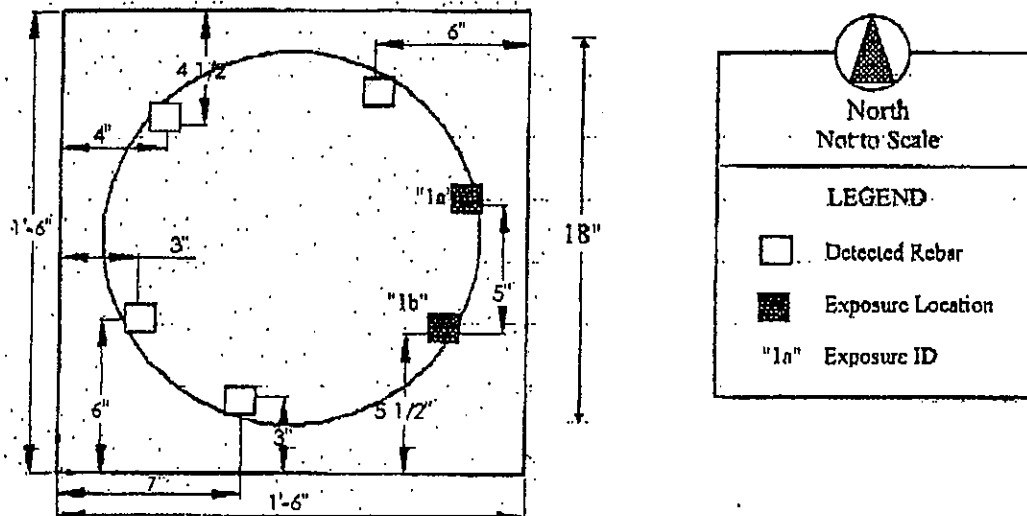
Horizontal Reinforcement: Detected and/or Exposed 19 Ties (See Figure 1.3A)

Column Cross-Section: 18" x 18" ±

Table 1.1 Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from cast face)
"1a"	Vertical Rebar	7/8", Square, Deformed	1-3/8" ±
"1a"	Horizontal Tie	1/4", Round, Smooth	1-1/4" ±
"1b"	Vertical Rebar	7/8", Square, Deformed	2-3/8" ±
"1b"	Horizontal Tie	1/4", Round, Smooth	2" ±

Figure 1.1 Cross-Section of the Column Showing Reinforcement Detected and/or Exposed
(Coordinates of rebars are approximate)





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Column, "C2" Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethes, Ph.D.

Test 1.2 Results of Column Reinforcement Investigations

Member Investigated: Cast in place concrete column on the first floor of the existing granary tower, -

Location: Investigated the specified column at the north-east corner of the tower. The column is marked as "C2" in the plans included in Appendix "A"

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over two or three faces of the square column. The column was investigated up to a height of about 7 feet. The reinforcement was found to be placed as a circular cage.

Vertical Reinforcement: Detected and/or Exposed 4 Rebars

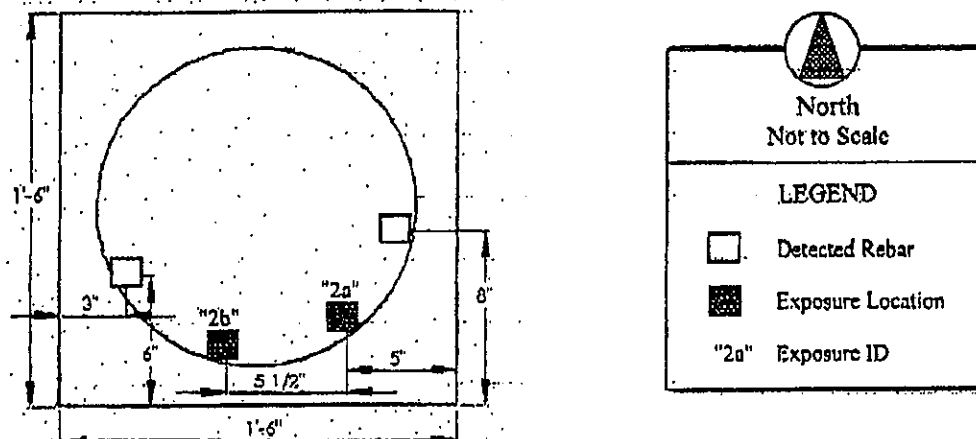
Horizontal Reinforcement: Detected and/or Exposed 19 Ties (See Figure 1.3B)

Column Cross-Section: 18" x 18" ±

Table 1.2 Exposed Reinforcement Details:

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from south face)
"2a"	Vertical Rebar	3/8", Square, Deformed	1-3/4" ±
"2a"	Horizontal Tie	1/4", Round, Smooth	1-1/4" ±
"2b"	Vertical Rebar	3/8", Square, Deformed	1-1/4" ±
"2b"	Horizontal Tie	1/4", Round, Smooth	3/4" ±

Figure 1.2 Cross-Section of Column Showing Reinforcement Detected and/or Exposed
(Coordinates of rebars are approximate)





Subject: Reinforcement Investigations on Concrete Members at
525 Riverside Avenue, Paso Robles, California

Test ID: Column "C1" & "C2"

Test Dates: 12/21-22/2004

Report By: Raul N/AA/WK/m

Checked By: S. Sethee, Ph.D.

Elevation of the Columns Showing Ties Detected and/or Exposed.
(Figures meant to illustrate placing of ties only)

Figure 1.3A-

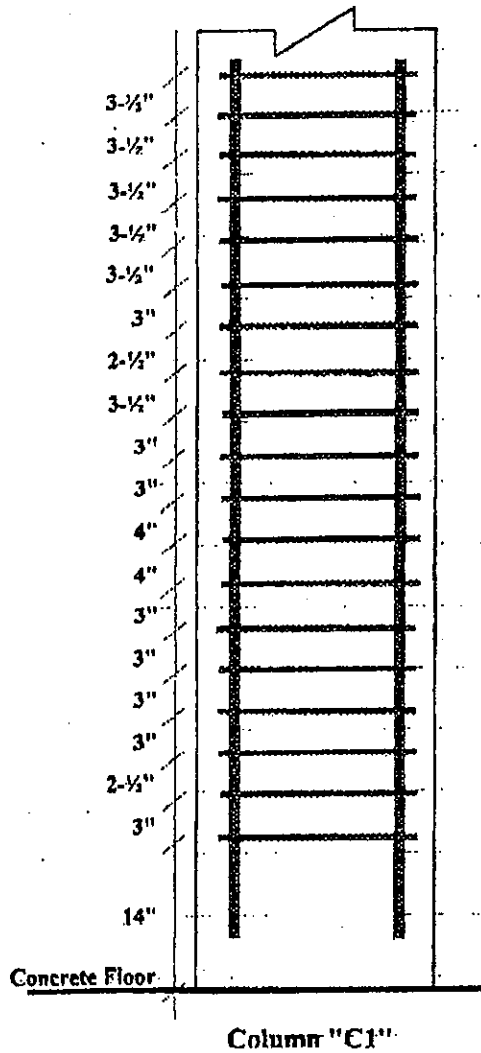
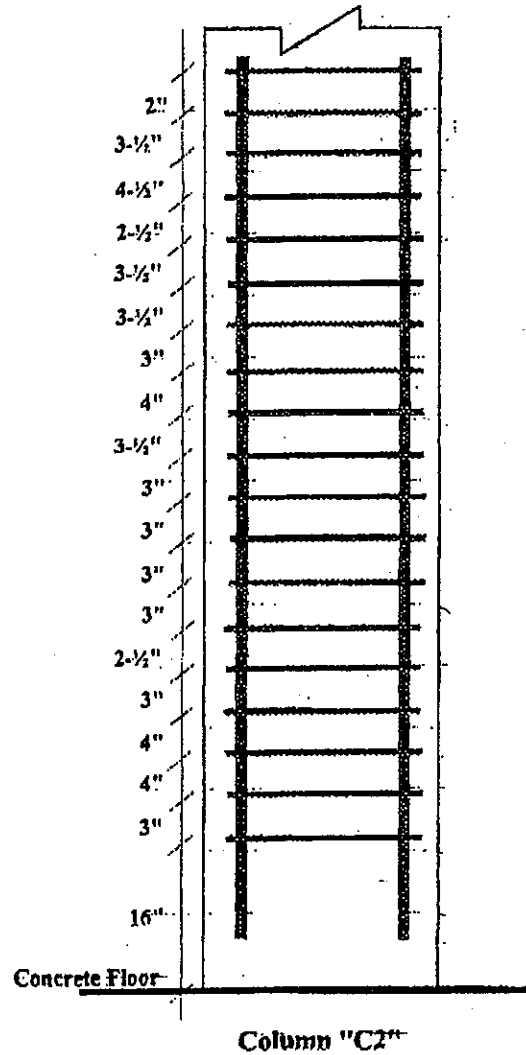


Figure 1.3B-





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Column, "C3" Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethee, Ph.D.

Test 1.4 Results of Column Reinforcement Investigations

Member Investigated: Cast in place concrete column on the first floor of the existing granary tower.

Location: Investigated the specified column at the middle of the south side of the tower. The column is marked as "C3" in the plans included in Appendix "A"

Area Surveyed: Using a concrete penetrating Radar and/or rebar locating Pachometers, scanned over two or three faces of the square column. The column was investigated up to a height of about 7 feet. The reinforcement was found to be placed as a circular cage.

Vertical Reinforcement: Detected and/or Exposed 4 Rebars

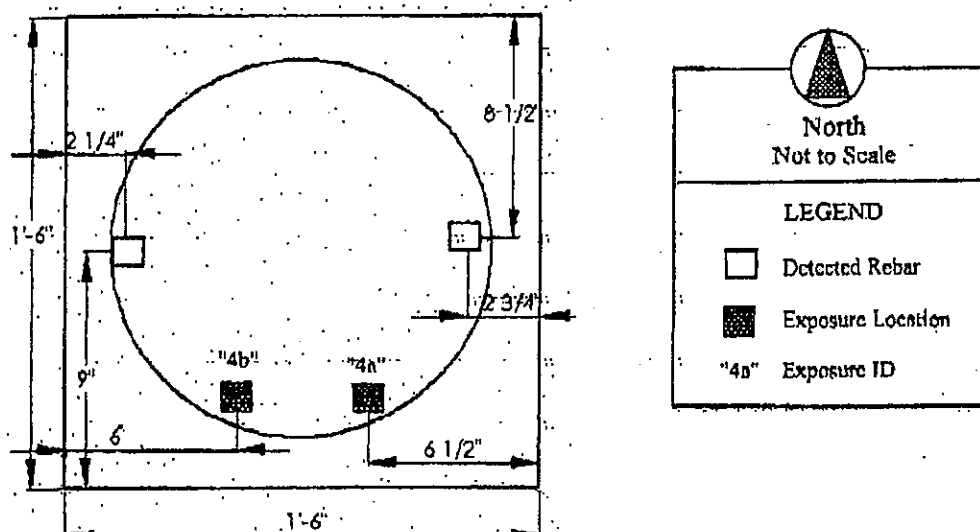
Horizontal Reinforcement: Detected and/or Exposed 17 Ties (See Figure 1.5A).

Column Cross-Section: 18" x 18" ±

Table 1.4 Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from south face)
"4a"	Vertical Rebar	7/8", Square, Deformed	2" ±
"4a"	Horizontal Tie	1/4", Round, Smooth	1-1/2" ±
"4b"	Vertical Rebar	7/8", Square, Deformed	3" ±
"4b"	Horizontal Tie	1/4", Round, Smooth	2" ±

Figure 1.4 Cross-Section of the Column Showing Reinforcement Detected and/or Exposed
(Coordinates of rebars are approximate)





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Column, "C4" Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethee, Ph.D.

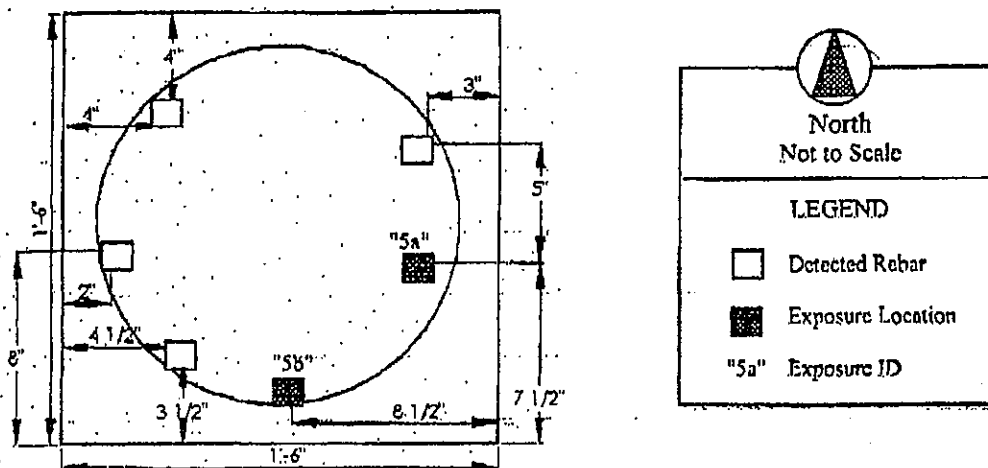
Test 1.5: Results of Column Reinforcement Investigations

Member Investigated:	Cast in place concrete column on the first floor of the existing granary tower.
Location:	Investigated the specified column at the south-west corner of the tower. The column is marked as "C4" in the plans included in Appendix "A"
Area Surveyed:	Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over all four faces of the square column. The column was investigated up to a height of about 7 feet. The reinforcement was found to be placed as a circular cage.
Vertical Reinforcement:	Detected and/or Exposed 6 Rebars
Horizontal Reinforcement:	Detected and/or Exposed 19 Ties (See Figure 1.5B)
Column Cross-Section:	18" x 18" ±

Table 1.5 Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from nearest face)
"5a"	Vertical Rebar	7/8", Square, Deformed	2-1/2" ±
"5a"	Horizontal Tie	1/4", Round, Smooth	1-1/2" ±
"5b"	Vertical Rebar	7/8", Square, Deformed	1-1/2" ±
"5b"	Horizontal Tie	1/4", Round, Smooth	1" ±

Figure 1.5 Cross-Section of Column Showing Reinforcement Detected and/or Exposed
(Coordinates of rebars are approximate)





Subject: Reinforcement Investigations on Concrete Members at
525 Riverside Avenue, Paso Robles, California

Test ID: Column, "C3" & "C4"

Test Dates: 12/21-22/2004

Report By: Raul N/AA/WK/m

Checked By: S. Settee, Ph.D.

Elevations of Columns Showing Ties Detected and/or Exposed
(Figures meant to illustrate placing of ties only)

Figure 1.5A

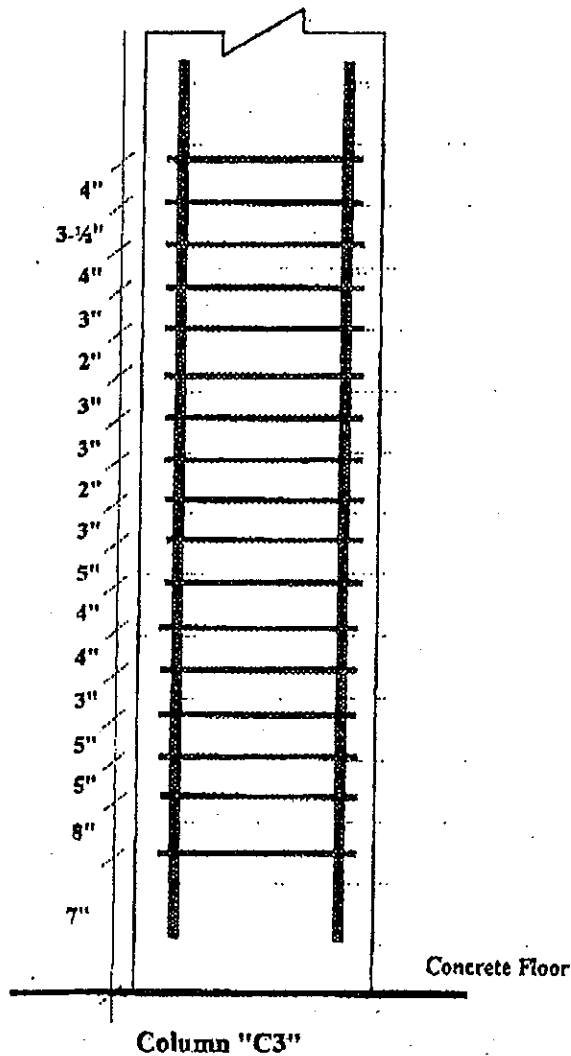
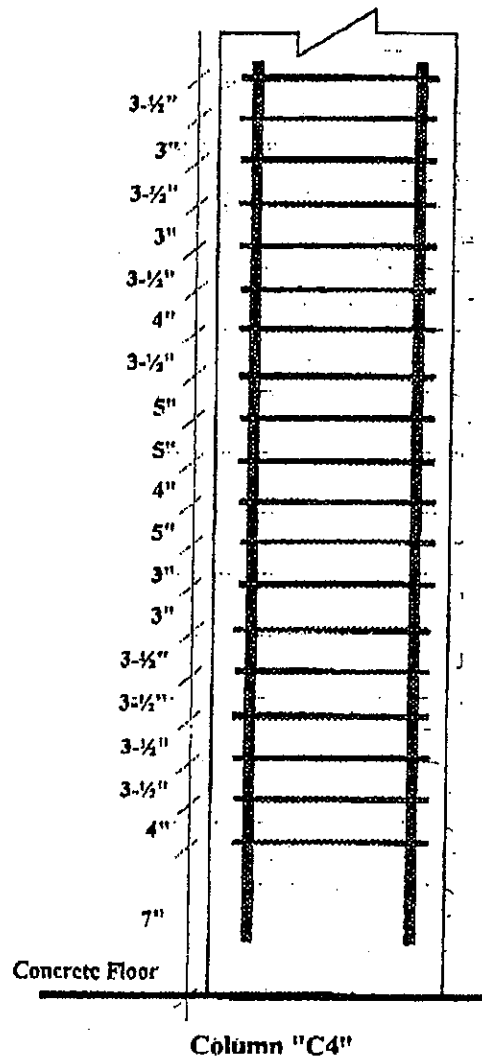


Figure 1.5B





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Beam (B1) Test Dates: 12/21-22/2004
Report By: Raul Nava/AA/WK/rn	Checked By: S. Sethe, Ph.D.

Test 2.1- Results of Beam Reinforcement Investigations

Member Investigated: Cast in place concrete beam supporting the interior diagonal compartment wall of the existing granary tower.

Location: Investigated the specified beam, going diagonally from the south-west corner. The beam is marked as "B1" in the plans included in Appendix "A".

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over the bottom and vertical face of the beam. The beam was scanned over a distance of approximately 6 feet starting from the exterior column support.

Horizontal Reinforcement: Detected and/or Exposed 2 Longitudinal Rebars at the Bottom

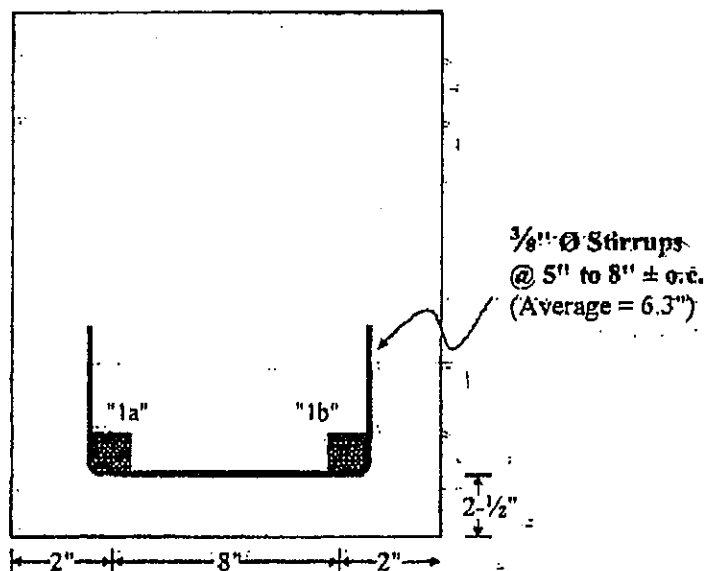
Vertical Reinforcement: Detected and/or Exposed 10 Stirrups

Beam Cross-Section: 12" x 19" ±

Table 2.1 Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from bottom)
"1a"	Bottom Rebar	1-1/4", Square, Deformed	2-1/2" ±
"1a"	Stirrup	3/8", Round, Smooth	2" ±
"1b"	Bottom Rebar	1-1/4", Square, Deformed	2-1/2" ±
"1b"	Stirrup	3/8", Round, Smooth	2" ±

Figure 2.1 Cross-Section of the Beam Showing Reinforcement Detected and/or Exposed





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Beam (B2) Test Dates: 12/21-22/2004
Report By: Raul Nava/AA/WK/m	Checked By: S. Setheo, Ph.D.

Test 2.2: Results of Beam Reinforcement Investigations

Member Investigated: Cast in place concrete beam supporting the interior diagonal compartment wall of the existing granary tower.

Location: Investigated the specified beam, going diagonally from the south-east corner. The beam is marked as "B2" in the plans included in Appendix "A".

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over the bottom and vertical face of the beam. The beam was scanned over a distance of approximately 8 feet starting from the exterior column support.

Horizontal Reinforcement: Detected and/or Exposed 2 Longitudinal Rebars at the Bottom

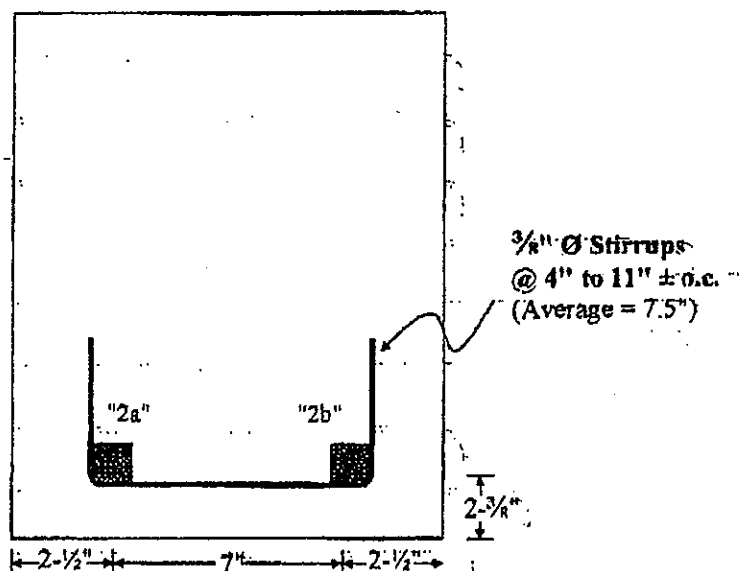
Vertical Reinforcement: Detected and/or Exposed 12 Stirrups

Beam Cross-Section: 12" x 19" ±

Table 2.2: Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from bottom)
"2a"	Bottom Rebar	1-1/4", Square, Deformed	2-3/4" ±
"2a"	Stirrup	3/8", Round, Smooth	2" ±
"2b"	Bottom Rebar	1-1/4", Square, Deformed	2-3/4" ±
"2b"	Stirrup	3/8", Round, Smooth	2" ±

Figure 2.2: Cross-Section of the Beam Showing Reinforcement Detected and/or Exposed





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Beam (B3) Test Dates: 12/21-22/2004
Report By: Raul Nava/AA/WK/rn	Checked By: S. Sethce, Ph.D.

Test 2.3 Results of Beam Reinforcement Investigations

Member Investigated: Cast in place concrete beam supporting the exterior east wall of the existing granary tower.

Location: Investigated the specified beam, going north from column "C1". The beam is marked as "B3" in the plans included in Appendix "A".

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers; scanned over the bottom and vertical face of the beam. The beam was scanned over a distance of approximately 8 feet starting from the exterior column support.

Horizontal Reinforcement: Detected and/or Exposed 1 Longitudinal Rebar at the Bottom

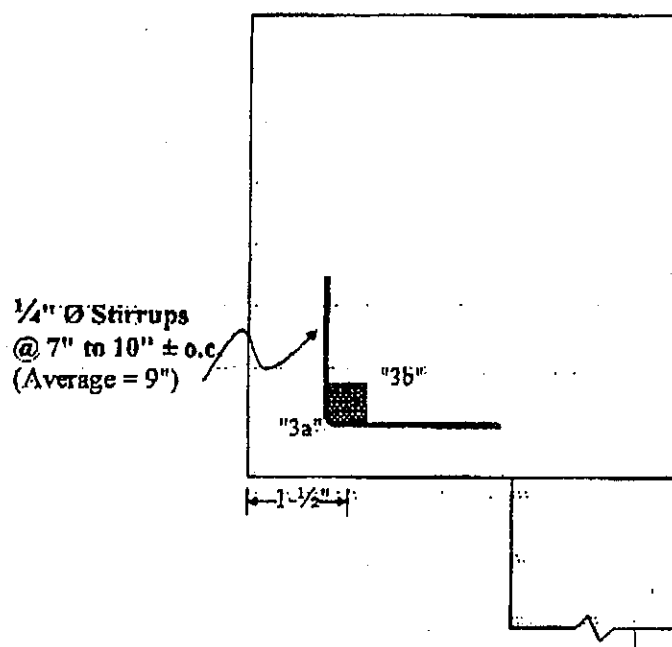
Vertical Reinforcement: Detected and/or Exposed 1T Stirrups

Beam Cross-Section: 12" x 19" ±

Table 2.3 Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from bottom)
"3a"	Bottom Rebar	1", Square, Deformed	1"±
"3a"	Stirrup	1/4", Round, Smooth	1/2"±
"3b"	Stirrup	1/4", Round, Smooth	1/2"±

Figure 2.3 Cross-Section of the Beam Showing Reinforcement Detected and/or Exposed





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Beam (B1) Test Dates: 12/21-22/2004
Report By: Raul Nava/AA/WK/m	Checked By: S. Sethee, Ph.D.

Test 2.4: Results of Beam Reinforcement Investigations

Member Investigated: Cast in place concrete beam supporting the interior east compartment wall compartment wall of the existing granary tower.

Location: Investigated the specified beam, going east-west at the middle of the tower. The beam is marked as "B4" in the plans included in Appendix "A".

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over the bottom and vertical face of the beam. The beam was scanned over a distance of approximately 6 feet starting from the exterior column support.

Horizontal Reinforcement: Detected and/or Exposed 2 Longitudinal Rebars at the Bottom.

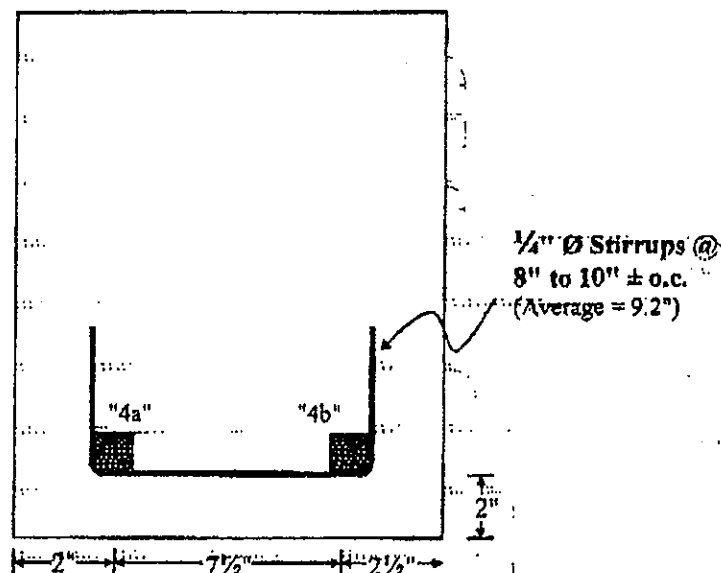
Vertical Reinforcement: Detected and/or Exposed 7 Stirrups

Beam Cross-Section: 12" x 19" ±

Table 2.4: Exposed Reinforcement Details:

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from bottom)
"4a"	Bottom Rebar	1-1/4", Square, Deformed	2" ±
"4a"	Stirrup	1/4", Round, Smooth	1-1/2" ±
"4b"	Bottom Rebar	1-1/4", Square, Deformed	2" ±
"4b"	Stirrup	1/4", Round, Smooth	1-1/2" ±

Figure 2.4: Cross-Section of the Beam Showing Reinforcement Detected and/or Exposed





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: Wall Reinforcement Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethee, Ph.D.

Summary of Wall Reinforcement Investigations

The following pages present the detailed results of reinforcement investigations conducted, with the help of a concrete penetrating Radar and Pachometers, on all the four exterior walls of the tower. The walls were scanned, and representative rebars exposed, while standing on the lower roof of the adjacent building, and extended only over the specified accessible areas of the tower.

All four walls of the tower were found to be approximately 7 inches thick. The Radar data revealed two curtains of rebars quite close to each other. Since we had access only to the exterior face of the wall, and the two rebar curtains were found to have a clear space of only about one inch between each other, the anomalies in the Radar and the Pachometers data, primarily due to overlapping images and rebar congestion, could not be fully resolved in the given time.

Based upon the analysis of the collected data, we are inclined to presume that the investigated parts of the tower walls are reinforced as follows:

Both Rebar Curtains

Horizontal Rebars: $\frac{1}{2}$ " Square @ 16" to 18" o.c.

Vertical Rebars: $\frac{3}{8}$ " Square @ 16" to 18" o.c.



Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: East Wall (W1) Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethee, Ph.D.

Test 3.1: Results of Wall Reinforcement Investigations

Member Investigated: Cast in place elevated concrete wall of the existing granary tower. The wall is 32 feet long.

Location: Investigated the specified exterior east wall, while operating from the roof of the adjacent lower building. The wall is going north-south, and is marked as "W1" in the plans included in Appendix "A".

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over the exterior (east) face of the wall. The test area measured approximately 11' (wide) x 6' (high). The wall was found to be reinforced with two curtains of rebars.

Vertical Reinforcement: Detected and/or exposed 6 rebars in the east curtain, and 3 rebars in the west curtain.

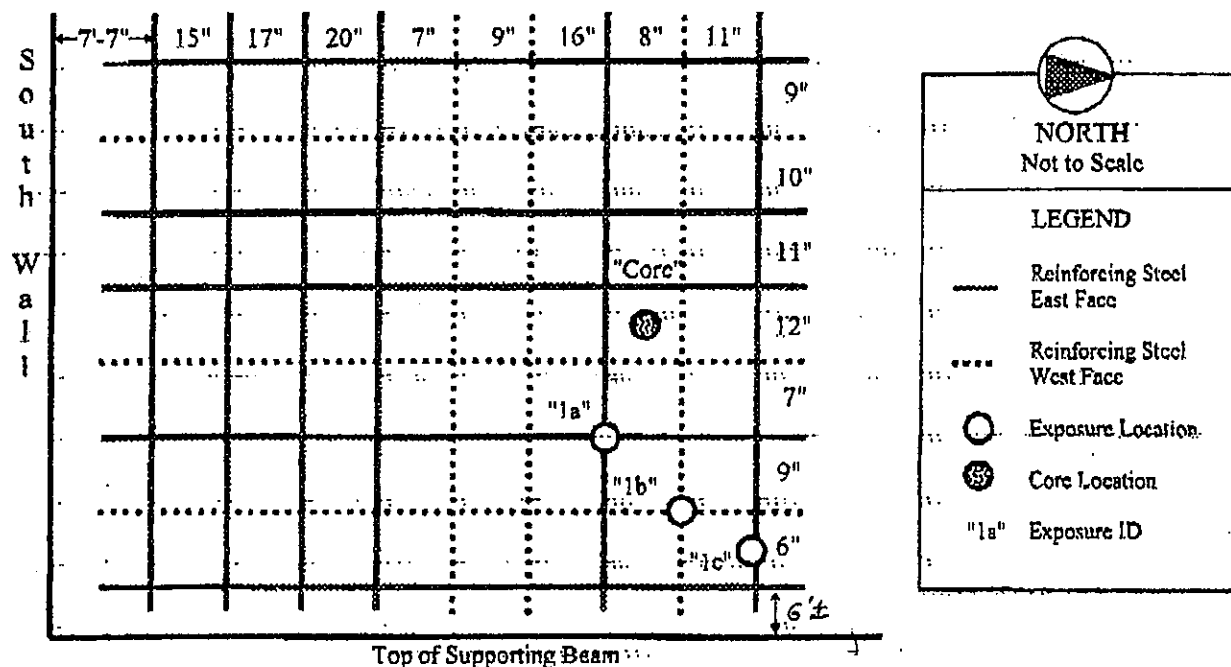
Horizontal Reinforcement: Detected and/or exposed 5 rebars in the east curtain, and 4 rebars in the west curtain.

Wall Thickness: 7" ±

Table 3.1: Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from east face)
"1a"	Horizontal Rebar (east)	½", Square, Deformed	2½" ±
"1a"	Vertical Rebar (east)	¾", Square, Deformed	2" ±
"1b"	Horizontal Rebar (west)	½", Square, Deformed	4" ±
"1b"	Vertical Rebar (west)	¾", Square, Deformed	4-½" ±
"1c"	Vertical Rebar (east)	¾", Square, Deformed	2-½" ±

Figure 3.1 East Elevation of the Wall Showing Reinforcement Detected and/or Exposed





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: North Wall (W2) Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethee, Ph.D.

Test 3.2: Results of Wall Reinforcement Investigations

Member Investigated: Cast in place elevated concrete wall of the existing granary tower. The wall is 34 feet long.

Location: Investigated the specified exterior north wall, while operating from the roof of the adjacent lower building. The wall is going east-west, and is marked as "W2" in the plans included in Appendix "A".

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over the exterior (north) face of the wall. The test area measured approximately 10' (wide) x 8' (high). The wall was found to be reinforced with two curtains of rebars.

Vertical Reinforcement: Detected and/or exposed 7 rebars in the north curtain, and 3 rebars in the south curtain.

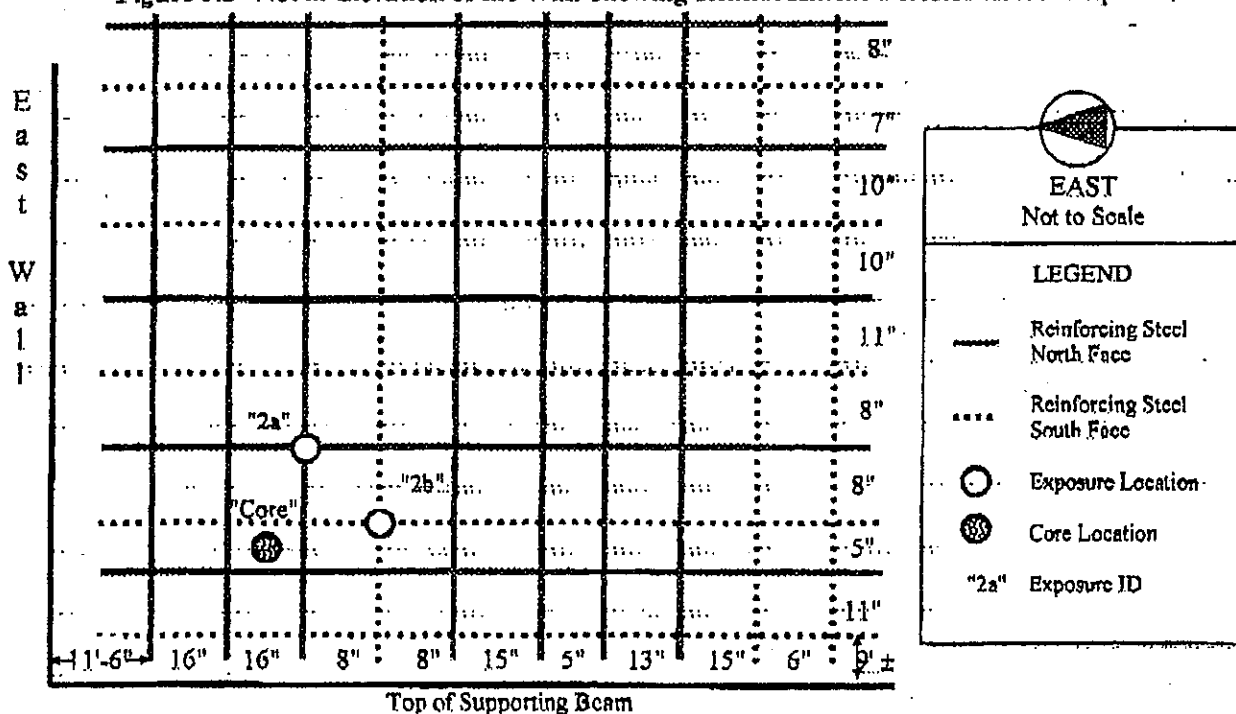
Horizontal Reinforcement: Detected and/or exposed 5 rebars in the south curtain, and 5 rebars in the south curtain.

Wall Thickness: 7" ±

Table 3.2: Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from north face)
"2a"	Horizontal Rebar (north)	1/2", Square, Deformed	2-1/2" ±
"2a"	Vertical Rebar (north)	3/8", Square, Deformed	2" ±
"2b"	Horizontal Rebar (south)	1/2", Square, Deformed	4-3/4" ±
"2b"	Vertical Rebar (south)	3/8", Square, Deformed	4-1/4" ±

Figure 3.2: North Elevation of the Wall Showing Reinforcement Detected and/or Exposed





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: West Wall (W3) Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethce, Ph.D.

Test 3.3: Results of Wall Reinforcement Investigations

Member Investigated: Cast in place elevated concrete wall of the existing granary tower. The wall is 32 feet long.

Location: Investigated the specified exterior west wall, while operating from the roof of the adjacent lower building. The wall is going north-south, and is marked as "W3" in the plans included in Appendix "A".

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over the exterior (west) face of the wall. The test area measured approximately 8' (wide) x 6' (high). The wall was found to be reinforced with two curtains of rebars.

Vertical Reinforcement: Detected and/or exposed 6 rebars in the east curtain, and 2 rebars in the west curtain.

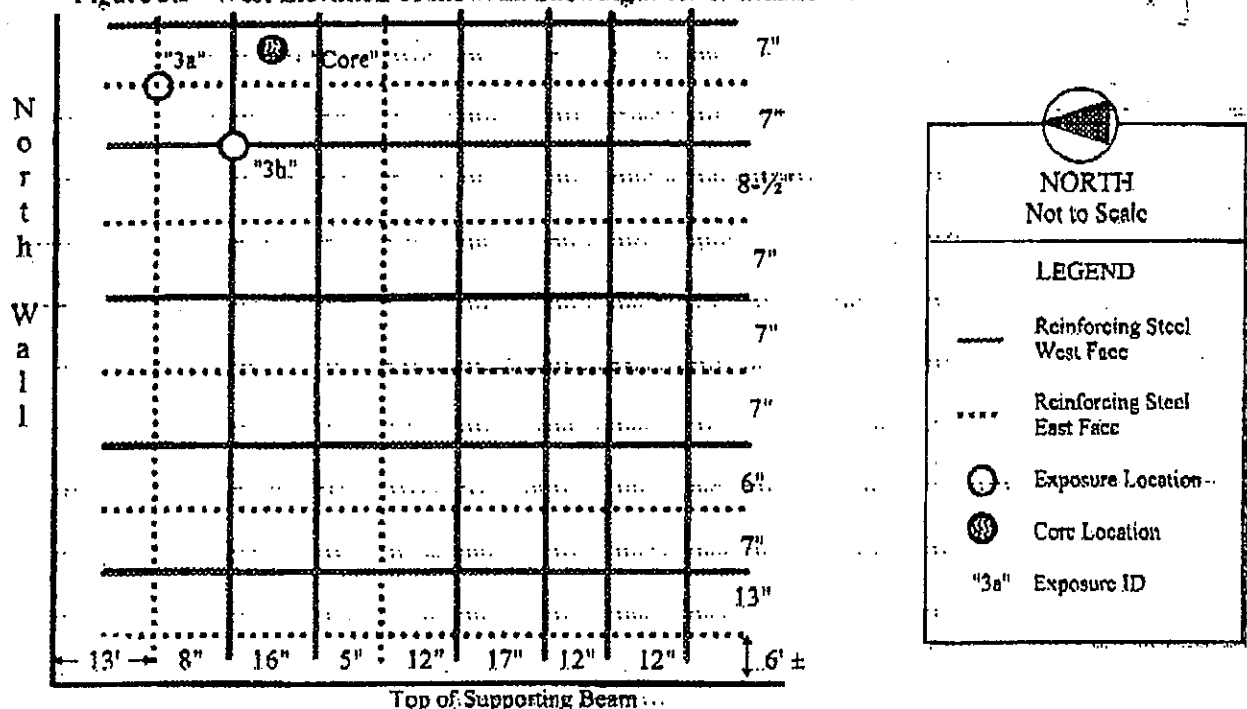
Horizontal Reinforcement: Detected and/or exposed 5 rebars in the east curtain, and 5 rebars in the west curtain.

Wall Thickness: 7" ±

Table 3.3: Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from west face)
"3a"	Horizontal Rebar (east)	½", Square, Deformed	5" ±
"3a"	Vertical Rebar (east)	¾", Square, Deformed	4-½" ±
"3b"	Horizontal Rebar (west)	½", Square, Deformed	1-¾" ±
"3b"	Vertical Rebar (west)	¾", Square, Deformed	1-¾" ±

Figure 3.3: West Elevation of the Wall Showing Interior Reinforcement Detected and/or Exposed





Subject: Reinforcement Investigations on Concrete Members at 525 Riverside Avenue, Paso Robles, California	Test ID: South Wall (W4) Test Dates: 12/21-22/2004
Report By: Raul N/AA/WK/m	Checked By: S. Sethee, Ph.D.

Test 3.4 Results of Wall Reinforcement Investigations

Member Investigated: Cast in place elevated concrete wall of the existing granary tower. The wall is 34 feet long.

Location: Investigated the specified exterior south wall, while operating from the roof of the adjacent lower building. The wall is going east-west, and is marked as "W4" in the plans included in Appendix "A".

Area Surveyed: Using a concrete penetrating Radar, and/or rebar locating Pachometers, scanned over the exterior (south) face of the wall. The test area measured approximately 6' (wide) x 6' (high). The wall was found to be reinforced with two curtains of rebars.

Vertical Reinforcement: Detected and/or exposed 3 rebars in the east curtain, and 1 rebar in the west curtain.

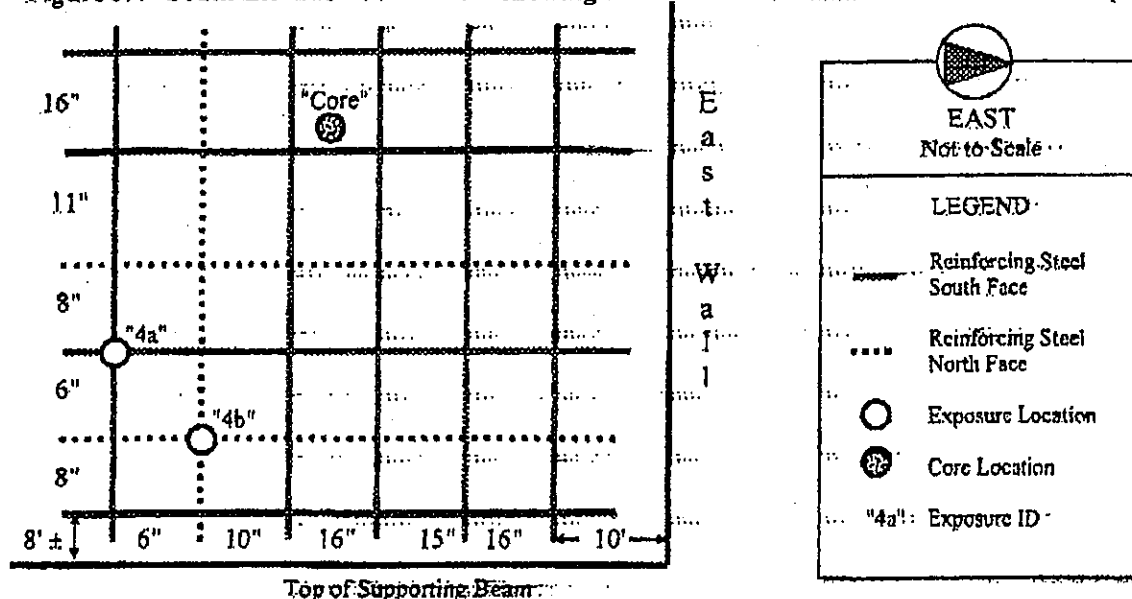
Horizontal Reinforcement: Detected and/or exposed 4 rebars in the east curtain, and 2 rebars in the west curtain.

Wall Thickness: 7" ±

Table 3.4 Exposed Reinforcement Details

Exposure Location	Reinforcement Exposed	Reinforcement Size	Clear Cover (from south face)
"4a"	Horizontal Rebar (south)	1/2", Square, Deformed	3" ±
"4a"	Vertical Rebar (south)	3/8", Square, Deformed	2-1/2" ±
"4b"	Horizontal Rebar (north)	1/2", Square, Deformed	4-1/2" ±
"4b"	Vertical Rebar (north)	3/8", Square, Deformed	5" ±

Figure 3.4 South Elevation of the Wall Showing Interior Reinforcement Detected and/or Exposed





ACCU-TEST ENGINEERING LABORATORIES, INC.
23915 Ventura Boulevard, Calabasas, California 91302-1445
Telephone: (818) 458-3358, (818) 716-7500, (818) 591-3555 Fax: (818) 591-3560

REINFORCEMENT INVESTIGATION

Date(s): 12/22/04 Page: 4:1
Staff: CNK/RHAK Job Number: 412421

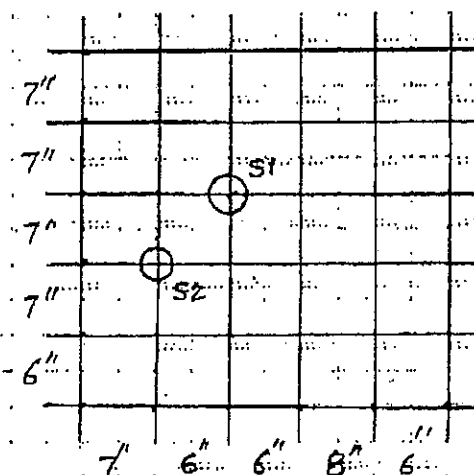
Engineer: Munier & Assoc. Address: 525 Riverside Avenue
Report By: CNK/SS Paso Robles, CA
No. of Stories: 1 + Tower Contact: Gerald Munier, P.E.
Type of Building: Concrete

Building Dimensions: ☒
Areas Scanned: ☒ Holes Drilled: ☒
Bars Exposed, Vert: ☒ Horiz: ☒

Exp. Supt. ID	Structural Member	Flr. Lvl	Int. Ext.	Locn. N/S.	Member Composition	Member Thickness	Block or Member Dimen.	Grouted if Block Y/N	Area Examined (ftxft)	REINFORCEMENT					
										Type V/H, L/T	Size	Shape	Deformed or smooth	Spacing & Quan.	Clear Cover
S1	TOWER SLAB	2	Bottom		Concrete	5"	—	—	4'x4'	E-W	3/8"	SQ	D.	5c x 7c	1/2"
										N-S	3/8"	SQ	D.	↓	7/8"
S2										E-W	3/8"	SQ	D.	↓	7/8"
										N-S	3/8"	SQ	D.	↓	1 1/4"
															(from Bottom)

Floor Plan, Elevation & Cross-Section (Draw all 3 diagrams. Include areas examined and reinforcement with dimensions.)

TOWER DECK/SLAB REINFORCEMENT (Reflected Ceiling)



Comments: _____ Incomplete Tasks: _____

Questions: _____



Engineer: Munier & Assoc. Address: 525 Riverside Avenue

Report By: CWK/SS Paso Robles, CA

No. of Stories: 1 + tower Contact: Gerald Munier, R.E.

Type of Building: Concrete

Building Dimensions: ✓

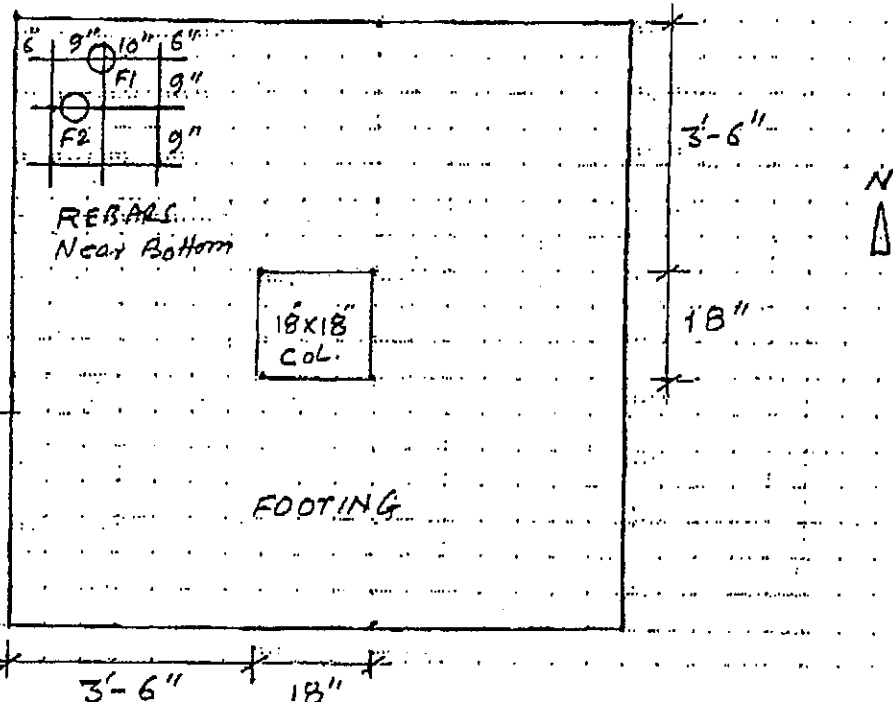
Areas Scanned: ✓, Holes Drilled: ✓

Bars Exposed, Vert: ✓, Horiz: ✓

Exp. SVR ID	Structural Member	Flr Lvl	Int. Ext.	Lotn. N/S	Member Composition	Member Thickness	Block or Member Dimen.	Grouted If Block Y/N	Area Examined (ft ² /ft)	REINFORCEMENT					
										Type V/H/L/T	Size	Shape	Deformed or smooth	Spacing 8" Max	Clear Cover
F1	COLUMN FOOTING	G	In	N-W	Concrete	18"	8 1/2" x 8 1/2"	—	3' x 3'	E-W	3/4"	SQ	D	5cc 12"	13"
										N-S	3/4"	SQ	D	↓	14"
F2	↓									E-W	3/4"	SQ	D	↓	13"
	AT N-W CORNER OF TOWER														from Top

Floor Plan, Elevation & Cross-Section (Draw all 3 diagrams. Include areas examined and reinforcement with dimensions.)

COLUMN FOOTING PLAN & REINFORCEMENT



Comments: _____ Incomplete Tasks: _____

Questions: _____



Subject: Tests on Concrete Core Specimens from
525 Riverside Avenue, Paso Robles, California

Test ID: North & South Wall
Test Dates: 12/21-29/2004

Report By: Raul Nava/AA/WK/m

Checked By: S. Sethee, Ph.D.

Test Data

1. Type of Test: Compressive Strength and Unit Weight of concrete from drilled core samples.
2. Test Sample: Cylindrical core specimens from structural concrete members.
3. Sample Source: The core specimens were extracted with the help of a diamond core drilling machine from the locations specified by the Engineer of Record.
4. Specifications: (1) ASTM Standard Test Method C42; (2) Project/EOR Specifications
5. Conditioning: The test samples were stored and tested at normal indoor laboratory conditions (70° F. ± 50% ± relative humidity) in a dry state, as instructed.
6. Testing Staff: Winston Knight, Andi Anthony, Raul Nava

DESCRIPTION	CORE NO. 1	CORE NO. 2
Laboratory Core ID	W1 (421)	W2 (421)
Core Location (See Floor Plan, Appendix "A")	Tower, North Wall	Tower, South Wall
Maximum Aggregate Size (Nominal), inches	3/4"	3/4"
Length of Core Specimen Tested, inches	5.63	4.88
Core Diameter, inches	3.25	3.25
Cross-Sectional Area, sq. in.	8.30	8.30
Maximum Load, pounds	28,800	26,700
Compressive Strength, psi	3,472	3,219
Length to Diameter Ratio	1.73	1.50
Strength Correction Factor	0.978	0.960
Corrected Compressive Strength, psi	3,395	3,090
Type of Fracture	Shear	Cone & Shear
Unit Weight of Core Specimens (approx.), pcf	141	139



Subject: Tests on Concrete Core Specimens from...
525 Riverside Avenue, Paso Robles, California

Test ID: East & West Wall...

Test Dates: 12/21-29/2004

Report By: Raul Nava/AA/WK/m

Checked By: S. Setheo, Ph.D.

Test Data

1. Type of Test: Compressive Strength and Unit Weight of concrete from drilled core samples.
2. Test Sample: Cylindrical core specimens from structural concrete members.
3. Sample Source: The core specimens were extracted with the help of a diamond core drilling machine from the locations specified by the Engineer of Record.
4. Specifications: (1) ASTM Standard Test Method C42; (2) Project/EOR Specifications
5. Conditioning: The test samples were stored and tested at normal indoor laboratory conditions (70° F ± 50% ± relative humidity) in a dry state, as instructed.
6. Testing Staff: Winston Knight, Andi Anthony, Raul Nava

DESCRIPTION	CORE NO. 3	CORE NO. 4
Laboratory Core ID	W3 (421)	W4 (421)
Core Location (See Floor Plan, Appendix "A")	Tower, East Wall	Tower, West Wall
Maximum Aggregate Size (Nominal), inches	3/4"	3/4"
Length of Core Specimen Tested, inches	3.50	4.13
Core Diameter, inches	3.25	3.25
Cross-Sectional Area, sq. in.	8.30	8.30
Maximum Load, pounds	28,800	27,000
Compressive Strength, psi	3,472	3,255
Length to Diameter Ratio	1.08	1.27
Strength Correction Factor	0.889	0.932
Corrected Compressive Strength, psi	3,086	3,033
Type of Fracture	Shear	Cone & Shear
Unit Weight of Core Specimens (approx.), pcf	140	141

**ACCU-TEST ENGINEERING LABORATORIES, INC.**

23915 Ventura Boulevard, Calabasas, California 91302-1445

TEST REPORT

Job No.: 412421

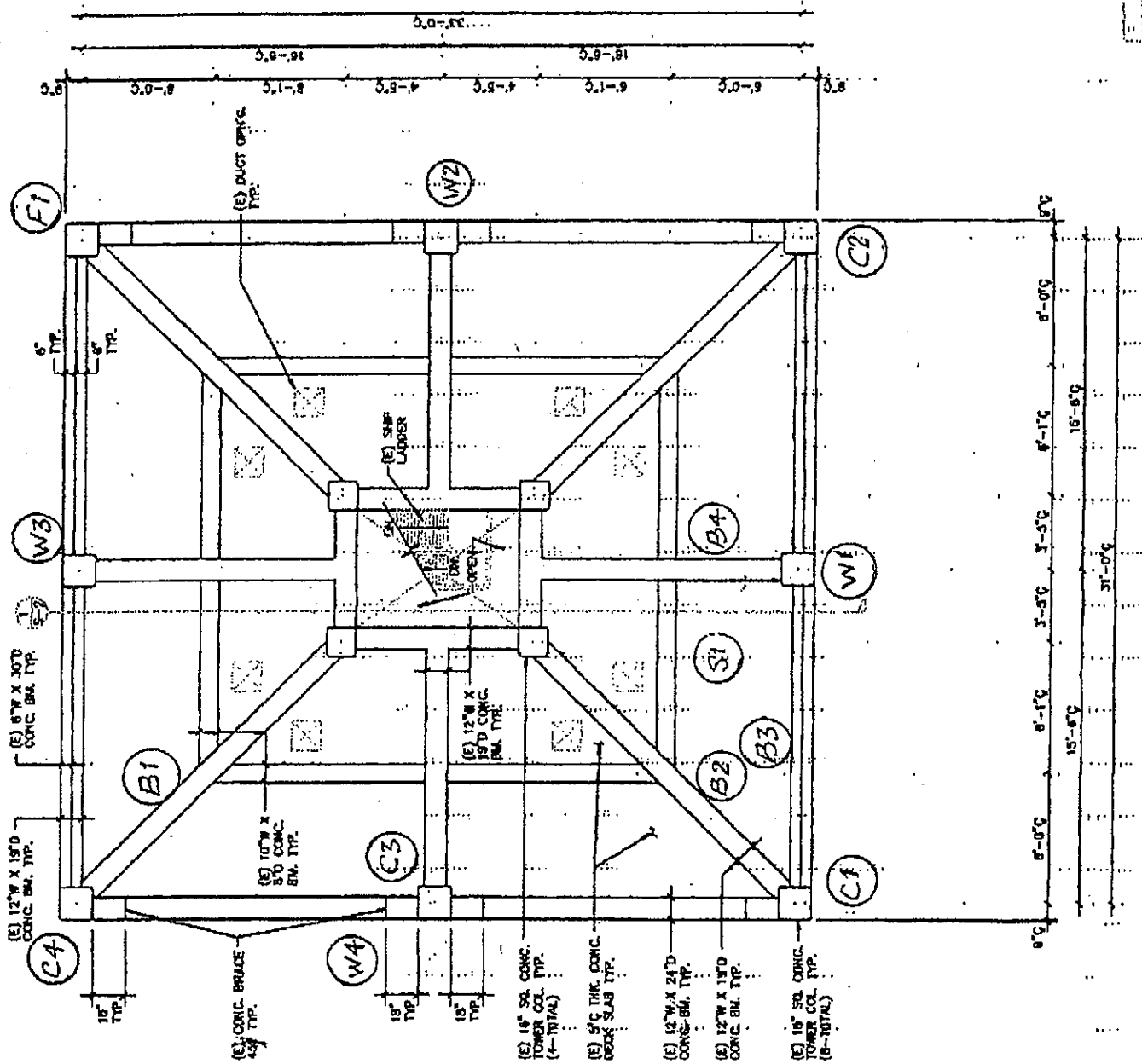
Rev. 0 Page 5.3

Subject: Tests on Concrete Core Specimens from:
525 Riverside Avenue, Paso Robles, California**Test ID:** Deck & Footing**Test Dates:** 12/21-29/2004**Report By:** Raul Nava/AA/WK/rn**Checked By:** S. Setice, Ph.D.**Test Data**

1. Type of Test: Compressive Strength and Unit Weight of concrete from drilled core samples.
2. Test Sample: Cylindrical core specimens from structural concrete members.
3. Sample Source: The core specimens were extracted with the help of a diamond core drilling machine from the locations specified by the Engineer of Record.
4. Specifications: (1) ASTM Standard Test Method C42; (2) Project/EOR Specifications
5. Conditioning: The test samples were stored and tested at normal indoor laboratory conditions (70° F. ± 50% ± relative humidity) in a dry state, as instructed.
6. Testing Staff: Winston Knight; Andr Anthony; Raul Nava

DESCRIPTION	CORE NO. 5	CORE NO. 6
Laboratory Core ID	S1 (421)	F1 (421)
Core Location (See Floor Plan, Appendix "A")	Tower Compartments Deck/Slab	Tower Column Footing
Maximum Aggregate Size (Nominal), inches	3/4"	1"
Length of Core Specimen Tested, inches	4.75	7.50
Core Diameter, inches	3.25	3.75
Cross-Sectional Area, sq. in.	8.30	11.04
Maximum Load, pounds	33,000	42,000
Compressive Strength, psi	3,978	3,803
Length to Diameter Ratio	1.46	2.00
Strength Correction Factor	0.955	1.000
Corrected Compressive Strength, psi	3,799	3,803
Type of Fracture	Cone & Shear	Shear
Unit Weight of Core Specimens (approx.), pcf	145	146

APPENDIX "A"
ACCU-TEST JOB 41242



REFLECTED PLAN/SECTION AT PODIUM SUPPORT STRUCTURE

PRELIMINARY DRAWING NOT FOR CONSTRUCTION
 HAVE BEEN AND WILL BE THE RESPONSIBILITY OF THE USER. NO LIABILITY FOR EXISTING CONDITIONS, WHETHER STRUCTURAL OR OTHERWISE, OR FOR ANY DAMAGE TO PERSONS OR PROPERTY, OR FOR ANY LOSS OF PROFITS, SHALL BE INCURRED BY THE ENGINEER OR ARCHITECT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE DATA FURNISHED TO THE ENGINEER OR ARCHITECT. THE ENGINEER OR ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA FURNISHED TO THE USER.

TOWER SECTIONS & FOUNDATION PLAN

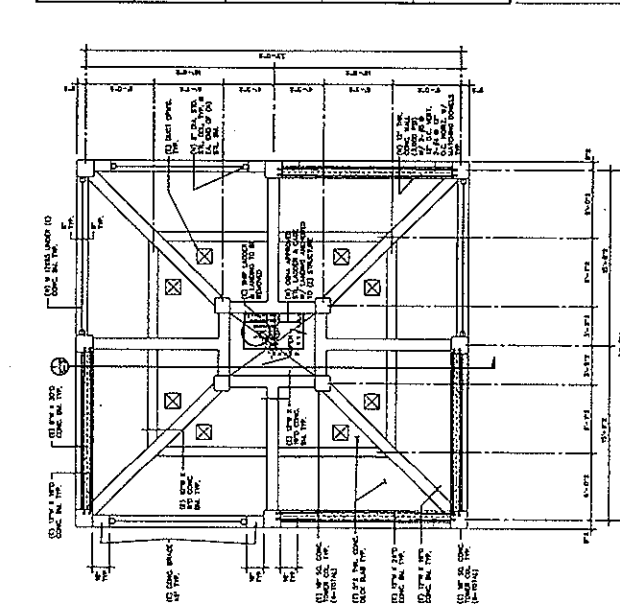
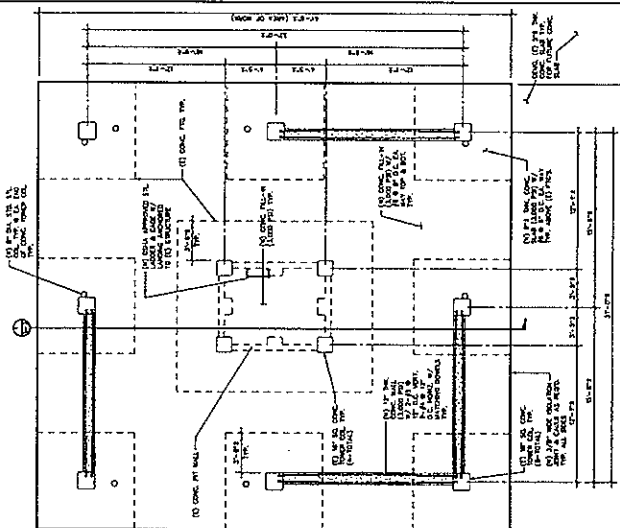
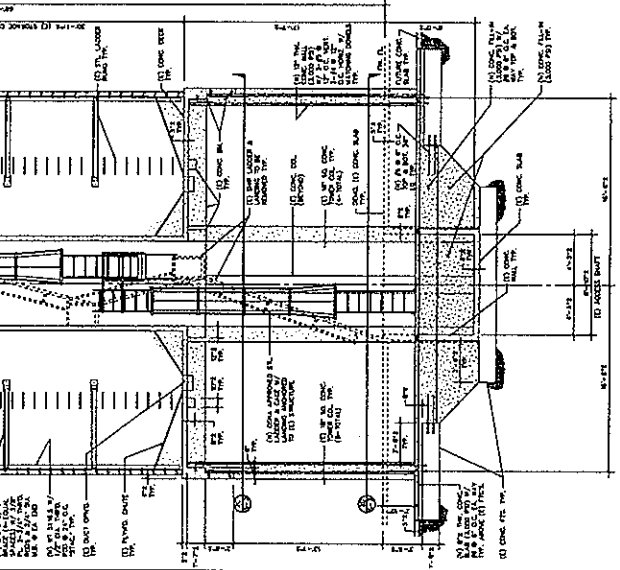
Smart & Final #000
 PRELIMINARY RETROFITTING OF
 200 TOWER POWER FOR ESTIMATING
 STORES CORP.

Smart & Final
 400 GILBERT ST. CITY OF GILBERT, AZ 85004
 TEL (602) 998-1200 FAX (602) 998-1200

MUNIER & ASSOCIATES, INC.
 1000 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, ARIZONA 85004
 TEL (602) 998-1200 FAX (602) 998-1200

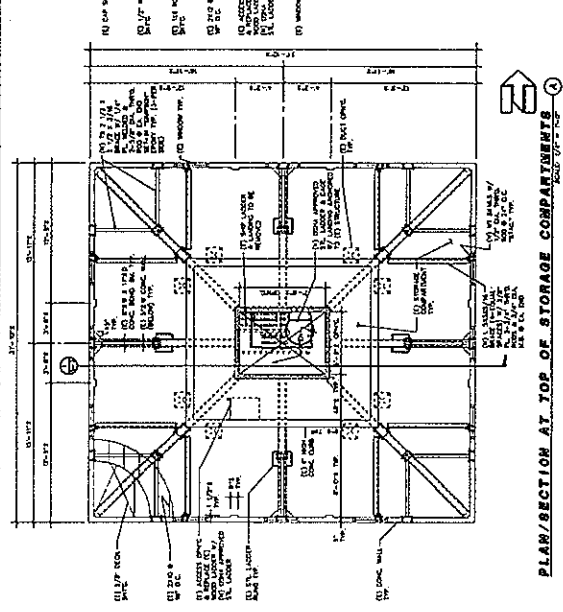
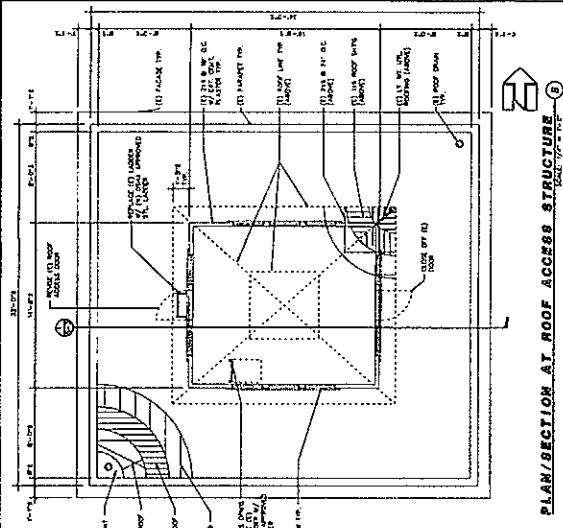
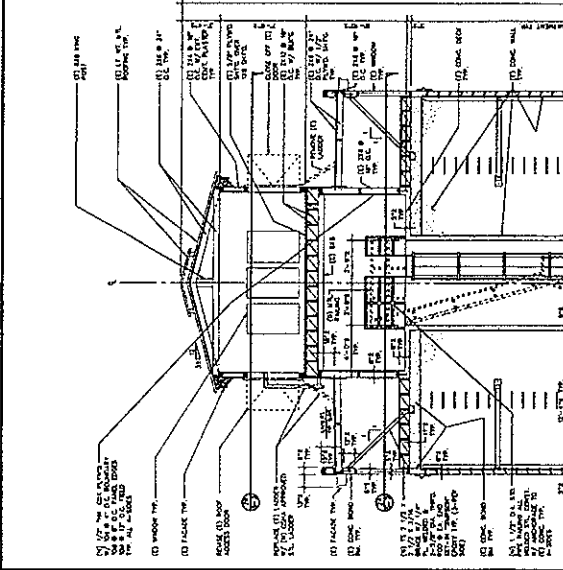


DATE	DESCRIPTION
10/1/88	ISSUED FOR PERMIT
10/1/88	ISSUED FOR CONSTRUCTION
10/1/88	ISSUED FOR RECORD



TOWER FOUNDATION PLAN-EXISTING
 SCALE: 1/4" = 1'-0"

REFLECTED PLAN/SECTION AT PODIUM SUPPORT STRUCTURE
 SCALE: 1/4" = 1'-0"



PLAN/SECTION AT ROOF ACCESS STRUCTURE
 SCALE: 1/4" = 1'-0"

PLAN/SECTION AT TOP OF STORAGE COMPARTMENTS
 SCALE: 1/4" = 1'-0"

2-40

EXIST'G. BLDG. & FUTURE BLD'G. PLAN

Smart & Final #000
 PRELIMINARY METROPLANNING OF
 STORES CORP.

Smart & Final
 800 CENTRAL BL. CITY OF COVINGTON, LA 70040
 TEL: (504) 899-7500 FAX: (504) 899-7504

MUNIER & ASSOCIATES, INC.
 ENGINEERING • PLANNING • DESIGN
 1000 N. W. 10th St., Suite 100
 Fort Lauderdale, FL 33304
 TEL: (305) 441-1111 FAX: (305) 441-1112



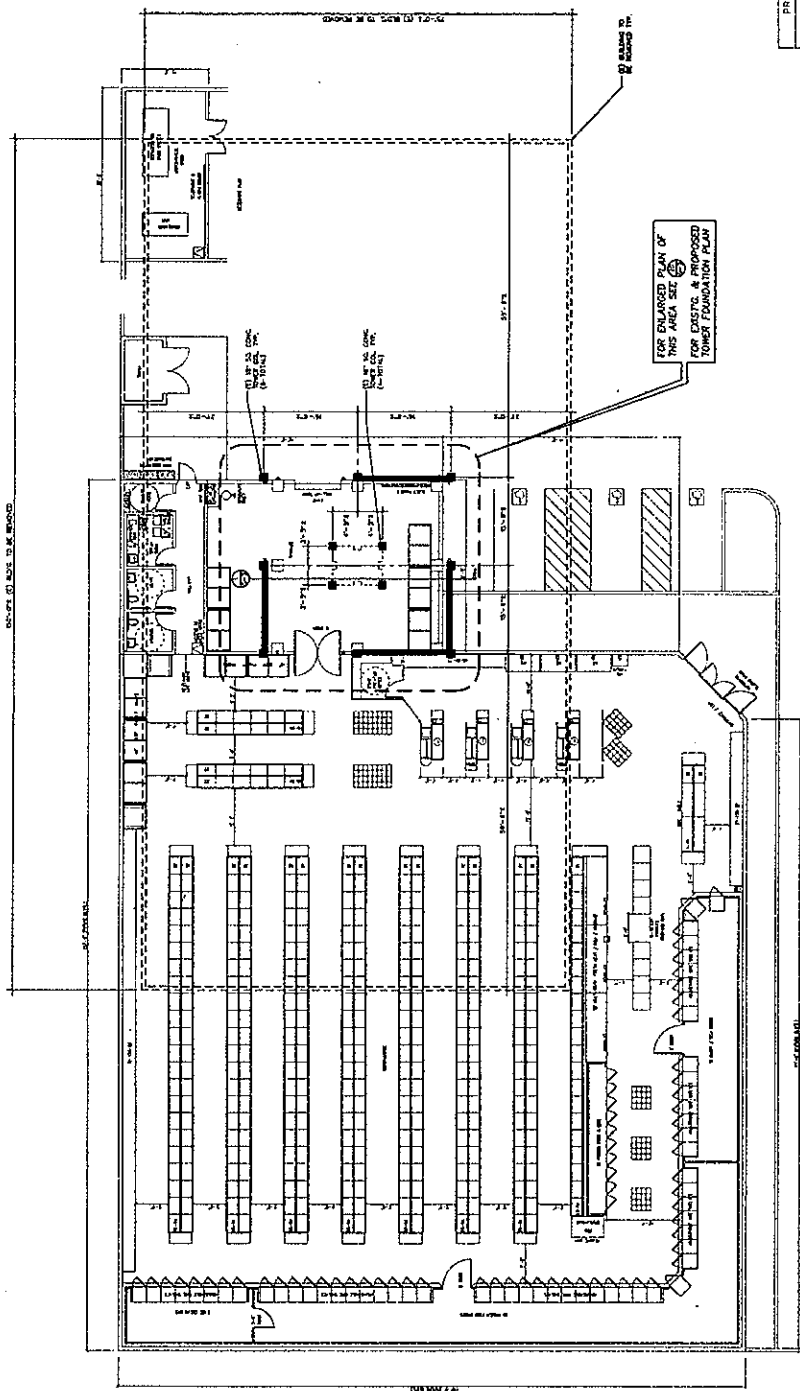
DATE	10/1/99
BY	MM
CHECKED	MM
APPROVED	MM

PROJECT DATA

PROJECT NO.	1000
DATE	10/1/99
BY	MM
CHECKED	MM
APPROVED	MM
SCALE	1/8" = 1'-0"
TOTAL SHEETS	10
TOTAL COPIES	10

PRELIMINARY DRAWING NOT FOR CONSTRUCTION
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- NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF COVINGTON, LA, ORDINANCES AND SPECIFICATIONS.
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PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: Tribune

Date of Publication: September 14, 2005

Meeting Date: October 4, 2005
(City Council)

Project: Demolition 05-005 (Smart & Final)

I, Lonnie Dolan, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: Lonnie Dolan

Lonnie Dolan

forms/newsaffi.691

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING

NOTICE OF NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider Demolition 05-005, a request by Pokrajac Construction on behalf of Smart & Final Stores Corporation, to demolish the building located at 525 Riverside Ave. (Parcel No. 009-268-003 & 004).

The applicant has submitted conceptual architectural elevations for the proposed building for a new Smart & Final store. Any application for new construction would be subject to separate consideration consistent with Zoning Code requirements.

The public review period for the Draft Negative Declaration commences on September 14, 2005 and ends at the Public Hearing, which is scheduled to take place on Tuesday, October 4, 2005 at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

Copies of the staff report to the City Council will be available for review in the City Library and City Hall on the Friday before the City Council meeting. Photocopies of the staff report may be purchased for the cost of reproduction.

Written comments on the proposed demolition may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 provided that such comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970.

If you challenge the demolition application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Darren Nash, Associate Planner
Sept. 14, 2005

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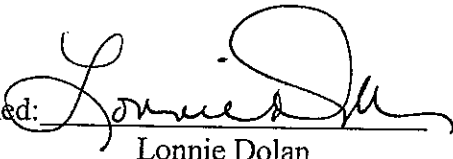
I-42

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Lonnie Dolan, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Demolition 05-005 (Pokrajac for Smart & Final) on this 20th day of September, 2005.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____


Lonnie Dolan