

TO: JAMES L. APP, CITY MANAGER

FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DETERMINATION OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OF SEVERAL STRUCTURES AND A REQUEST TO PROCESS A PENDING DEMOLITION PERMIT APPLICATION (DEMOLITION 07-003)

DATE: AUGUST 21, 2007

Needs: For the City Council to consider an application filed by William Ostrander to authorize a demolition permit for four residences and two outbuildings located at 721 through 731 Pine Street.

- Facts:
1. The sites are located at 721 through 731 Pine Street. See Vicinity Map, Attachment 1.
 2. The structures are listed in the City Survey of Historic Resources. A copy of the City Historic Resources Survey and Inventory for these buildings is in Attachment 2. (Note: There is no reference to 731 Pine Street in the Survey.)
 3. Per Chapter 17.16 (Demolition of Buildings and Structures) of the Municipal Code, the City Council is being asked to make a determination as to whether the buildings are of historic or architectural significance, and to authorize a demolition permit. A copy of the referenced code section is provided in Attachment 3.
 4. Consistent with the requirements of the California Environmental Quality Act (CEQA), an Historic Structures Report was prepared to evaluate the historic significance of the structures. The Report indicates that none of the structures are historically significant. The Report is included in the Initial Study prepared for this project. The required notice has been published regarding consideration of the Draft Negative Declaration of Environmental Impact. A copy of the Initial Study is provided in Attachment 4.
 5. The Planning Commission approved a Planned Development to construct nine live/work units at this site on March 27, 2007.

**Analysis
and**

Conclusions: The Council has the discretion to make a determination as to the historic significance of buildings prior to processing demolition permits. Although some of the buildings are mentioned in the City's Historic Resources Survey and Inventory, they are not on any local, State or National Register of historic structures. Additionally, as noted above a Historic Structure Report was prepared for the buildings at this site. The Report analyzed and

evaluated the structures and the specific criteria used to determine if structures are eligible to be listed on either a local, State or National Register. The conclusions of the Report indicate that none of the structures meets the established criteria to list any of the structures on any of the registers mentioned. However, although the structures were determined to not be eligible for listing, they do represent housing of the turn of the 20th century, and therefore the author of the report suggests measures to offset loss of these structures. These measures are provided in the Initial Study for this project in Attachment 4. The City has not received any comments from the public in regard to this proposed demolition permit request.

As noted above, the Planning Commission (unanimously) approved a Planned Development to allow construction of nine live/work units at this site on March 27, 2007. This development project was supported by the Mainstreet Association. Intensified development of this site would be consistent with the City's General Plan and Economic Strategy by supporting infill mixed-use development in the downtown.

Reference: Paso Robles General Plan and EIR, Paso Robles Municipal Code, Zoning Ordinance, 2006 Economic Strategy.

Fiscal

Impact: No immediate direct fiscal impact.

Options: After opening the public hearing and taking public testimony, the City Council is requested to approve one of the Options listed below:

- a. By separate actions:
 - 1) Approve Resolution No. 07-xx adopting a Mitigated Negative Declaration; and
 - 2) Authorize the demolition permit application be processed
- b. Amend, modify, or reject the above Option "a".

Report prepared by: Susan DeCarli, City Planner

Attachments:

- 1 – Vicinity Map
- 2 – City Historic Resources Inventory
- 3 - Chapter 17.16 (Demolition of Buildings and Structures)
- 4 – Initial Study
- 5 – Resolution to approve Mitigated Negative Declaration
- 6 – Notices

HABS_
UTM:

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

- 1. Common name: _____
- 2. Historic name: _____
- 3. Street or rural address: 721 Pine St. (107/8)
City Paso Robles, CA Zip 93446 County San Luis Obispo
- 4. Parcel number: 9-203-12
- 5. Present Owner: T H & B L Cameron Address: Same
City _____ Zip _____ Ownership is: Public _____ Private X
- 6. Present Use: Residential Original use: Same

DESCRIPTION

- 7a. Architectural style: Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: A low gable-roofed, rectangular, square cottage that has undergone some minor modifications. Well-maintained channeled wood siding; roof is composition shingled. Full width, recessed, open veranda porch on east gable end. Porch supports are tandem, square wood posts on concrete piers. Gable end above porch ornamented by vertical spaced slats, and simple brackets. Picture window with sash. Windows are double-hung. Screen door is wooden. Shade trees surrounding. Shed roofed carport added to south side. Concrete platform on southeast corner removed.



- 8. Construction date: Estimated 1920 Factual _____
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage .24
- 12. Date(s) of enclosed photograph(s)
8/20/82

13. Condition: Excellent ___ Good ___ Fair Deteriorated ___ No longer in existence ___
14. Alterations: _____
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: _____

SIGNIFICANCE

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

This well-maintained cottage home reflects a period of time in the growth of Paso Robles. Simple in design and affordable to the "working man", cottages are found throughout the community. This structure contributes well to the harmony and rhythm of this neighborhood.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).
Tax Assessor's Records, 1946
Sanborn Map: Jan., 1926
Field surveys: 1982, 1984

22. Date form prepared 6-30-84
By (name) Carl Morehouse
Organization Planning Department
Address: 1030 Spring Street
City Paso Robles, CA Zip 93446
Phone: 805/238-1529

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 4D _____ SHL _____ Loc _____
UTM: A 10/709430/394470 B _____
C _____ D _____

IDENTIFICATION

- 1. Common name: _____
- 2. Historic name: _____
- 3. Street or rural address: 725 Pine St., (107/7)
City Paso Robles, CA Zip 93446 County San Luis Obispo
- 4. Parcel number: 9-203-11
- 5. Present Owner: H G & S F Capaci Address: P O Box 115
City Atascadero, CA Zip 93422 Ownership is: Public _____ Private X
- 6. Present Use: Residential Original use: Same

DESCRIPTION

- 7a. Architectural style: Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: A simple, low-gabled, frame shotgun house. Composition shingled roof. Eaves are exposed rafter with brackets on gable ends. Small raised concrete stoop has a covered pergola top. Windows are French style. Screen door is wooden, V-rustic siding is maintained. Small yard with ornamental shrubs.



- 8. Construction date: Estimated 1920 Factual _____
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage .08
- 12. Date(s) of enclosed photograph(s)
8/20/82

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

SIGNIFICANCE

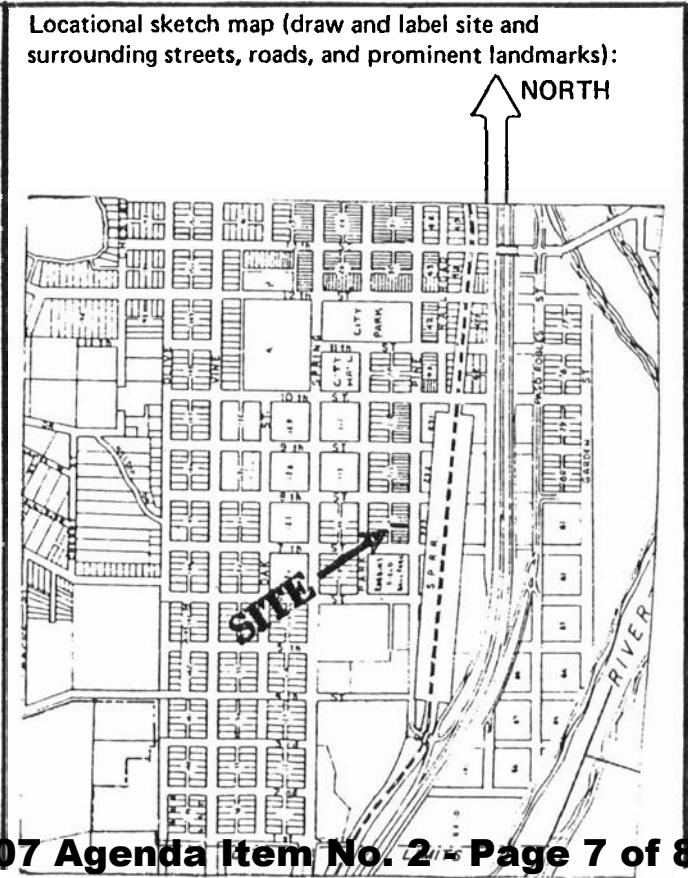
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This well-maintained cottage home reflects a period of time in the growth of Paso Robles. Simple in design and affordable to the "working man", cottages are found throughout the community. This structure contributes well to the harmony and rhythm of this neighborhood.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).
 Tax Assessor's Records, 1946
 Sanborn Map: Jan., 1926
 Field surveys: 1982, 1984

22. Date form prepared 6-30-84
 By (name) Carl Morehouse
 Organization Planning Department
 Address: 1030 Spring Street
 City Paso Robles, CA Zip 93446
 Phone: 805/238-1529



Ser. No. _____
HABS _____ HAER _____ NR 4D _____ SHL _____ Loc _____
UTM: A 10/709430/3944290 B _____
C _____ D _____

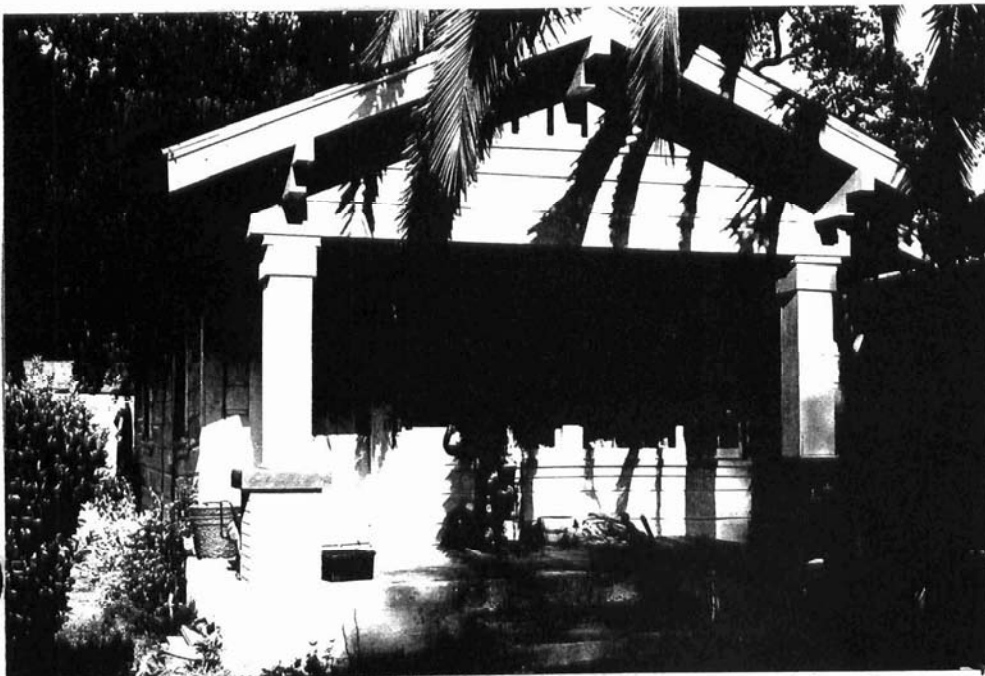
HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common name: _____
2. Historic name: _____
3. Street or rural address: 729 Pine St., (107/6)
City Paso Robles, CA Zip 93446 County San Luis Obispo
4. Parcel number: 9-203-19
5. Present Owner: H G & S F Capaci Address: P O Box 115
City Atascadero, CA Zip 93422 Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Same

DESCRIPTION

- 7a. Architectural style: Cottage
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition: A sound, rectangular, low gable-roofed frame cottage. Roof shingles are composition. Siding is channeled wood. Eaves are exposed rafters; gable ends have extended beam supports and vertical open slats. East gable end has a recessed, raised concrete slab, full-width, open veranda. Porch supports (2) are large wooden squares on brick piers. Picture window is sashed. Small, clean yard with ornamental shrubs and one large palm.



8. Construction date: Estimated 1920 Factual _____
9. Architect Unknown
10. Builder Unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage .16
12. Date(s) of enclosed photograph(s)
8/20/82

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

SIGNIFICANCE

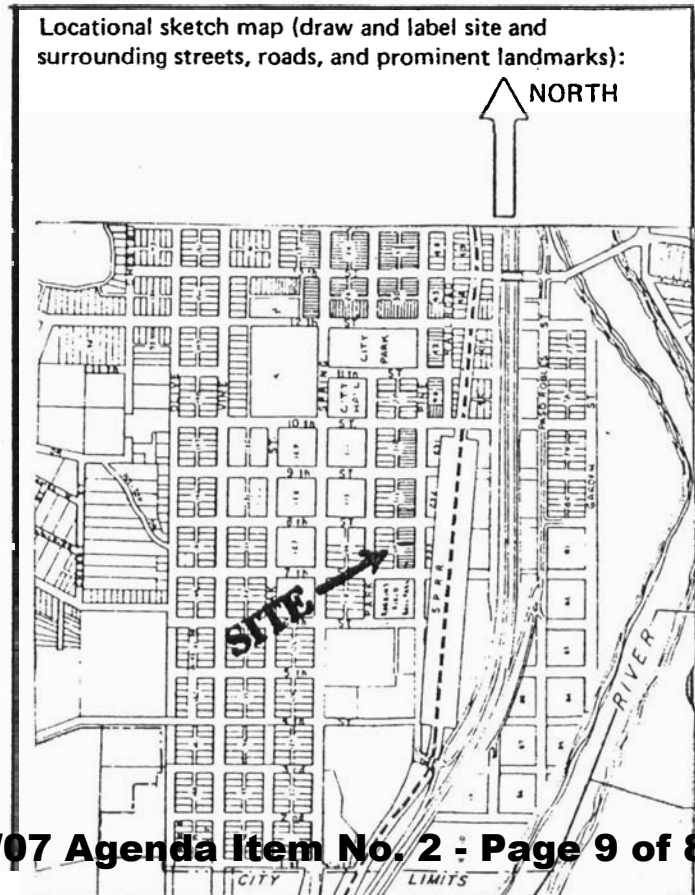
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This well maintained cottage home reflects a period of time in the growth of Paso Robles. Simple in design and affordable to the "working man", cottages are found throughout the community. This structure contributes well to the harmony and rhythm of this neighborhood.

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

21. Sources (List books, documents, surveys, personal interviews and their dates).
Tax Assessor's Records, 1946
Sanborn Map: Jan., 1926
Field surveys: 1982, 1984

22. Date form prepared 6-30-84
By (name) Carl Morehouse
Organization Planning Department
Address: 1030 Spring Street
City Paso Robles, CA Zip 93446
Phone: 805/238-1529



Title 17 BUILDINGS AND CONSTRUCTION*

Chapter 17.16 DEMOLITION OF BUILDINGS AND STRUCTURES

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.

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)

[<< previous](#) | [next >>](#)

CITY OF PASO ROBLES – P
INITIAL ST

1. GENERAL PROJECT INFORMATION

PROJECT TITLE: Ostrander Demolition – Demo 07-003

LEAD AGENCY: City of Paso Robles - 1000 Spring Street, Paso Robles, CA 93446

Contact: Susan DeCarli, AICP, City Planner
Telephone: (805) 237-3970

PROJECT LOCATION: 721 through 731 Pine Street (APN 009-203-011, -012, -019)

PROJECT PROPONENT: Applicant: William Ostrander
1350 Partner Road, San Luis Obispo, CA 93401

**LEAD AGENCY CONTACT/
INITIAL STUDY PREPARED BY:** Susan DeCarli, AICP, City Planner

Telephone: (805) 237-3970
Facsimile: (805) 237-3904
E-Mail: sdecarli@prcity.com

GENERAL PLAN DESIGNATION: Community Commercial / Mixed Use Overlay (CC/M-U)

ZONING: Highway Commercial – Planned Development / Mixed-Use (C2-PD/M-U)

2. PROJECT DESCRIPTION

The proposed project is a request to demolish several older buildings on property located within the downtown area. The request is based on the applicants desire to move forward with an intensified development project approved by the Planning Commission for a mixed use project.

The structures, which include five small houses and two outbuildings, are included in the City's Historic Building Inventory. Although the buildings are in the inventory, the inventory does not provide an architectural historic analysis of structures and therefore does not indicate if structures are historically significant. Therefore, an historic analysis was prepared by a qualified architectural historian to evaluate the historic significance of the existing structures on the properties.

The historic analysis evaluated the structures relative to the criteria established by the Secretary of Interior Standards and Guidelines for placing structures on the National Register of Historic Places (NRHP) and the California Register of Historic Resources (CRHR), and in accordance with the City of Paso Robles Zoning Ordinance, Downtown Guidelines – District B, and the California Environmental Quality Act.

To determine historic significance the structures were evaluated based on the four criteria established for evaluating historic structures as follows:

NRHP:

The quality of significance in American history, architecture, archaeology, and culture present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may yield, information important in prehistory or history.

CRHR:

- 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 to 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.

The conclusion of the report indicates that none of the structures are historically significant, yet as representations of the type of housing and structures from the turn of the 20th century, mitigation measures are recommended and included with this environmental review.

3. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (For example, issuance of permits, financing approval, or participation agreement):

None.

4. EARLIER ENVIRONMENTAL ANALYSIS AND RELATED ENVIRONMENTAL DOCUMENTATION:

This Initial Study incorporates by reference the City of El Paso de Robles General Plan Environmental Impact Report (EIR) (SCH#2003011123).

5. CONTEXT OF ENVIRONMENTAL ANALYSIS FOR THE PROJECT:

This Initial Study relies on expert opinion supported by the facts, technical studies, and technical appendices of the City of El Paso de Robles General Plan EIR. These documents are incorporated herein by reference. They provide substantial evidence to document the basis upon which the City has arrived at its environmental determination regarding various resources.

6. PURPOSES OF AN INITIAL STUDY

The purposes of an Initial Study for a Development Project Application are:

- A. To provide the City with sufficient information and analysis to use as the basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration, or a Negative Declaration for a site specific development project proposal;

- B. To enable the Applicant of a site specific development project proposal or the City as the lead agency to modify a project, mitigating adverse impacts before an Environmental Impact Report is required to be prepared, thereby enabling the proposed Project to qualify for issuance of a Negative Declaration or a Mitigated Negative Declaration;
 - C. To facilitate environmental assessment early in the design of a project;
 - D. To eliminate unnecessary EIRs;
 - E. To explain the reasons for determining that potentially significant effects would not be significant;
 - F. To determine if a previously prepared EIR could be used for the project;
 - G. To assist in the preparation of an Environmental Impact Report if one is required; and
 - H. To provide documentation of the factual basis for the finding of no significant effect as set forth in a Negative Declaration or a Mitigated Negative Declaration prepared for the a project.
- 7. EXPLANATION OF ANSWERS FOUND ON THE ENVIRONMENTAL CHECKLIST FORM**

A. Scope of Environmental Review

This Initial Study evaluates potential impacts identified in the following checklist.

B. Evaluation of Environmental Impacts

A brief explanation is required for all answers to the questions presented on the following Environmental Checklist Form, except where the answer is that the proposed project will have “No Impact.” The “No Impact” answers are to be adequately supported by the information sources cited in the parentheses following each question or as otherwise explained in the introductory remarks. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A “No Impact” answer should be explained where it is based on project-specific factors and/or general standards. The basis for the “No Impact” answers on the following Environmental Checklist Form is explained in further detail in this Initial Study in Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 10 (Context of Environmental Analysis for the Project).

- 2. All answers on the following Environmental Checklist Form must take into account the whole action involved with the project, including implementation. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3. “Potentially Significant Impact” is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more “Potentially Significant Impact” entries when the determination is made, preparation of an Environmental Impact Report is warranted.
- 4. Potentially Significant Impact Unless Mitigated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. Mitigation Measures from Section 9 (Earlier Environmental Analysis and Related Environmental Documentation) may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). See Section 4 (Earlier Environmental Analysis and Related Environmental Documentation) and Section 11 (Earlier Analysis and Background Materials) of this Initial Study.
6. References to the information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the Environmental Checklist Form. See Section 11 (Earlier Analysis and Related Environmental Documentation). Other sources used or individuals contacted are cited where appropriate.
7. The following Environmental Checklist Form generally is the same as the one contained in Title 14, California Code of Regulations; with some modifications to reflect the City's needs and requirements.
8. Standard Conditions of Approval: The City imposes standard conditions of approval on Projects. These conditions are considered to be components of and/or modifications to the Project and some reduce or minimize environmental impacts to a level of insignificance. Because they are considered part of the Project, they have not been identified as mitigation measures. For the readers' information, the standard conditions identified in this Initial Study are available for review at the Community Development Department.
9. Certification Statement: The statements made in this Initial Study and those made in the documents referenced herein present the data and information that are required to satisfy the provisions of the California Environmental Quality Act (CEQA) – Statutes and Guidelines, as well as the City's Procedures for Implementing CEQA. Further, the facts, statements, information, and analysis presented are true and correct in accordance with standard business practices of qualified professionals with expertise in the development review process, including building, planning, and engineering.

8. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The proposed project may potentially affect the environmental factors checked below, and may involve at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," if so indicated on the following Environmental Checklist Form (Pages 8 to 15)

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

9. ENVIRONMENTAL DETERMINATION: On the basis of this initial evaluation: I find that:

The proposed project could not have a significant effect on the environment; and, therefore, a **NEGATIVE DECLARATION** will be prepared.

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. Therefore, a **MITIGATED NEGATIVE DECLARATION** will be prepared.


The proposed project may have a significant effect on the environment; and, therefore an **ENVIRONMENTAL IMPACT REPORT** is required.

The proposed project may have a significant effect(s) on the environment, but one or more effects (1) have been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) have been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated."

Therefore, an **ENVIRONMENTAL IMPACT REPORT** is required, but it will analyze only the effect or effects that remain to be addressed.

Signature: _____

Date: _____



August 1, 2007

Susan DeCarli, AICP, City Planner

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the Proposal:

- a) Conflict with general plan designation or zoning?
(Sources: 1 & 8)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project will not conflict with the General Plan or zoning district since the architectural historic analysis indicates that the subject structures are not historically significant, and there will not be an impact to cultural historic resources and relevant policies.

- b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?
(Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The proposed project complies with the EIR recently certified for the City General Plan Update, 2003 and other adopted environmental policies that apply to this project.

- c) Be incompatible with existing land uses in the vicinity?
(Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: Demolition of structures will allow future development to occur compatible with land uses in the vicinity

- d) Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible uses)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: The project site is an urban infill property with no agricultural uses, resources or operations on near the property.

- e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?
(Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Demolition of structures at this location will create vacant properties between existing development, thus it would not disrupt or divide the surrounding community, but will provide opportunity for compatible, suitable development within the established community.

II. POPULATION AND HOUSING. Would the proposal:

- a) Cumulatively exceed official regional or local population projections? (Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Demolition of structures could not affect an increase in population.

- b) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? (Sources: 1 & 3)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Demolition of structures could not induce growth.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Displace existing housing, especially affordable housing? (Sources: 1, 3, & 5)

Discussion: There are currently 4 residences located on the site, which are market rate dwellings. The zoning allows up to 20 units per acre, and the property owner has entitlement to develop 9 residences, thus demolition of these structures will not displace existing housing.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- a) Fault rupture? (Sources: 1, 2, & 3)

Discussion: The potential for and mitigation of impacts that may result from fault rupture in the project area are identified and addressed in the General Plan EIR, pg. 4.5-8. There are two known fault zones on either side of this valley. The Rinconada Fault system runs on the west side of the valley. The San Andreas Fault is on the east side of the valley and runs through the community of Parkfield east of Paso Robles. The City of Paso Robles recognizes these geologic influences in the application of the Uniform Building Code to all new development within the City. Review of available information and examinations indicate that neither of these faults is active with respect to ground rupture in Paso Robles. Soils reports and structural engineering in accordance with local seismic influences would be applied in conjunction with any new development proposal. Based on standard conditions of approval, the potential for fault rupture and exposure of persons or property to seismic hazards is not considered significant. In addition, per requirements of the Alquist-Priolo Earthquake Fault Zones, only structures for human habitation need to be setback a minimum of 50 feet of a known active trace fault.

- b) Seismic ground shaking? (Sources: 1, 2, & 3)

Discussion: The City is located within an active earthquake area that could experience seismic ground shaking from the Rinconada and San Andreas Faults. The proposed structure will be constructed to current UBC codes. The General Plan EIR identified impacts resulting from ground shaking as less than significant and provided mitigation measures that will be incorporated into the design of this project including adequate structural design and not constructing over active or potentially active faults.

- c) Seismic ground failure, including liquefaction? (Sources: 1, 2 & 3)

Discussion: Per the General Plan EIR, the project site is located in an area with soil conditions that have a potential for liquefaction or other type of ground failure due to seismic events due to soil conditions. The EIR identifies measures to reduce this potential impact, which will be incorporated into this project. This includes a requirement to conduct a site-specific analysis of liquefaction potential. Based on analysis results, the project design and construction will include specific design requirements to reduce the potential impacts on structures due to liquefaction to a less than significant level.

- d) Seiche, tsunami, or volcanic hazard? (Sources: 1, 2, & 3)

- e) Landslides or Mudflows? (Sources: 1, 2, & 3)

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: d. and e. The project site is not located near bodies of water or volcanic hazards, nor is the site located in an area subject to landslides or mudflows.

f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 1, 2, 3, & 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: Per the General Plan EIR the soil condition is not erosive or otherwise unstable. As such, no significant impacts are anticipated.

g) Subsidence of the land? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: See Item c.

h) Expansive soils? (Sources: 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Not applicable.

i) Unique geologic or physical features? (Sources: 1 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There are no unique geologic or physical features on or near the project site.

IV. WATER. Would the proposal result in:

a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: Items a – i: Demolition of structures could not impact water resources, except to allow for (temporary) increased on-site water absorption, water recharge, and water filtration.

b) Exposure of people or property to water related hazards such as flooding? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Discussion: There is no potential to expose people or property to water related hazards due to this project since it is not in a flood zone.

c) Discharge into surface waters or other alteration of surface water quality (e.g., temperature, dissolved oxygen or turbidity)? (Sources: 1, 3, & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Discussion: See a. above.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>d) Changes in the amount of surface water in any water body? (Sources: 1, 3, & 7)</p> <p><i>Discussion: There is no water body on or near the project site.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Changes in currents, or the course or direction of water movement? (Sources: 1, 3, & 7)</p> <p><i>Discussion: This project could not result in changes in currents or water movement since there is no water course in the vicinity that could be affected by this project.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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 capability? (Sources: 1,3, & 7)</p> <p><i>Discussion: The proposed project does not directly withdraw water resources.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g) Altered direction or rate of flow of groundwater? (Sources: 1, 3, & 7)</p> <p><i>Discussion: This project could not result in alterations to the direction or rate of groundwater flow since this project does not directly extract groundwater or otherwise significantly affect these resources.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>h) Impacts to groundwater quality? (Sources: 1, 3, & 7)</p> <p><i>Discussion: The project will not affect groundwater quality since this project does not directly extract groundwater or otherwise affect these resources.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? (Sources: 1, 3, & 7)</p> <p><i>Discussion: Refer to response f.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. AIR QUALITY. Would the proposal:

<p>a) Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 1, 3, & 7)</p> <p><i>Discussion: The demolition of structures will need to obtain applicable permits and comply with site disturbance regulations from the San Luis Obispo County Air Pollution Control District in compliance with the Districts demo regulations per the adopted Clean Air Plan prior to commencing activities. Therefore, impacts to air quality from this project will be less than significant.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Expose sensitive receptors to pollutants? (Sources: 1, 3, & 7)

Discussion: There are no sensitive receptors such as schools, hospitals, etc. within the near vicinity that could be impacted by this project.

- c) Alter air movement, moisture, or temperature? (Sources: 1, 3, & 7)

Discussion: This project does not have the potential to significantly alter air movement, moisture, or temperature.

- d) Create objectionable odors?

Discussion: This project does not have the potential to create objectionable odors.

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

- a) Increased vehicle trips or traffic congestion? (Sources: 1, 3, & 7)

Discussion: The project would result in short-term, temporary increase in truck traffic to haul away debris. This traffic would not significantly affect the existing traffic congestion or level of service in the vicinity.

- b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 3, & 7)

Discussion: The proposed project does not include road improvements that may result in safety hazards or in incompatible uses.

- c) Inadequate emergency access or inadequate access to nearby uses? (Sources: 1, 3, & 7)

Discussion: The project is adequately served by public streets for emergency services.

- d) Insufficient parking capacity on-site or off-site? (Sources: 1, 3, 7, & 8)

Discussion: The project does not require on or off site parking.

- e) Hazards or barriers for pedestrians or bicyclists? (Source: 7)

Discussion: The project does not have hazards or barriers for pedestrians or bicyclists.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project would not conflict with or otherwise affect adopted policies supporting alternative transportation.</i>				
g) Rail, waterborne or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The project could not affect rail, waterborne or air traffic.</i>				

BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

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"/>
<i>Discussion: There are no endangered, threatened or rare species or their habitats located on the project site. Thus, there could not be potential impacts to endangered, threatened or rare species or their habitats.</i>				
b) Locally designated species (e.g., heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: There are no locally designated species, including oak trees on the project site.</i>				
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"/>
<i>Discussion: See item b. above.</i>				
d) Wetland habitat (e.g., marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: There are no wetland habitats on or near the project site.</i>				
e) Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The site is not part of a wildlife dispersal or migration corridor.</i>				

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal:

a) Conflict with adopted energy conservation plans? (Sources: 1 & 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: This project could not conflict with adopted energy conservation plans.</i>				

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Use non-renewable resources in a wasteful and inefficient manner? (Sources: 1 & 7)

Discussion: The project will not use non-renewable resource in a wasteful and inefficient manner.

- 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? (Sources: 1 & 7)

Discussion: The project is not located in an area of a known mineral resources that would be of future value to the region and the residents of the State.

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)?

Discussion: The project will not result in a risk of accidental explosion or release of hazardous substances since demolition project do not generally uses these types of substances. The applicant will need to comply with SLOAPCD regulations regarding asbestos removal should this material be encountered in the structures. Therefore, impacts resulting from potential release of hazardous materials will be less than significant.

- b) Possible interference with an emergency response plan or emergency evacuation plan? (Sources: 1 & 7)

Discussion: The project will not interfere with an emergency response plan or emergency evacuation plan since it is not a designated emergency response location to be used for staging or other uses in an emergency.

- c) The creation of any health hazard or potential hazards?

Discussion: see a. above.

- d) Increased fire hazard in areas with flammable brush, grass, or trees?

Discussion: The project site is not located in an area with the potential for increased fire hazards.

X. NOISE. Would the proposal result in:

- a) Increases in existing noise levels? (Sources: 1, 7, & 8)

Discussion: The project will not likely result in a significant increase in operational noise levels. It may result in short-term construction noise. However, construction noise will be limited to specific daytime hours per city regulations.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Exposure of people to severe noise levels? (Source: 3)

The project site is not located in the vicinity where it would expose people to severe noise levels.

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? (Sources: 1, 3, 6, & 7)
- b) Police Protection? (Sources: 1, 3, & 7)
- c) Schools? (Sources: 1, 3, & 7)
- d) Maintenance of public facilities, including roads? (Sources: 1, 3, & 7)
- e) Other governmental services? (Sources: 1,3, & 7)

Discussion: a.-e. The project applicant will be required to pay development impact fees as established by the city per AB 1600 to mitigate impacts to public services as applicable.

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? (Sources: 1, 3, & 7)
- b) Communication systems? (Sources: 1, 3, & 7)
- c) Local or regional water treatment or distribution facilities? (Sources: 1, 3, & 7)
- d) Sewer or septic tanks? (Sources: 1, 3, 7, & 8)
- e) Storm water drainage? (Sources: 1, 3, & 7)
- f) Solid waste disposal? (Sources: 1, 3, & 7)
- g) Local or regional water supplies? (Sources: 1, 3, & 7)

Discussion: a.-g. The project will not result in the need for new systems or supplies, or result in substantial alterations to utilities and service systems. The applicant will mitigate solid waste disposal by recycling building materials to the extent feasible, per mitigation measures.

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. AESTHETICS. Would the proposal:

- a) Affect a scenic vista or scenic highway? (Sources: 1, 3, & 7)

Discussion: The project is not located in a scenic vista or scenic highway area.

- b) Have a demonstrable negative aesthetic effect? (Sources: 1, 3, & 7)

Discussion: This project will result in a more positive effect since it will remove dilapidated buildings in the downtown.

- c) Create light or glare? (Sources: 1, 3, 7, & 8)

Discussion: Not applicable since no development is proposed with this demolition.

XIV. CULTURAL RESOURCES. Would the proposal:

- a) Disturb paleontological resources? (Sources: 1, 3, & 7)

- b) Disturb archaeological resources? (Sources: 1, 3, & 7)

Discussion: a.-b. The project site is not located in an area with know paleontological or archaeological resources. If these types of resources are found during grading and excavation, appropriate procedures will be followed including halting activities and contacting the County Coroner, and follow standard mitigation procedures.

- c) Affect historical resources? (Sources: 1, 3, & 7)

Discussion: The proposed demolition of structures includes removal of older homes identified in the City's Inventory of Historic Structures. Therefore, an architectural historic analysis was prepared by an architectural historian to determine if the existing structures are historically significant. The conclusions of the study indicate that the existing structures do not meet the specific criteria or qualify for State or Federal historic designations, and that the structures do not qualify to be locally historic. The structures are all in various stages of disrepair or are dilapidated. Although loss of these structures would not result in significant cultural historic impacts, it is recognized that these structures represent common housing of a specific time period, and it is recommended that mitigation measures are adopted to offset the loss of representation of this type of housing. See Historic Study in Attachment A.

- d) Have the potential to cause a physical change which would affect unique ethnic cultural values? (Sources: 1, 3, & 7)

Discussion: See c. above.

- e) Restrict existing religious or sacred uses within the potential impact area? (Sources: 1, 3, & 7)

Discussion: Discussion: There are no known religious or sacred uses on or near the project site

10 Environmental Checklist Form

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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XV.RECREATION. Would the proposal:

- a) Increase the demand for neighborhood or regional parks or other recreational facilities? (Sources: 1, 3, & 7)

Discussion: The project will not significantly affect the demand for parks and recreational facilities.

- b) Affect existing recreational opportunities? (Sources 1, 3, & 7)

Discussion: The project will not affect existing recreational opportunities.

MANDATORY FINDINGS OF SIGNIFICANCE.

- 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, 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? (Sources: 1 & 3)

Discussion: The project does not 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, 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.

- Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? (Sources: 1 & 3)

Discussion: The project will not likely have a potential to achieve short-term, to the disadvantage of long-term environmental goals.

- 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.) (Sources: 1 & 3)

Discussion: The project will not result in significant cumulative impacts.

- Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1 & 3)

Discussion: The project will not result in substantial adverse environmental impacts on human beings, either directly or indirectly.

11. EARLIER ANALYSIS AND BACKGROUND MATERIALS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). The earlier documents that have been used in this Initial Study are listed below.

Reference Number	Document Title	Available for Review At
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
2	Seismic Safety Element for City of Paso Robles	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
3	Final Environmental Impact Report City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
4	Soil Survey of San Luis Obispo County, California Paso Robles Area	USDA-NRCS, 65 Main Street-Suite 108 Templeton, CA 93465
5	Uniform Building Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
6	City of Paso Robles Standard Conditions of Approval For New Development	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
	City of Paso Robles Zoning Code	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
8	City of Paso Robles, Water Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
9	City of Paso Robles, Sewer Master Plan	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446
10	Federal Emergency Management Agency Flood Insurance Rate Map	City of Paso Robles Community Development Department 1000 Spring Street, Paso Robles, CA 93446

Attachments:

Attachment A – Historic Study

HISTORIC STRUCTURE
For
721, 725, & 729 PINE STREET
PASO ROBLES, CA 93446
A.P.N. 009-203-011; 009-203-012; 009-203-019

Prepared for:
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July 2007

Paso Robles

JUL 13 2007

MANAGEMENT SUMMARY

At the request of Mr. William Ostrander of Ulysses, Inc., Carole Denardo conducted a historic architectural study of the subject properties at 721, 725, & 729 Pine Street in Paso Robles, California. The project parcels include eight buildings, six of which are historic. All buildings would be removed and/or demolished as part of the proposed new construction project. The scope of work was to inventory and evaluate the historic buildings in order to comply with the city of Paso Robles guidelines. The residences and outbuildings were found not to be eligible for listing on the National Register of Historic Places (NRHP), as California Historic Landmarks or Point of Interest, or as a County Landmark. However, the residences do possess some local merit for their association with the working class. The outbuildings do not qualify for the same level of status. By following the prescribed mitigative measures, the impacts will be mitigated to less than a significant level to compensate for the incremental loss to the local community's heritage.

A copy of this report will be submitted to the Central Coast Information Center of the California Historical Information System housed at the University of California, Santa Barbara. Research materials and photographs are on file at Ms. Denardo's office in Santa Ynez, California.

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1 Summary of

APPENDICES

A SITE PHOTOGRAPHS

1.0 INTRODUCTION AND PROJECT DESCRIPTION

At the request of owner applicant, William Ostrander, of Ulysses, Inc., a historic resources study was conducted of the subject properties at 721, 725, 729, and 731 Pine Street on Block 203 in Paso Robles, California (Plate 1, Figure 1). Of the eight buildings on the subject property, six (buildings A-F) have been determined to be historic (Figure 2). The residence at 721 Pine Street (Building A) is a Craftsman bungalow constructed in approximately 1920 (APN 009-203-012). Other buildings on the parcel include a smaller dwelling behind it (Building B), previously 719 Pine Street, and a large garage/workshop (Building C) at the rear of the property; these two buildings are also historic. A smaller cottage at 725 Pine Street (Building D), (APN 009-203-011), and another bungalow at 729 Pine Street (Building E) with a garage (Building F) facing the alley were each constructed ca. 1920 (APN 009-203-019). Sharing the same city lot as 729 Pine Street, the residence at 731 Pine Street is not historic, and therefore, it is not discussed in detail in this report.

The six historic buildings are within the "Historic District B" of the City of Paso Robles, and as such, the Building and Planning Department has required the applicant to provide a historic structures report by a City approved architectural historian. In accordance with the City of Paso Robles' guidelines, the purpose of the study was to assess the historic significance of the residences and outbuildings and to make recommendations before the project proceeds.

Architectural historian Carole Denardo, M.A. completed the archival research, building inventory, documentation, and report. The building was inventoried in accordance with the Secretary of Interior's Standards and Guidelines and evaluated using criteria set forth by the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), and City of Paso Robles environmental guidelines, and Chapter 17.16 (Demolition of Buildings and Structures) of the Zoning Ordinance, which requires a determination of historic or architectural significance prior to the start of a project.

Plate 1. Overview of residences facing Pine Street, facing west *(Courtesy of William Ostrander)*

Project Location
U.S.G.S. 7.5 Minute
Topographic Quadrangle
Paso Robles, CA (1979)
Templeton, CA (1979)
Scale - 1" = _ Mile
Contour Interval: 40 Feet

Figure 1. Project Location

2.0 STUDY METHODS

Architectural Historian Carole Denardo conducted archival research, field inventory, and evaluation of the applicant's subject property at 721-731 Pine Street (A.P.N. 009-203-011; 009-203-019; 009-023-012) in Paso Robles, California. The six buildings at 721, 725, and 729 Pine Street were identified as historic, as they are over 50 years old. The residence at 731 Pine Street was constructed in 1982 and the second building on the parcel is also not historic.

2.1 ARCHIVAL RESEARCH

Maps, records, permits, and other relevant published documents and literature were reviewed from several research institutions and other archival sources, including the Paso Robles Historical Society, Paso Robles Public Library, Paso Robles City Hall - Building and Planning Department, Paso Robles Pioneer Museum, San Luis Obispo County and City Library, San Luis Obispo County Clerk/Recorders Office, and San Luis Obispo County Historical Society Museum.

Paso Robles Records and Resources

Several historic inventories and registers were consulted, including the National Register of Historic Places (NRHP), California Register of Historic Resources (CRHR), San Luis Obispo County Historical Resources, and City of Paso Robles Historic Districts. Census records, city directories, and various websites were also accessed for information regarding the families who owned and lived in the residences.

2.2 FIELD METHODS

On June 9, 2007, Architectural Historian Carole Denardo conducted an onsite survey to inventory and document the residences and outbuildings on the applicant's property. Representative 35-millimeter and digital photographs were taken of site overviews and elevations of each residence and outbuilding (Appendix A).

The six historic buildings on the property were recorded on standard site record forms developed

by the State of California Department of Parks and Recreation. The completed Primary Record (DPR 523A) and Building, Structure, and Object Record (DPR 523 B) will be provided to the Central Coast Information Center at the University of California, Santa Barbara.

3.0 HISTORICAL CONTEXT

3.1 MISSION PERIOD (1760-1820)

The Salinan group of the Hokan linguistic family of Native Americans occupied the Paso Robles area from the late prehistoric period to historic mission times (Kroeber 1976:546). The Salinan language territory was bound on the south by either the Salinas River or Santa Margarita divide, to the north by Santa Lucia Peak; the Pacific Ocean formed the western boundary, and the Coastal Ranges formed the eastern border (Kroeber 1976:546). Salinan neophytes supplied the labor for construction of two missions in the region, including the San Miguel Arcangel in San Luis Obispo County and San Antonio de Padua in Monterey County. In 1797, Father Fermín Francisco de Lasuen established the sixteenth of a chain of California missions, Mission San Miguel, approximately eight miles north of Paso Robles (Angel 1883:36). There are claims that the curative mineral waters of the hot springs in El Paso de Robles, or “Pass of the Oaks” were the basis for founding the mission nearby (Bowler 2003:vii; Angel 1883:369). The mission flourished through its selective breeding of a hardy stock of cattle and horses, and its land holdings extended south to Paso Robles (Krieger 1988:22,32). However, after the mission became secularized in 1836, it fell into a state of gradual deterioration (Dart 1978:19).



Figure 3. Diseño del Rancho Paso de Robles. (Courtesy of Bancroft Library, Berkeley)

3.2 RANCHO PERIOD (1820-1845)

Mexico achieved independence from Spain in 1822. After secularization of the missions, lands were gradually transferred to private ownership via a system of land grants; sheep and cattle ranching became the primary agricultural activities. In 1844, Governor Micheloreno granted Paso de Robles Rancho, consisting of 25,993.18 acres of fertile soil, to Pedro Narvaez. Narvaez had been in the Mexican military, and served as a Naval officer. Narvaez conveyed the property to Petronillo Rios in about 1846 (San Luis Obispo County Recorder's Office, Book of Deeds A, page 170) (Figure 3). The land grant comprised lands north of the Rancho Asunción land grant and west of the Salinas River; it included Templeton and Paso Robles and the Paso de Robles Hot Springs (Angel 1888:215; Robinson 1957:53).

3.3 ANGLO-MEXICAN PERIOD (1845-1879)

California was declared a United States territory and in 1850, it became the nation's thirty-first state (Chartkoff and Chartkoff 1984). Over the next twenty years, Yankee settlers continued their influx into California. They married into the families of wealthy Californios, and gradually outnumbered the Mexican citizens. In 1852, Rios filed a petition for confirmation of his title to

the land grant from the United States District Court. His land grant was not officially patented until 1866. In 1857, Daniel D. Blackburn, James H. Blackburn, and Lazare Bodchaux purchased the full acreage of Rancho Paso de Robles from Rios for the sum of \$8,000 (Angel 1888:370). The U.S. Surveyor surveyed the property in 1859 and according to the deed recorded in 1857:

“Petronillo Rios of the County of San Luis Obispo, State of California, the part of the first part for the consideration of \$8,000.00 in lawful money of the United States grants, bargains, sells, releases, remises, and conveys unto Daniel D. Blackburn, James H. Blackburn, and Lazarus Godchaux of the County of Santa Cruz, the parties of the second part and to their heirs and assigns, all the certain tract of land lying and being situated in the said county of San Luis Obispo and being bounded on the north by the point and place called “de las Gallinas” on the south by the Rancho “de la Ascension” on the east by the River San Miguel and on the west by the place called Lagireje, said tract of land being all of the Rancho “Paso de Robles” containing six leagues more or less and being that was granted on the 12th day of May 1844 by Manuel Micheltoreno, then Governor of California to Pedro Narvaez and afterwards conveyed by the said Narvaez to the said Rios. But the said Rios is not to be responsible for the costs of obtaining a patent for said land” (San Luis Obispo County Recorder’s Office, Book of Deeds A, page 170).

In 1861, Daniel D. Blackburn became sole owner of one of the six leagues of Paso de Robles Rancho, whereas the rest of the property remained in the hands of James H. Blackburn and Lazarus Godchaux, who raised sheep and cows and cultivated wheat, barley, and oats. Daniel Blackburn’s property included the hot springs in Paso Robles (San Luis Obispo County Recorder’s Office, Book of Deeds A, page 389).

Within three years, Dr. Faliaferro Johnson purchased Daniel Blackburn’s league of land for the sum of \$20,000 (San Luis Obispo County Recorder’s Office, Book of Deeds A, pages 574-575). Later that year, Dr. Johnson sold the residence and bath house he had built on the hot springs property – known as the Hot Springs Tract- back to Mr. Blackburn for the sum of \$3,000 (San Luis Obispo County Recorder’s Office, Book of Deeds A, pages 648-649). The El Paso de Robles Hot Springs Hotel was then constructed in 1864.

By 1865, the remaining five leagues of Paso de Robles Rancho were sold to three partners, including Alexander G. Grogan, William W. Stow, and William T. Wallace, after James Blackburn and Godchaux suffered losses of 3,000 head of cattle during the 1863-1864 drought (Nicholson 193:33). However, they received the entire five leagues back in 1871 and continued with the cattle business (San Luis Obispo County Recorder’s Office, Book of Deeds A, page 777; San Luis Obispo County Recorder’s Office, Book of Deeds C, page 551).

In 1868, Daniel Blackburn sold one-half interest in his league of land surrounding the hot springs to Drury W. James and John D. Thompson (San Luis Obispo County Recorder’s Office, Book of Deeds B, pages 127-128). The Blackburn’s mineral hot springs became noted for its therapeutic powers for cases of rheumatism, neuralgia, gout and other ailments; it was for that reason Paso Robles was sought out by numerous ailing individuals (Nicholson 1993:32). Although weekly stage service had occurred since 1855, daily stage travel by Wells Fargo and

Company through Paso Robles began as early as 1864, with a stage stop established near the mineral springs (Bowler 2003:15; Nicholson 1993:30). Increased transportation and the hot springs attracted new settlers to the area and the town began to be established.

3.4 AMERICANIZATION PERIOD (1880-1915)

In 1883, the small resort offered plunge baths, mud baths, sand baths, soda springs, and sulfur springs, plus hotel and cabin accommodations for its patrons. Other buildings sprang up near the resort, including stores, saloons, a post office, a barbershop and a doctor's office (Nicholson 1993:33-34). In 1886, the West Coast Land Company purchased 20,400 acres of the Paso de Robles Rancho, but the hot springs remained the Blackburns and Drury James' property. In that same year, the Blackburns and Mr. James hired surveyor E. P. McCray to layout the streets, blocks, and lots of the town of Paso Robles (Bowler 2003:38, 41) (Figure 4). The original town plat included a park encompassing two complete blocks. Along with the hot springs, cottages, and El Paso de Robles Hot Springs Hotel, it formed the hub of the town, bordered by Thirteenth and Tenth streets to the north and south, and Pine and Vine streets to the east.

After the town was platted, it was widely promoted and several land auctions were held for the sale of city lots. Over the course of about five years, approximately 500 parcels were sold at a price that ranged from \$100 and \$1000 (Bowler 2003:39). Generally, lots closest to the center of town were bought up first for new businesses and residences; lots further away were slower to sell (Sanborn maps 1888, 1890, 1892, 1903, 1910). With the exception of businesses dependent on close proximity to the railroad, such as the Southern Pacific Milling Company, Farmer's Alliance Business Association, Salinas Valley Lumber Company, and others, lots closest to the railroad tracks were less desirable, especially at the south end of Paso Robles; they were bought and developed more gradually.

The Southern Pacific Railroad followed along the Salinas River from Templeton and came to Paso Robles in 1886, and contributed to its early growth and development. Prior to that time, visitors to the mineral hot springs were required to get off the train in Soledad and then take a stagecoach for an additional eighty-four mile trek. Besides offering a boost for the resort, the railroad helped the agricultural community by providing a reliable shipping service to facilitate the movement of grain and produce. During that same year, the northern portion of the Southern Pacific Railroad extending to San Miguel was completed; however, the south end of the railroad would not connect with the northern line for another eight years (Nicholson 1993:27,34,175).

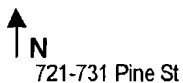


Figure 4. Newly incorporated town of Paso Robles in 1889. (Bancroft Library, Berkeley)

The coming of the railroad stimulated growth and optimism in Paso Robles. In 1890, incandescent lights were placed within the downtown business core, a fire department was instituted, and a street railway was proposed (Nicholson 1993:90). The horse-drawn streetcar was established in 1891 with a scheduled route that carried individuals from the Southern Pacific Train Depot through downtown, and terminated at the mud baths (Bowler 1003:62). The new Hotel El Paso de Robles was completed in 1891 at a cost of \$160,000; it boasted three stories, a seven-acre garden, and a nine hole golf course (Paso Robles Inn web page).

In the decade from 1890 to 1900, Paso Robles was the only city in San Luis Obispo County to show an appreciable growth; a change from 827 to 1,224 individuals (Bowler 2003:57; Nicholson 1993:183).

3.5 TWENTIETH CENTURY DEVELOPMENT

The greatest impact affecting Paso Robles transportation and services was the completion of U.S. Highway 101 in 1926, which followed the historic route of El Camino Real. Paso Robles became the perfect halfway mark for travelers between Los Angeles and San Francisco, offering a first class hotel and spa services. By 1940, Paso Robles had a population of 3,045 citizens and was celebrated for its world-renowned health resort (City of Paso Robles History web page).

When founded 1940-1941, Camp Roberts spurred the growth and economy of Paso Robles. Estrella Army Airfield was constructed in 1942. In 1947, the airport was transferred to the County of San Luis Obispo by the federal government. Following improvements, the airport provided commercial air transport from 1952 to 1974. Ownership was shifted to the City of Paso Robles in 1973 and today the Paso Robles Municipal Airport serves the needs of businesses and residents of the community (City of Paso Robles History web page).

Paso Robles shared California's development boom following World War II. After 1950, Highway 101 was expanded from a two-lane road to a four-lane freeway to accommodate the increase in transportation needs. In the 1940s and 1950s new areas east of the Salinas River were annexed to the city and within the next twenty years vineyards began to dot the landscape. By 1982, the population of Paso Robles topped 10,000 and by 1993, it rose to 21,000 (City of Paso Robles History web page). Today Paso Robles has expanded to over 29,000 residents and the economy continues to improve due to the expanded wine industry and tourism (Fitch Ratings 2007).

3.6 CITY BLOCK 107

In 1889, Pine Street terminated at Eighth Street because the railroad tracks and depot grounds

extended at an angle, instead of in a N-S alignment. As a result, the blocks below Eighth Street, including the subject property on Block 107, were larger than the normal city block and extended between Park Street and the depot grounds. An E-W aligned alley bisected each of these blocks; at that time individual parcels had not been laid out on any of the southern blocks near the Southern Pacific Railroad (SPRR) Freight Depot (Figure 4). Although there is no coverage of the subject property on the 1888 and 1890 Sanborn maps, the 1892 Sanborn map (Sheet 11) depicts Block 107 fronting Pine Street between 7th and 8th streets as a “vacant block”. The map shows the SPRR Freight Depot one block to the east of Block 107 (Sanborn 1892). No buildings appear on Block 107 of the 1903 Sanborn Map either, but the SPRR Freight House with a Passenger Depot and a Baggage Room is depicted east of Pine Street (Sanborn 1903). In 1910, the blocks were renumbered again, and Block 107 became Block 569. The 1910 Sanborn Map does not show any buildings on Block 569, but four new evenly spaced buildings, including one dwelling and three one-story outbuildings, are portrayed on the east side of Pine Street, near the SPRR Freight House and Passenger Depot (Sanborn 1910). In 1919, two buildings appear on Block 569, but neither is within the boundaries of the subject property (USGS 1919) (Figure 5).

Figure 5. 1919 USGS Topographic Map showing Paso Robles and Block 569.

3.7 SUBJECT PROPERTIES AT 721-729 PINE STREET

The subject properties at 721-729 Pine Street were originally part of the Rancho Paso de Robles land grant. When the town was platted and incorporated in 1889, they were defined as adjoining lots 5 (731 Pine), 6, 7, and lots 8, 9, 10 in Block 107 (San Luis Obispo County Recorder’s Office, Book of Deeds A, page 169). No detailed maps showing these buildings were found until 1926 (Figure 6). The 1926 Sanborn Map depicts Block 569 (formerly Block 107, 704, and 97), which is bisected by a N-S aligned alley. Six buildings, including 719, 721, 725, and 729 Pine Street are all part of the same city lot; 731 Pine Street is shown as a separate lot (Sanborn 1926). The buildings consist of a modest dwelling and rear automobile garage at 719 Pine Street, a larger residence with a front porch at 721 Pine Street, a diminutive cottage with a back porch at 725 Pine Street, and another small residence with a front porch and rear addition. It features a separate automobile garage in the rear, facing the alley. A single-family dwelling is depicted at 731 Pine Street. A junk yard is portrayed in the same block, to the south of the subject properties; it is at the northwest corner of Pine and Seventh Street, and features a one-story “junk” building.

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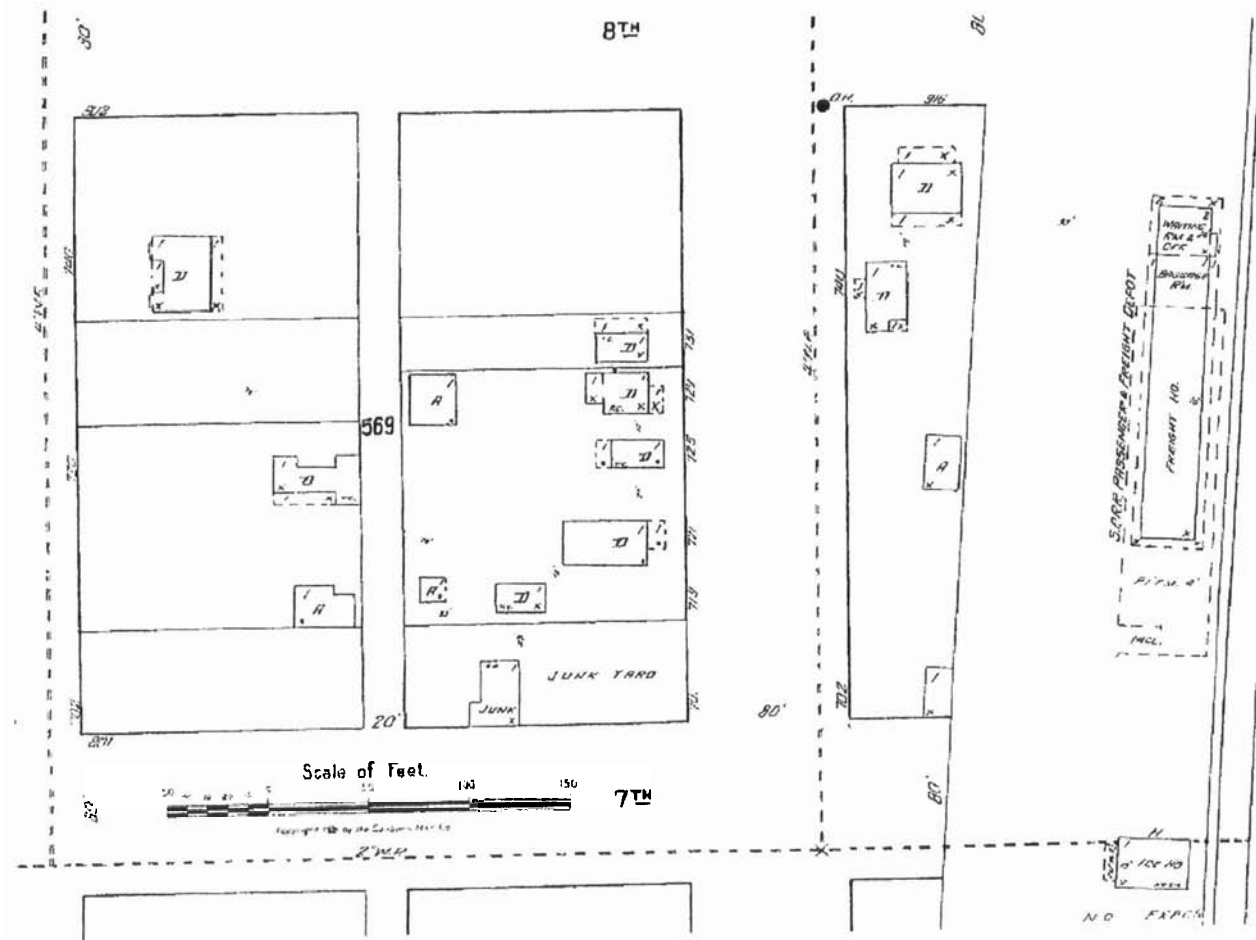


Figure 6. 1926 Sanborn Map showing subject properties on Block 569

By 1943, the garage at 719 Pine Street is enlarged and an ancillary building, a large two-room greenhouse is constructed near the center of the subject property (Sanborn 1943) (Figure 7). The junkyard, previously at the south end of the block, is now gone.

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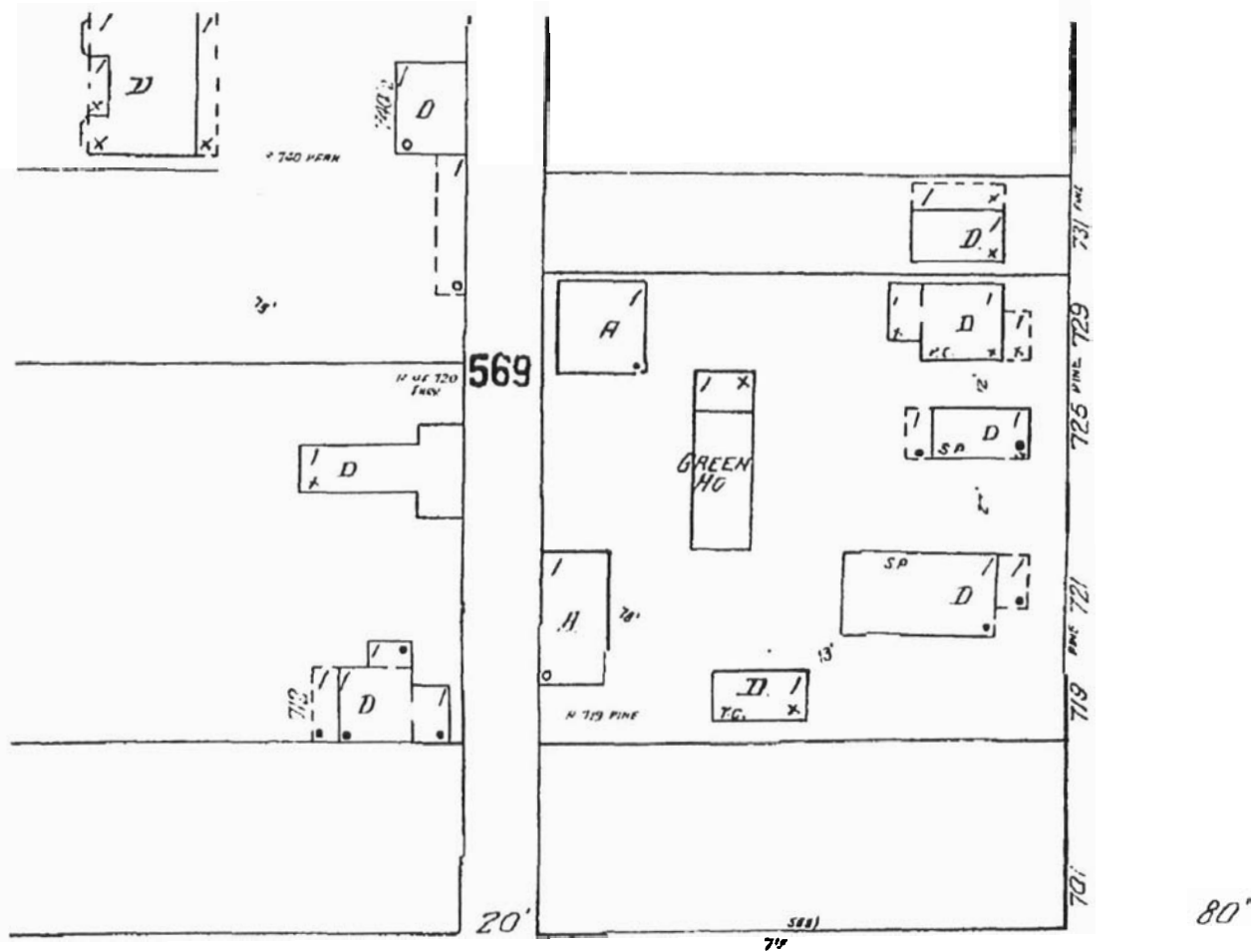


Figure 7. 1943 Sanborn Map showing subject properties on Block 569

3.8 SUBJECT PROPERTIES HISTORY- 719-729 PINE STREET

George and Mabel Root Ownership

George Francis Root and his wife Mabel were early owners of 719-731 Pine Street. Mr. Root settled in the area by 1887, having married his first wife, Florence Anna Edgar that year in Estrella, California. The couple had seven children. George Root married his second wife, Mabel Louise McCord, in 1908 and had two children from that union (Genealogy. Rootsweb.com). Mr. Root purchased several properties in Paso Robles, including the subject properties and lots 7, 8, and 9 of Block 125 (San Luis Obispo County Records Office, Book of Deeds Volume 167, page 493) (Figure 8). Deed transferal information was not found about when he acquired the subject properties.

Figure 8. Assessor's Parcel Map for APN 009-203-012; 009-203-011, and 009-203-019

Neal Biddles Tenancy

Neal William Biddles (also known as William Neal Biddles) was born in Salida, Chaffee County, Colorado in 1889. He married twenty-one-year-old Leonora Esther Goodenough at his hometown in 1909 (Genealogy. Rootsweb.com). In 1913, the Biddles' son Emet (Emit) Neal Biddles was born in Coalinga, California, the home of Neal's mother, Mary Margaret Lefever Biddles (Genealogy. Rootsweb.com). Neal and Leonora Biddles settled in Santa Maria, California in 1919, where they were living on West Church Street. They had only been living there for about six months when Leonora Biddles died after a short illness, possibly influenza, at the age of twenty-nine (Santa Maria Times, February 8, 1920). Neal Biddles became responsible for raising six-and-a-half-year-old Emet by himself.

After the death of his wife, Neal Biddles and his son and Emet moved to Paso Robles. In 1922, Neal W. Biddles purchased lots 6 and 7 of Block 107 (725 and 729 Pine Street) from George F. and Mabel Root for the sum of \$10.00 (San Luis Obispo County Recorders Office, Book of Deeds Volume 1, pages 129-130). It appears that verbal agreements for lots 6 and 7 and perhaps lot 8-10 preceded formal titles to these properties. In 1921, Mr. Biddles (and partner, Edna Gibson) took out a mortgage with Commercial Bank of San Luis Obispo to secure construction monies for use by Home Builders Corporation of Paso Robles (San Luis Obispo Recorders Office, Satisfy Mortgage Record 4175). Two diminutive houses, 432 sq. ft. and 336 sq. ft., consecutively, and a small garage were built on lots 6 and 7.

Mr. Biddles engaged in the nursery business and taught his son the trade. Some time after 1926, a large greenhouse was built in the center of the property and he and his son Emet operated the Paso Robles Nursery (Sanborn 1943) (Figure 7). His business proved to be profitable because in the next few years he was able to obtain several surrounding parcels, and he also opened a business called *Biddles & Son Paso Robles Nursery* at 213 Spring Street in Paso Robles. It also appears that he took in renters on his property (Polk San Luis Obispo County Directories 1928, 1931).

Mr. Biddles and co-signer Mary G. Hamms paid off the first mortgage and secured a new loan for

\$1,500 for Lot 6 of Block 107 and Lot 3 of Block 134 in 1925 (San Luis Obispo Recorders Office- Mortgage Record 4171). In 1927, he received legal title the remaining lots 8 and 9 (721 Pine Street), and possibly lot 10 (719 Pine Street) from George and Mabel Root for the sum of \$10.00 (San Luis Obispo County Recorders Office, Book of Deeds Volume 29, page 120). The houses and garage on the two lots were previously constructed, prior to 1926. Based on the similarities in construction it is possible that the houses were constructed at the same time as those on lots 6 and 7, either by Mr. and Mrs. Root or Neal Biddles. However, by 1931, Mr. Biddles and his son Emet were living in the largest of the cottages (956 sq. ft.). In the next few years he made additional purchases, including Lot 6 of Block 52 for the sum of \$450 from William Lundblad in 1927, and adjoining parcels 16 and 17 on the subject block- Block 107 for the sum of \$600 from A. M. and Mary Hardy in 1929 (San Luis Obispo County Recorders Office- Book of Deeds Volume 24, page 117-118; Volume 24, page 251-252).

In 1936, Emet married Elizabeth Leone Starhope in Paso Robles. Neal Biddles and the newlyweds then moved to Arroyo Grande, and continued to work in the nursery business. By the early 1950s the business became named *Dad's Nursery*. Neal Biddles died and was buried in Arroyo Grande at the age of 67 (November 17, 1956). Emet Neal and Elizabeth Leone Biddles operated a lapidary shop in Arroyo Grande. Mrs. Biddles died in Arroyo Grande in 1983, followed by her husband in 1996 (Genealogy.Rootsweb.com).

Subsequent Property Owners and Tenants

By the mid-to-late 1930s Neal Biddles had sold all the subject properties on Block 107 in Paso Robles (Table 1). The new owners are as follows: Nicholas J. Casserly- 719 Pine Street, John Barba- 721 Pine Street, and Charles E. Leavitt- 729 Pine Street, Harold O. Grover- 731 Pine Street (Polk San Luis Obispo County Directories 1931-1932, 1938).

719 and 721 Pine Street

By 1950, Thomas H. and Barbara L. Cameron had purchased 719 and 721 Pine Street. At that time, Mr. Cameron was a bartender at Ferdys Bar in Paso Robles (Polk San Luis Obispo County Directory 1950). In 1960, he placed a patio to the rear of 721-725 Pine Street. In 1968, an application for a building permit was obtained to construct a 484 square foot wood-framed carport to the south elevation of the main residence and in front of the modest dwelling at 719 Pine Street (City of Paso Robles 1960, Permit No. 9-203-12). It was erected only a few feet from the façade of the small residence at 719 Pine Street; the carport blocked the view of it from the street. In 1989, Virginia E. Cameron became the trustee of Thomas H. and Virginia E. Cameron's estate at 719-721 Pine Street. She retained the property until 2005 when it was sold to RS Gilly, LLC. The property was then sold to current owners William J. and Brenda K. Ostrander (First American Title Co. 2007).

725 Pine Street

By 1954, Antonio Mendocino became the owner of 725 Pine Street (Polk San Luis Obispo County Directory 1954). In 1956, an application was filed with the City of Paso Robles for a “lath house” to be placed on the property by Mr. Mendocino (City of Paso Robles 1956, Building Permit No. 9-203-11). By 1982, H.G. and S.F. Capaci were in possession of both 725 and 729 Pine Street. Subsequently, Stuart A. Larsen acquired the parcel and in 1999 a building permit was approved for a new electrical panel in the residence (City of Paso Robles 1999, Permit No. B99-0115). In 2006, RS Gilly, LLC purchased the property prior to it being sold to current owners William J. and Brenda K. Ostrander (First American Title Co. 2007).

729 Pine Street

H.G. and S.F. Capaci were in possession of 729 Pine Street by 1982. RS Gilly, LLC later purchased the property. It was sold it to the partnership of Robert and Sherry Gilson (50 percent) and David and Becky Marshall (50 percent) in 2005. In 2006, the property was sold to current owners William J. and Brenda K. Ostrander (First American Title Co. 2007).

731 Pine Street

Ownership of the property at 731 Pine Street was transferred to Mrs. Hazel Dales in 1950 (Polk San Luis Obispo County Directory 1950). In 1955, she applied for a building permit to construct had a garage at the rear of the lot, facing the alley (City of Paso Robles 1955, Permit No. 1721). Prior to 1981, Greg Capaci acquired the property, and in 1982 a new residence replaced the former dwelling, which had been destroyed by fire (City of Paso Robles 1982, Permit No. 81-364). RS Gilly, LLC later purchased the property. It was sold it to the partnership of Robert and Sherry Gilson (50 percent) and David and Becky Marshall (50 percent) in 2005. In 2006, the property was sold to current owners William J. and Brenda K. Ostrander (First American Title Co. 2007).

Table 1. Summary of Owners and Tenants at 719-731 Pine Street, Paso Robles

(Sources of Information include deeds, building permits, and Polk San Luis Obispo County Directories-partial list)

Date	Address/Parcel	Occupant*	Occupation
	719 Pine Street Block 107 Lot 10 (Building B)		
1938		Nicholas J. Casserly (o)	
1946-1947		No listing	
1950-1989		T. H. Cameron (o)	
1954		Ray B. Collins	Pacific Telephone lineman
1989		Virginia E. Cameron (o)	
2005		RS Gilly, LLC (o)	
2006		William J. and Brenda K. Ostrander (o)	
	721 Pine Street Block 107 Lot 9 (Building A)		
1928		George B. Hays (r)	
1931-1932		Neal W. Biddles (r) E. N. Biddles (r) Andrew Welch (r)	Biddles & Son Paso Robles Nursery (business at 213 Spring St.) Biddles & Son Paso Robles Nursery
1938		John Barba (o)	
1946-1947		V. Eells	
1950		John Marshall	
1950-1989		Thomas H. Cameron (o) Barbara L. Cameron	Ferdy's Bar- bartender
1989		Virginia E. Cameron (o)	
2005		RS Gilly, LLC (o)	
2006		William J. and Brenda K. Ostrander (o)	
	725 Pine Street Block 107 Lot 8 (Building D)		

1931-1932		Fidela Espinosa- widow Vincent Campas (r)	Blacksmith
1938		Hope Garcia (r)	
1946-1947		G. Walker	
1950		William Bell	
1954-1956		Antonio Mendocino (o)	
1982		H.G. and S.F. Capaci (o)	
1999		Stuart A. Larsen (o)	
2006		RS Gilly, LLC (o)	
2006		William J. and Brenda K. Ostrander (o)	
	729 Pine Street Block 107 Lot 6 (Building E)		
1931-1932		Vacant	
1938		Charles E. Leavitt (o)	
1946-1947		W. R. Lewey	
1950		W. R. Lewey	
1982		H.G. and S.F. Capaci (o)	
		RS Gilly, LLC (o)	
2005		Robert and Sherry Gilson and David and Becky Marshall (o)	
2006		William J. and Brenda K. Ostrander (o)	
	731 Pine Street Block 107 Lot 5		
1928		Glen M. Bickmore (r)	
1931-1932		Lester Sauret (r) Helen Sauret (r)	Fisher & Harris- mechanic

1931-1932		Lester Sauret (r) Helen Sauret (r)	Fisher & Harris- mechanic
1938		Harold O. Grover (o)	
1946-1947		G. A. Taylor	
1950-1955		Mrs. Hazel Dales (o))	Widow of Earl Dales
1981-1982		Greg Capaci (o)	Replaced house damaged by fire with new residence
		RS Gilly, LLC (o)	
2005		Robert and Sherry Gilson and David and Becky Marshall (o)	
2006		William J. and Brenda K. Ostrander (o)	

* (o)- owner; (r)- resident

4.0 ARCHITECTURAL DESCRIPTIONS

4.1 PREVIOUS STUDIES AT 721-729 PINE STREET

In 1984, the city of Paso Robles performed a historic survey of the 700 to 900 blocks of Pine and Park streets (City of Paso Robles 1984). The research consisted of examining tax assessor records and Sanborn maps, supplemented by a field survey. The residences in this area reflect blue-collar residences with construction dates between 1880 and 1920- designated Historic District B. Although in many cases they represent different time periods and styles, the results of the inventory determined that the cottages share a similarity in scale, form, and lot size, which contribute to a sense of cohesive unity of the area. During the historic survey, 721, 725, and 729 Pine Street were all identified as belonging to the grouping of historic “working man” cottages.

4.1.1 719-721 Pine Street

The tiny wood-shingled house at 719 Pine Street is in poor, unstable condition. Judging from its design elements, it may have been constructed earlier than the other buildings, and although it was not possible to determine its origin, it is possible that it was moved to that location from somewhere else.

The Craftsman bungalow residence at 721 Pine Street is the largest of the dwellings on the subject property. It may have been constructed as a “kit house”, as was fairly commonplace after the railroad passed through the town. During the period between 1906 and 1940, seven different companies offered kit houses (Arts and Crafts Society 2005). Defining characteristics of the Craftsman architectural style present at the applicant’s house at 721 Pine Street include a wide-pitch gabled roof; wide eaves with exposed rafters, and gable knee-braces.

Charles S. and Henry M. Greene first demonstrated Craftsman architecture in Pasadena from 1893 to 1914. The brothers were influenced by the Prairie style, oriental architecture, and home crafts. By 1903, they had developed a prototype for the Craftsman bungalow. By 1909, an aggressive advertising campaign spread Craftsman architecture throughout the country, and this smaller house style became a favorite home design. Before long, pattern books, and pre-cut lumber and hardware ready for assembly, were shipped nationwide. By the mid-1920s, the Craftsman bungalow was beginning to lose appeal; after 1930, the demand plummeted (McAlester and McAlester 2000:454).

The Assessor’s building records show the estimated construction date for the current 42-by-22 foot Craftsman bungalow residence on the subject property to be 1920 (San Luis Obispo County

Assessor's Records 1946). San Luis Obispo County records show property assessments beginning in 1946. At the time, the condition of the house was rated as fair. The tax assessor record indicates that the two garages joined together at the rear of the lot.

4.1.2 725 Pine Street

The 1946 property assessment for 725 Pine Street indicates that the modest 28-by-12 foot wood-framed dwelling was constructed in 1920. In 1946 condition was rated as fair. The building was illustrated with a 4-by-6 foot front porch with a pergola top and a 12-by-6 foot two-room rear addition containing a small bathroom and a screened service porch (San Luis Obispo County Assessor's Records 1946).

4.1.3 729 Pine Street

The 24-by-18 foot wood-framed residence was constructed in 1920 and in 1946 its condition was rated as fair. The dwelling is shown with a 13-by-8 foot front porch and a rear addition with a bathroom and screened service porch. A 504 square foot garage with a partition and a dirt floor was noted on the property in 1946 (San Luis Obispo County Assessor's Records 1946).

4.1.4 731 Pine Street

The original wood-framed dwelling at 731 Pine Street was constructed ca. 1920. In 1955, a building permit was filed for a garage. The building was fire-damaged in 1981 and a replacement house was constructed in 1982 (City of Paso Robles 1981, Permit No. 81-364). The new building is not 50 years old, and therefore, not historic.

5.0 ARCHITECTURAL DESCRIPTIONS

5.1 RESIDENCE AT 719 PINE STREET

The small wood-framed dwelling at 719 Pine Street faces east and exhibits a generous setback from Pine Street (Figure 2 (B); Appendix A- Plates 2-5). The one-story building is front-gabled with a wood-shingled roof. It has a raised floor over a wood foundation and the walls are clad with wood shingles. The east façade features a concrete stoop in front of the one light three-paneled wood door and a single paned screened window on the north end accented with two plank shutters, now in disrepair. On the south elevation, there are two single light windows at the east end. At the west end of the elevation there is a doorless aperture near the center of the elevation and a screened, boarded-up window at the west end. The walls at the west end are sheathed in channel siding.

At the west elevation of the building is a small, one-and-one-half floor addition with a cut-out window above the wood-framed two-pane, one panel door. The addition only extends across the southern portion of the elevation and channel siding covers the walls. The north elevation has a wood-framed 1:1 light window at the west end and a ripped screen covered window at the east end. There is an iron stove pipe extending from the west end of the north roof slope and a tall vent pipe extends up at the rear of the building. The building is in very poor condition.

5.2 RESIDENCE AT 721 PINE STREET

The wood-framed residence faces east and has a moderate setback from Pine Street (Figure 2 (A); Appendix A- Plates 6-11). The building is front-gabled and has one story. It measures approximately 42-by-22 feet, and exhibits a raised floor on a wood post-and-pier foundation. The low-pitched roof is clad with composition shingles and exhibits an open, wide eave overhang supported by a center knee-brace and two end braces along the roofline. The exterior walls are sheathed with horizontal channel siding; vertical siding is featured in the upper portion of the façade, below the roofline. The architectural style is Craftsman bungalow with defining characteristics of wide eaves, exposed rafter ends, and decorative braces.

The east façade features an entry on the north end with the original wood-framed door with a ribbon of four narrow linear windows at the top and three linear panels below. A tripartite window exhibiting a large paned center window topped with four lights flanked by a pair of double-hung windows covers the south half of the façade. A concrete landing is the only remnant remaining of the roofed porch that was still present in 1982, when the Historic Resources Inventory was performed. The south elevation exhibits a wood-framed screen door over a

wood-framed two-light one panel door and a 2/2-light wood-framed window at the east end; below the shed-roofed carport there is a small boarded-up window, a 2/2-light wood-framed window, and a one pane, three-paneled door.

The south elevation displays three triangular knee braces below the roofline and vertical spaced slats a positioned below the gable. The shed-roofed addition at this elevation displays a large jalousie window on the south end and a wood-framed door with a boarded-up window, and a narrow linear jalousie next to it, at the north end of this elevation. The north elevation displays 4/4, 2/2, 1/1 and 1:1 wood-framed sash windows. Plywood covers the wall where there had been a brick chimney. The building is in fair-to-poor condition and has diminished integrity due to the removal of the front porch.

5.3 OUTBUILDING AT 719-721 PINE STREET

A multi-purpose outbuilding/garage at the rear of the parcel began as a small wood-framed garage, but later expanded to more than twice its original size (Figure 2 (C); Appendix A- Plates 12-13). The building has a dirt floor, and the shed roof is clad with corrugated metal. The walls are covered with a jumble of wood plank siding and corrugated metal sheeting and the building is separated into three rooms. The south end is the older part of the building and exhibits vertical plank siding at the east end, with two large hinged wood doors that open outward. The center room appears to have functioned as a workshop, and the third room is open on the east side for vehicle storage. The building is in very poor condition due to the use of inferior materials and substandard craftsmanship.

5.4 RESIDENCE AT 725 PINE STREET

The diminutive cottage at 725 Pine Street is a one-story, low-pitched front-gabled building with a composition shingle roof and walls covered with wood siding (Figure 2 (D); Appendix A- Plates 14-17). The modest building measures 28-by-12 feet and exhibits Craftsman design elements that include knee-braces wide eaves, and exposed rafter ends. The east façade features a concrete landing had been adorned with wood pergola roof and columns in 1982, but was later removed. Evenly spaced vertical slats are featured under the roofline and the roof is supported by a center and end triangular knee-braces. A large, single-paned window is at the north end of the façade and the current six-panel wood door at the south end is not original. Single paned wood-framed windows are evenly spaced across the south and north elevations. The west elevation has a service porch with a shed-roof and a concrete floor. A modern six-panel hollow core door and 1:1 light window is at the south end of the elevation, and unmatched siding and unpainted wood framing are evident. The knee braces have been removed under the roofline but the vertical wood

slats are still partially intact. This building is in fair condition and it has suffered from removal of some character defining elements and use of unsympathetic materials.

5.5 RESIDENCE AT 729 PINE STREET

This small residence has one-story with a low-pitched front gabled roof and measures 24-by-18 feet (Figure 2 (E); Appendix A- Plates 18-21). The exterior walls have channeled wood siding. The architectural style is Craftsman bungalow with defining characteristics of wide eaves, exposed rafter ends, and decorative braces. Its east façade is the most intact of the three historic buildings fronting Pine Street and it is probable that the façade of 721 Pine Street once resembled this one. Vertical wood slats and beam braces are under the gable of the porch and main building block. The porch floor is concrete and brick piers support large square columns that hold up the roof. The entrance features a paneled door with a metal insert and a modern metal-framed screen door. A tripartite window exhibiting a large paned center window topped with four panes and flanked by a pair of double-hung windows covers the south half of the façade.

A mix of wood-framed 1/1 pane sash windows and 1:1 pane aluminum sliding windows are found on the south, west, and north elevations. The west elevation of the building has a mish-mash of shed roof additions with plywood and T-111 siding, a six-panel hollow core door, and aluminum-framed windows. The building façade retains much integrity. However, the design of the rear additions is incompatible with the original design, plus inferior building materials were used in their construction.

5.6 GARAGE AT 729 PINE STREET

A wood-framed garage with a side-gabled roof clad with corrugated metal is at the rear of the parcel and faces the alley (Figure 2 (F); Appendix A- Plate 22). The garage covers an area of 504 sq. ft. and it is sided with wood. There are two sets of large garage doors that open out with hinges on the west elevation; one is constructed from wood planks and the other is corrugated metal over a wood frame. Both the south and north elevations are sided with vertical planks in contrast to the horizontal siding on the east and west elevations. A small window that had been placed below the south end gable is now boarded-up. A 2/2-light window is intact at the east end of the north elevation. On the east elevation there is a three-panel one-pane wood-framed door with a boarded-up window. A 2/2-light wood-framed window is at the north end of the elevation. The building is in fair to poor condition.

5.7 RESIDENCES AT 731 PINE STREET

It appears that the replacement residence at 731 Pine Street was constructed in 1982 to be compatible with the neighboring dwellings (Figure 2; Appendix A- Plate 23). Although modern materials were used for its construction, it conforms to the size of the previous residence and blends well with the rest of the buildings.

At the rear of the lot is a tiny garage/residence conversion built in ca. 1955. The wood-framed front-gabled roof is clad with composition shingles and the walls are sided with wood. Recent modifications have been made to the west elevation of the building (see Plate 22).

6.0 SIGNIFICANCE ASSESSMENT

6.1 ELIGIBILITY FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES

For a property to be eligible for listing on the NRHP, it must be significant and also retain integrity. Under the NHPA a resource is considered to be “historically significant” if it meets the following criteria for listing on the NRHP:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may likely to yield, information important in prehistory or history [Code of Federal Regulations, Title 36, Part 60].

The seven elements of integrity include location, design, setting, materials, workmanship, feeling, and association. According to Little et al. (2000:35), “The importance of each of these aspects of integrity depends upon the nature of the property and the Criterion or Criteria under which it is nominated.” For example, a property nominated under Criterion A (events) would most likely convey its significance primarily through integrity of location, setting, and association. A property nominated solely under Criterion C (architecture) would rely primarily upon integrity of design, materials, and workmanship. Office of Historic Preservation and National Parks Service guidelines indicate that design, workmanship, feeling, and materials are the most critical integrity elements for historical buildings and structures (Little et al. 2000).

Criterion A

Archival research and oral history demonstrates that Biddles family members lived in the subject property from ca. 1924 to 1935. Although Neal Biddles was a businessman during the early development of Paso Robles, his achievements were not associated with any specific events. The residences and outbuildings are not significant in their association with specific events in the community, and therefore, they do not qualify under Criterion A.

Criterion B

Neal and Emet Biddles were early twentieth century businessmen in Paso Robles history, but their accomplishments do not appear to be noteworthy on a national level.

Criterion C

Each of the residences is a small folk cottage stylized with Craftsman design elements. Although numerous bungalows from this period are represented in San Luis Obispo County, the diminutive size is what is noteworthy specifically for a two-block area of Paso Robles. But none of the buildings, singularly or as a district appear to retain enough integrity to be eligible under Criterion C. None of the residences, nor any of the outbuildings on the subject property are eligible for listing on the NRHP.

Criterion D

The residences and outbuildings do not have the potential to yield important historic information under Criterion D. However, it is possible that subsurface historic archaeological deposits may exist on the property.

Integrity

Each of the residences retain integrity of location, setting, feeling, and association. However, there are integrity issues due to the removal of original façade elements, and/or use of inferior materials or substandard workmanship.

The residences and outbuildings are most associated with Neal Biddles and his son Emet, who were successful Paso Robles merchants, but their accomplishments do not qualify as significant under NRHP standards. This study demonstrates that the residences and outbuildings at 719-729 Pine Street are not eligible for inclusion in the NRHP.

6.2 ELIGIBILITY FOR LISTING ON THE CALIFORNIA REGISTER OF HISTORIC RESOURCES

Under CEQA, a resource is considered “historically significant” if it meets the criteria for listing on the CRHR, which closely conforms to criteria set forth by the NRHP. In fact, the CRHR formally lists properties that have been determined eligible for inclusion in the NRHP. However, there are slight differences that may qualify properties for inclusion in the CRHR but not the NRHP. The following criteria were applied to evaluate the State of California historic significance of the resource:

- 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 [Public Resources Code SS5024.1, Title 14CCR, Section 4852].

The subject properties are not known to be the site of an important event in Paso Robles history (Criterion A). Likewise, although they had a profitable nursery business in Paso Robles, Neal and Emet Biddles are not known to be significant individuals in the early history of Paso Robles (Criterion B). The diminutive bungalow cottages and associated outbuildings are typical of early twentieth century rural town properties, and they are not unique; however they do have some merit for representing the homes of blue-collar workers (Criterion C). Most of the information pertaining to this property has been gleaned through the current research, although it is possible that subsurface archaeological deposits associated with the early history of these and/or previous owners may provide additional insight into the early town settlement (Criterion D).

In sum, the residences and outbuildings do not appear to be eligible for inclusion in the California Register for the same reasons they are not eligible for listing on the National Register of Historic Places.

6.3 PASO ROBLES DOWNTOWN GUIDELINES- DISTRICT B

CEQA requires that applicable local guidelines be used to evaluate historic resources. However, the *Paso Robles Downtown Guidelines for District B* expresses more emphasis on aesthetics than with historic buildings and no other local historic guidelines are known to exist.

Although the collection of historic buildings at 719 to 729 Pine Street do not qualify as NRHP or CRHR significant properties, they do bear some local importance and merit to the community because they demonstrate a sense of time and place as rural small town/city life in the early twentieth century. As early as 1984, the city of Paso Robles recognized that the subject properties and neighboring historic buildings shared a cohesive bond as a grouping of small cottages that provided housing for early twentieth century working class individuals and families. The toil of these individuals is one of the reasons why Paso Robles was able to thrive. So, in other words, this building type was important to the community because of the working class individuals who lived in them.

Although there is some loss of physical integrity, each of the small one-story buildings is

important to the City of Paso Robles. A master designer or builder did not construct the buildings; instead local craftsmen and the property owners did the work. It appears that in 1984 these buildings did possess qualities and/or workmanship that made them stand out as exceptional architectural examples. Although this grouping of buildings demonstrates a sense of time and place as rural small town/city life in the early twentieth century, the vernacular outbuildings are now in fair-to-poor condition. Although their modest one-story character is still expressed, incompatible alterations have occurred at some of the buildings because they were not protected as important historic buildings in the community.

7.0 EVALUATION OF PROJECT EFFECTS

The applicant proposes to remove or demolish the residences at 719, 721, 725, 729, and 731 Pine Street and replace them with three or four story lofts. The historic residences do not appear to meet the criteria for eligibility as historically significant NRHP or CRHR properties on the local, state, or federal level. However, they retain some merit because they represent early twentieth century living quarters for the working class. The impacts are determined to be adverse, but less than significant. The destruction of any building over the age of 50 years constitutes a certain incremental loss to the community's heritage. Therefore, implementation of the prescribed mitigation measures will compensate for this incremental loss.

8.0 RECOMMENDATIONS

A combination of historic background research and site evaluation has shown that only the cottages at 721, 725, and 729 Pine Street are locally important resources. However, none of the historic buildings qualify for inclusion in the NRHP or the CRHR as significant historical resources. The project is identified as having an adverse, but less than significant impact. As such, demolition or removal of the buildings would not constitute an adverse impact to a historically significant resource. There are several recommended mitigative measures to minimize the adverse, less than significant impact and to compensate for the incremental loss to the local community's heritage.

The following mitigation measures are recommended:

- 1.) Prior to the issuance of a demolition permit, the applicant shall submit this report and/or other documentation to be permanently filed at the City Planning Department, and a copy shall be filed at the Paso Robles Historical Society and San Luis Obispo County Historical Society.
- 2.) Other measures can be implemented in place of, or prior to demolition. One approach would be to relocate some or all of the outbuildings to another property for restoration.
- 3.) If this approach is not amenable, then another option may be to salvage and reuse various architectural parts. There are salvageable parts such as doors, windows, and barn wood that are worth recycling. Restore, sponsored by Habitat for Humanity, is a non-profit organization that welcomes such donations.

In summary, although the residences do not meet the criteria for eligibility as historically significant properties for the NRHP and CRHR, they were previously recorded as important to the community of Paso Robles. The impacts are determined to be adverse, but less than significant. The destruction of any building over the age of 50 years constitutes a certain incremental loss to the community's heritage. Therefore, implementation of the prescribed mitigation measures will compensate for this incremental loss.

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San Luis Obispo County Assessor's Records for 725 Pine Street- 1946
San Luis Obispo County Assessor's Records for 729 Pine Street- 1946
San Luis Obispo County Assessor's Records for 731 Pine Street- 1946

San Luis Obispo County Records

San Luis Obispo County Recorder's Office, Book of Deeds A, page 169
San Luis Obispo County Recorder's Office, Book of Deeds A, page 170
San Luis Obispo County Recorder's Office, Book of Deeds A, page 389
San Luis Obispo County Recorder's Office, Book of Deeds A, pages 574-575
San Luis Obispo County Recorder's Office, Book of Deeds A, pages 648-649
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San Luis Obispo County Recorders Office- Book of Deeds Volume 24, page 25-252
San Luis Obispo County Recorders Office, Book of Deeds Volume 29, page 120
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City of Paso Robles 1955, Permit No. 1721
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Maps

Diseño del Rancho Paso de Robles, The Bancroft Library, University of California, Berkeley

**Sanborn Company Fire Insurance Maps
Paso Robles, California**

February 1888- No coverage of subject property

July 1890- No coverage of subject property

January 1892 (Sheet 11) Block 107 fronting Pine Street between 7th and 8th streets is shown as “Vacant Block”. The Freight Depot and the Southern Pacific Railroad are located one block to the east of Block 107.

July 1903 (Sheet 11)- Street number addresses have been added to Block 107 but no buildings are shown.

August 1910 (Sheet 13)- The blocks have been renumbered and previously Block 107 is now Block 569. No buildings are depicted on Block 569 but four new buildings, including one dwelling and three one story outbuildings, are evenly spaced on the east side of Pine Street near the Freight House and Passenger Depot.

January 1926 (Sheet 20)- Block 569 is bisected by a N-S aligned alley. Six buildings, including 719, 721, 725, and 729 Pine Street are all part of the same city lot; 731 Pine Street is shown as a separate lot. The buildings consist of a modest dwelling and rear automobile garage at 719 Pine Street, a larger residence with a front porch at 721 Pine Street, a diminutive cottage with a back porch at 725 Pine Street, and another small residence with a front porch and rear addition. It features a separate automobile garage in the rear, facing the alley. A single-family dwelling is depicted at 731 Pine Street. A junkyard is portrayed in the same block, to the south of the subject properties; it is at the northwest corner of Pine and Seventh Street, and features a one-story “junk” building.

January 1926- November 1943 (Sheet 20)- The garage at 719 Pine Street is enlarged and an ancillary building, a large two-room greenhouse is constructed near the center of the subject property. The junkyard, previously at the south end of the block, is now gone.

U.S.G.S. Maps

USGS, Paso Robles Quadrangle 1919

USGS, Paso Robles Quadrangle 1948
USGS, Paso Robles Quadrangle 1961

San Luis Obispo County Survey Records

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1880 U.S. Census
1910 U.S. Census
1920 U.S. Census
1930 U.S. Census

Polk San Luis Obispo County Directories

1910
1922-23
1928
1931-1932
1938
1950
1954

APPENDIX A: 719-731 PINE STREET PHOTOGRAPHS

Plate 1. Overview of 721, 725, 729, and 731 Pine Street Residences

Plate 2. 719 Pine Street showing a portion of the east façade.

Plate 3. South elevation at 719 Pine Street.

Plate 4. West elevation at 719 Pine Street.

Plate 5. North elevation at 719 Pine Street.

Plate 6. East façade at 721 Pine Street showing carport on south end

Plate 7. Eastern end of the south elevation at 721 Pine Street.

Plate 8. South elevation entrance below carport at 721 Pine Street.

Plate 9. West elevation at 721 Pine Street.

Plate 10. West end of north elevation at 721 Pine Street.

Plate 11. East end of north elevation at 721 Pine Street,
showing the location of a former chimney.

Plate 12. Oldest portion of the garage at 719-721 Pine Street

Plate 13. Overview of the east façade of the garage at 719-721 Pine Street

Plate 14. East façade at 725 Pine Street

Plate 15. South elevation at 725 Pine Street

Plate 16. West elevation at 725 Pine Street

Plate 17. North elevation at 725 Pine Street

Plate 18. East façade at 729 Pine Street

Plate 19. South elevation at 725 Pine Street

Plate 20. West elevation at 725 Pine Street

Plate 21. North elevation at 725 Pine Street

Plate 22. West façade of garage at 729 Pine Street and garage/residence
conversion at 731 Pine Street

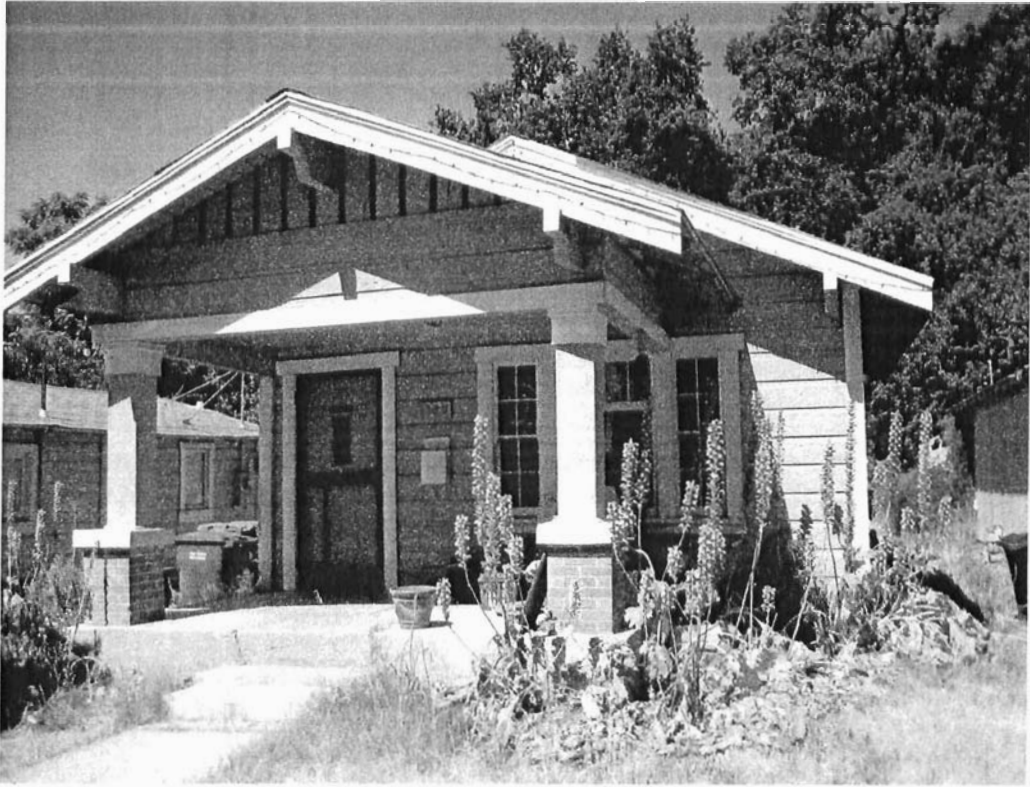
Plate 23. East façade at 731 Pine Street- 1982 construction



721 PINE



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725 PINE

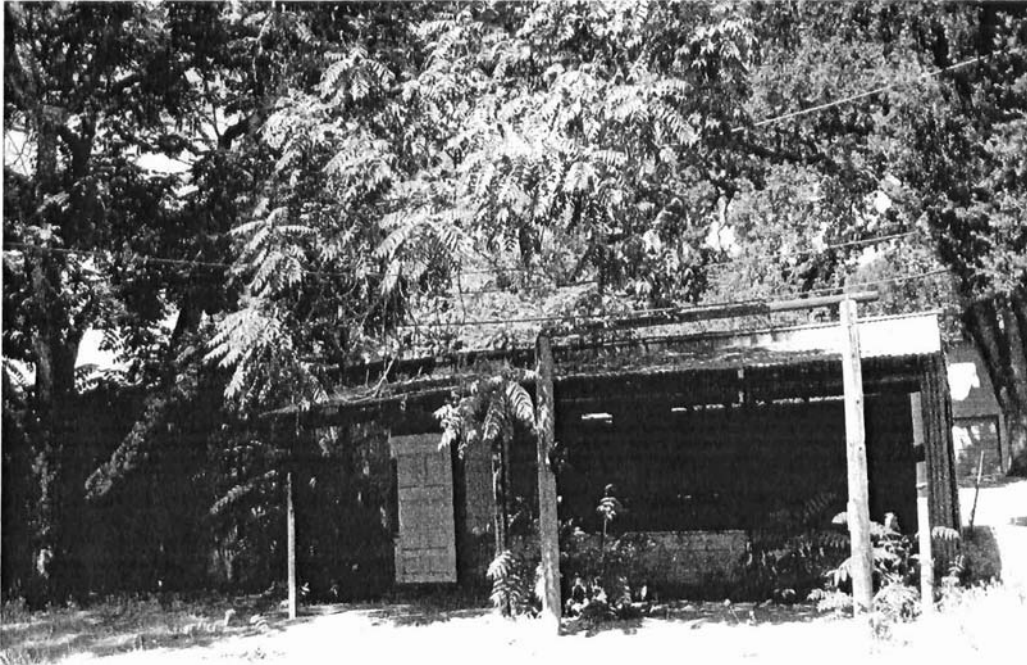


729 PINE



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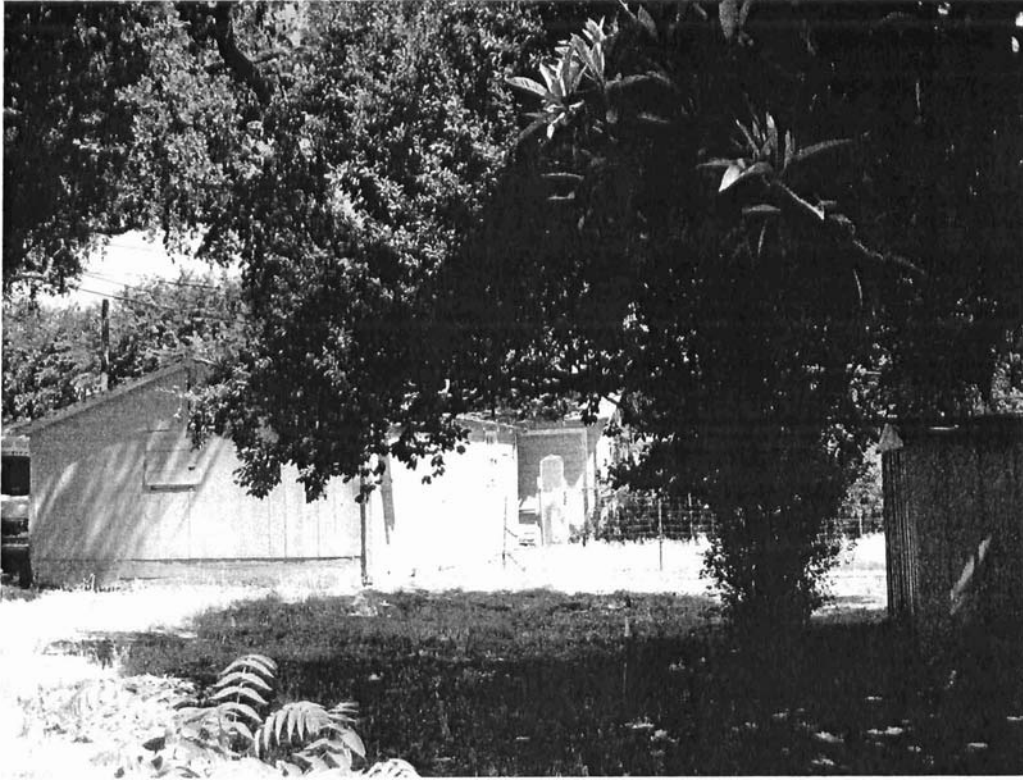
131 PINE



FACING S. W. AT 721 PINE
STORAGE STRUCTURE



FACING SOUTH AT 721 PINE
CONDEMNED RESIDENCE



LOOKING N.W. TOWARD GARAGE AT
729 PINE

APPENDIX A: 719-731 PINE STREET PHOTOGRAPHS

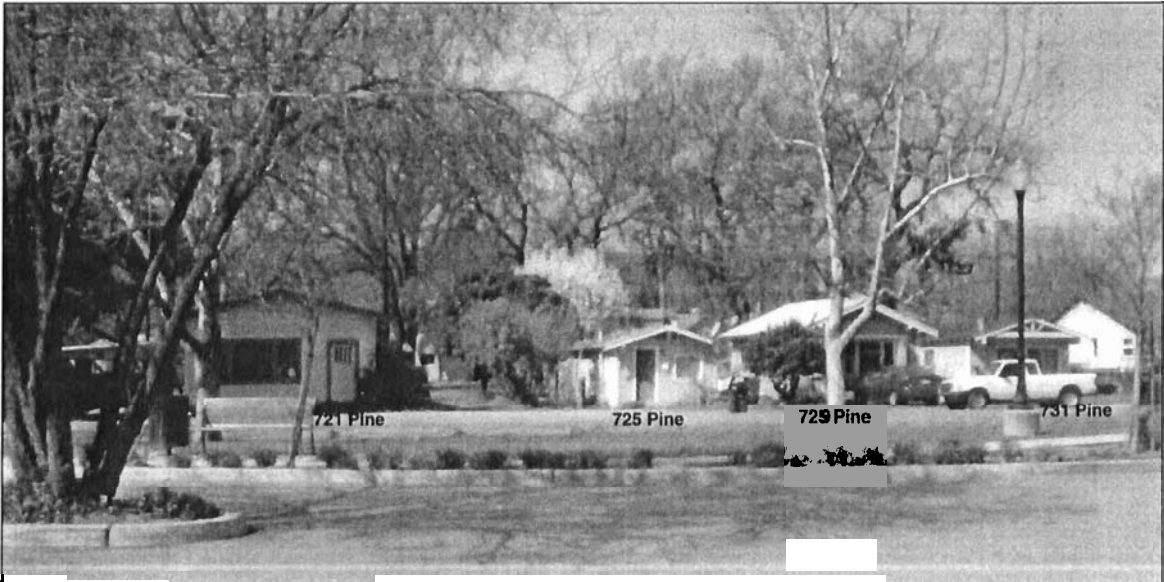


Plate 1. Overview of 721, 725, 729, and 731 Pine Street Residences



Plate 2. 719 Pine Street showing a portion of the east façade.

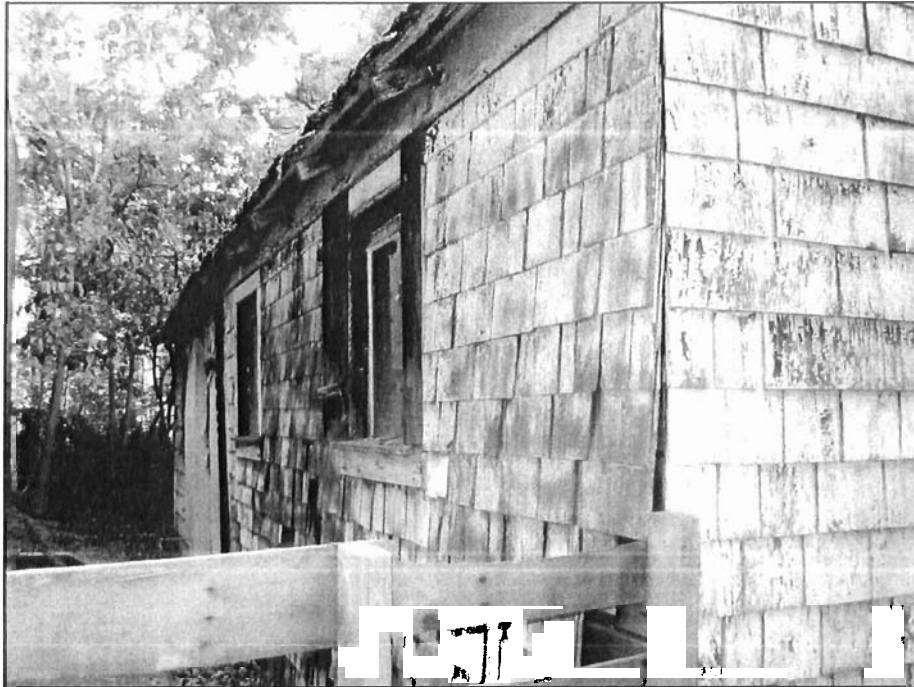


Plate 3. South elevation at 719 Pine Street.



Plate 4. West elevation at 719 Pine Street.



Plate 5. North elevation at 719 Pine Street.



Plate 6. East façade at 721 Pine Street showing carport on south end



Plate 7. Eastern end of the south elevation at 721 Pine Street.

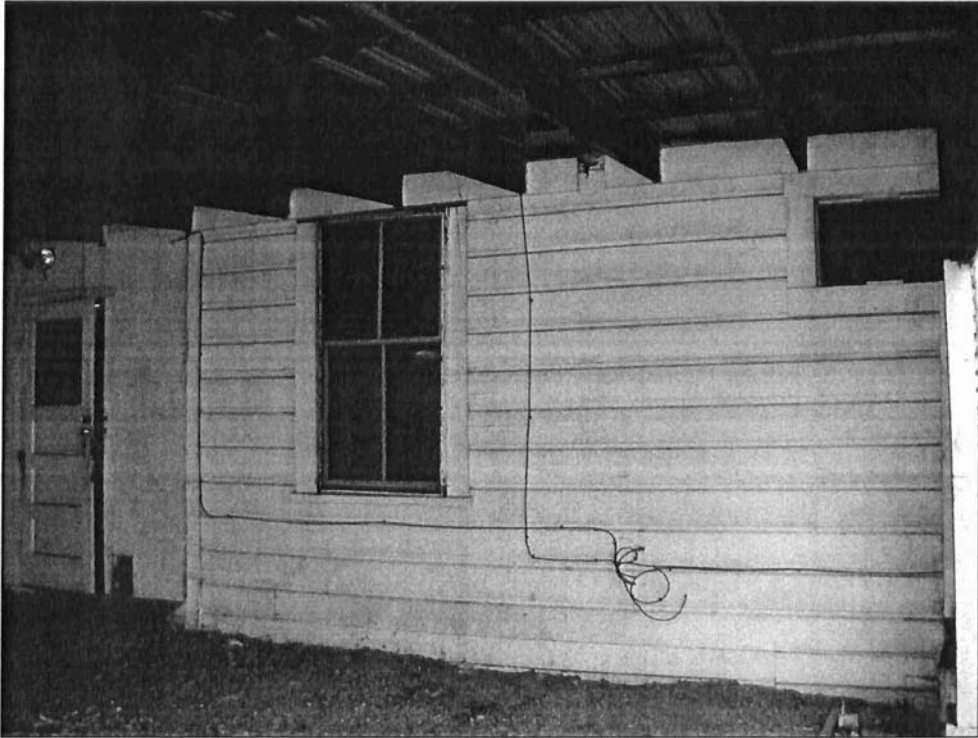


Plate 8. South elevation entrance below carport at 721 Pine Street.

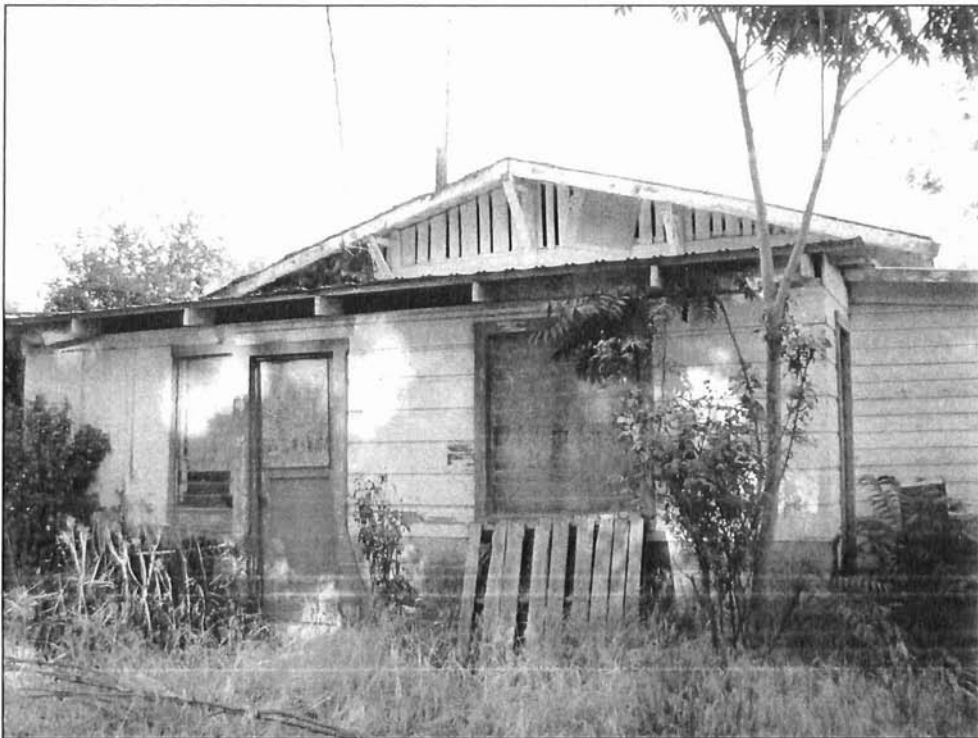


Plate 9. West elevation at 721 Pine Street



Plate 10. West end of north elevation at 721 Pine Street.

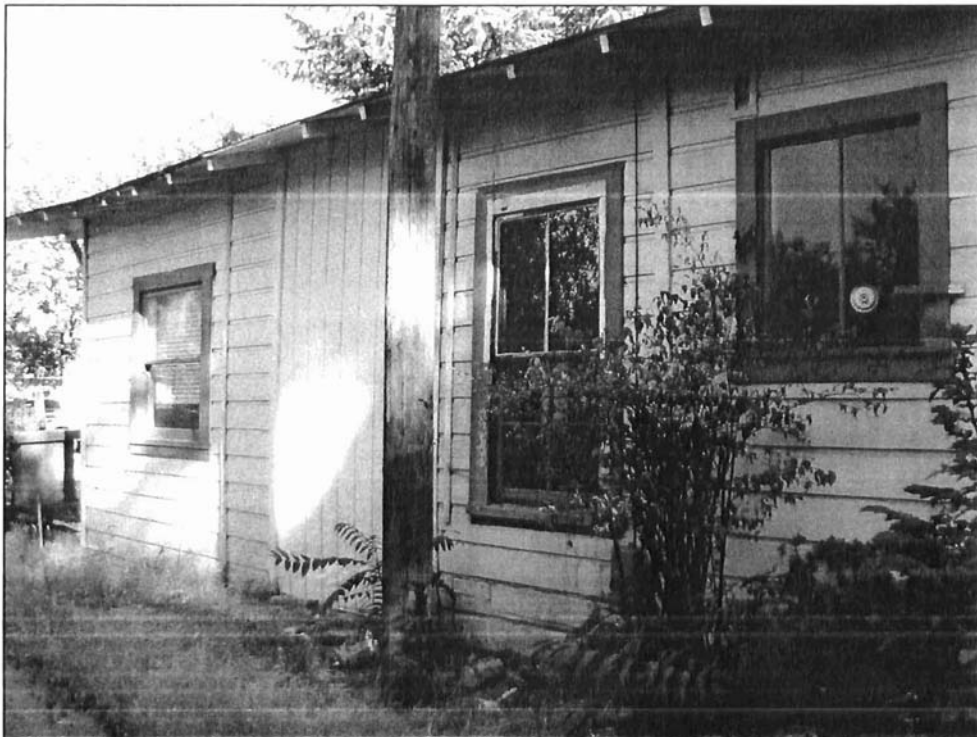


Plate 11. East end of north elevation at 721 Pine Street, showing the location of a former chimney.

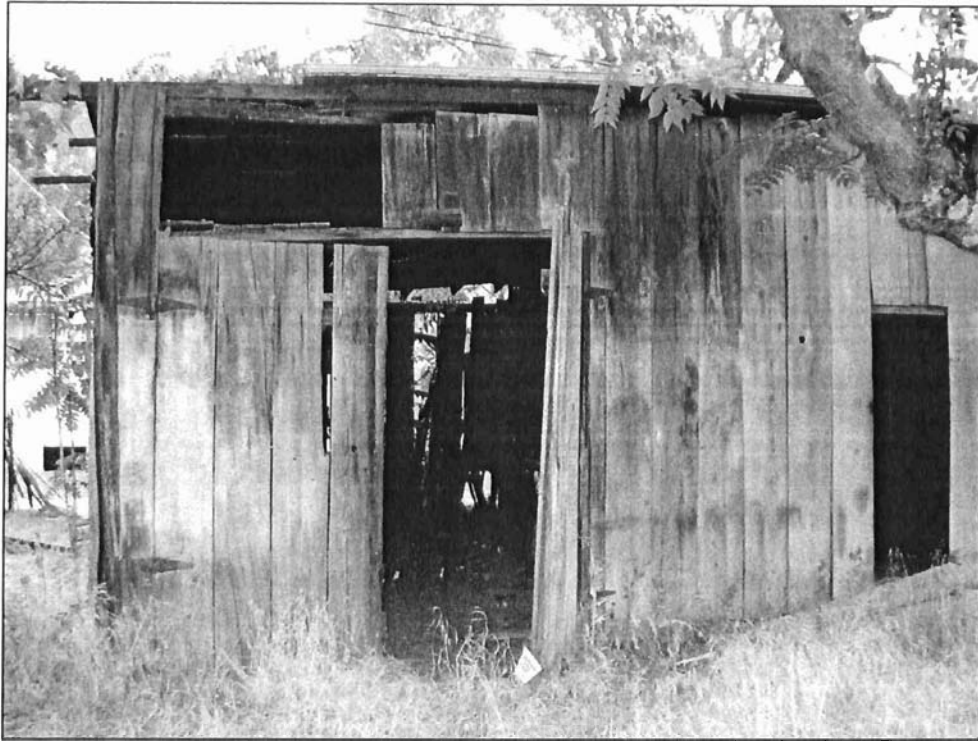


Plate 12. Oldest portion of the garage at 719-721 Pine Street



Plate 13. Overview of the east façade of the garage at 719-721 Pine Street

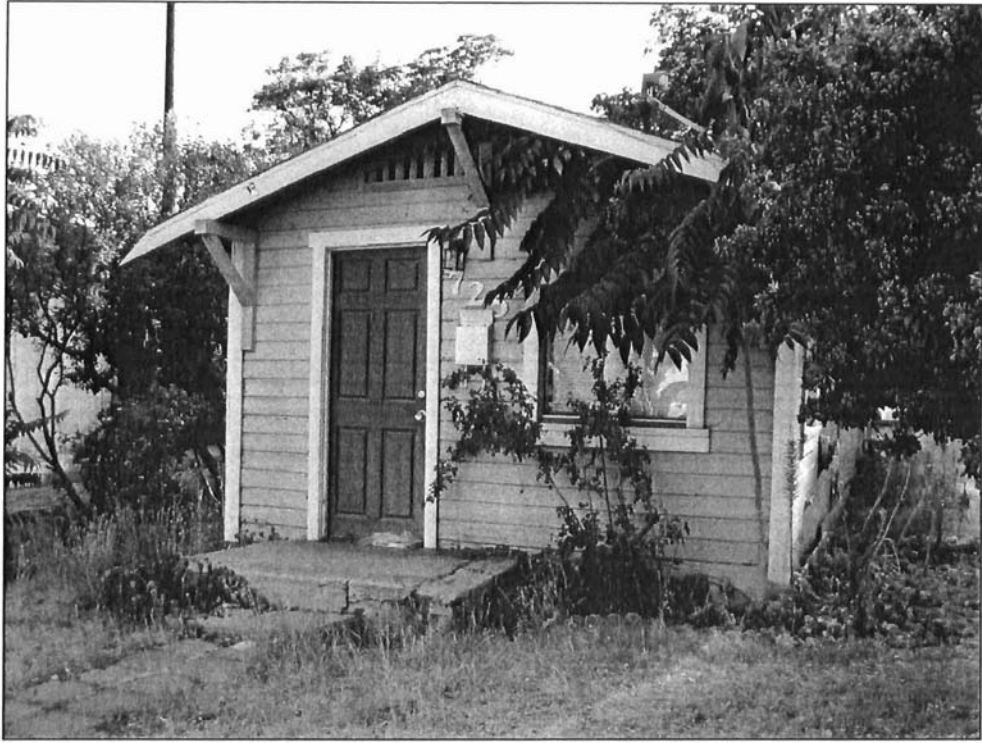


Plate 14. East façade at 725 Pine Street

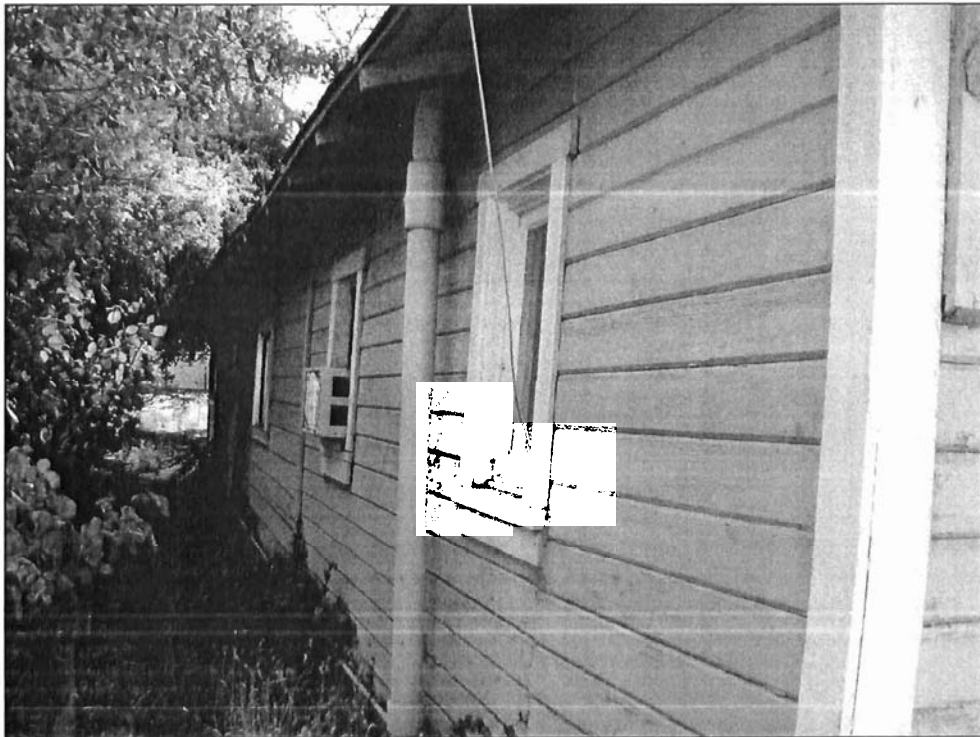


Plate 15. South elevation at 725 Pine Street

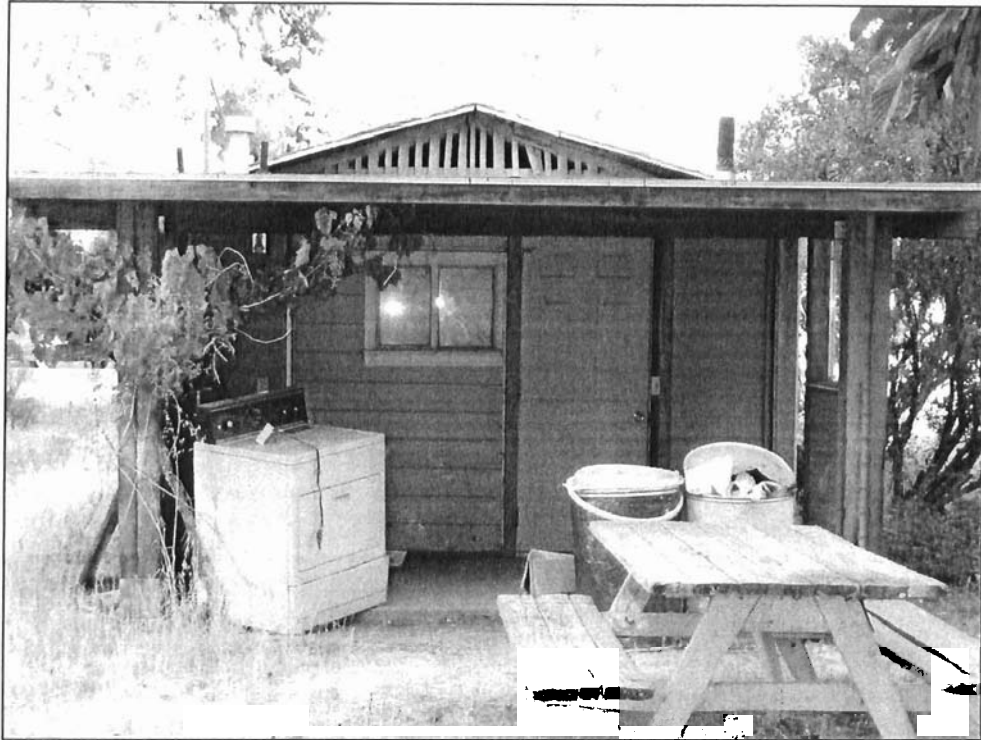


Plate 16. West elevation at 725 Pine Street

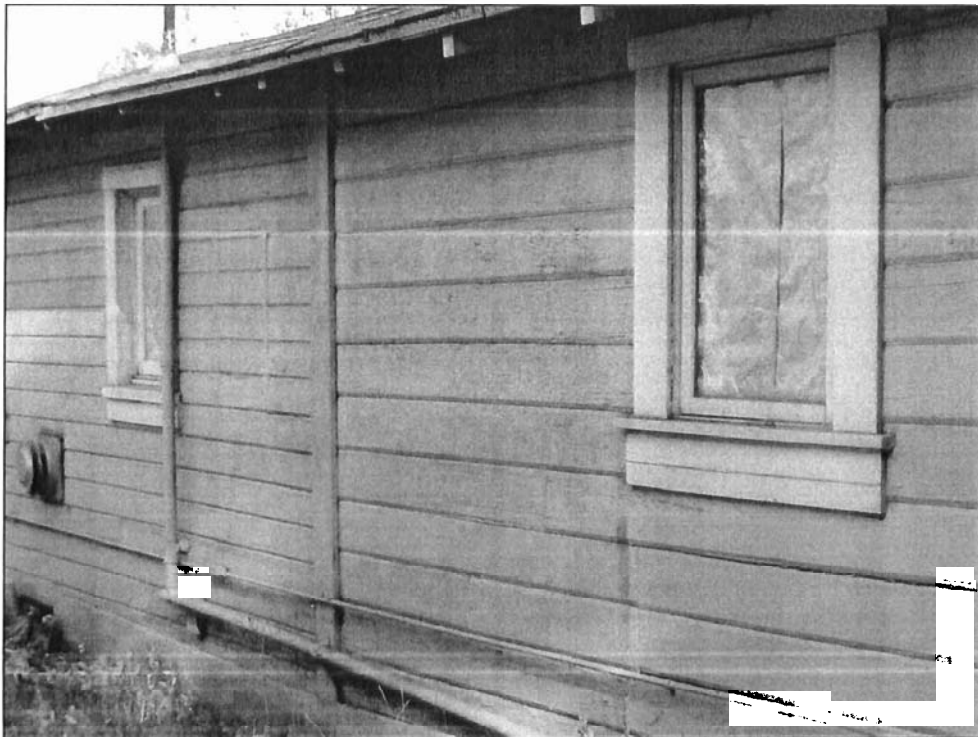


Plate 17. North elevation at 725 Pine Street

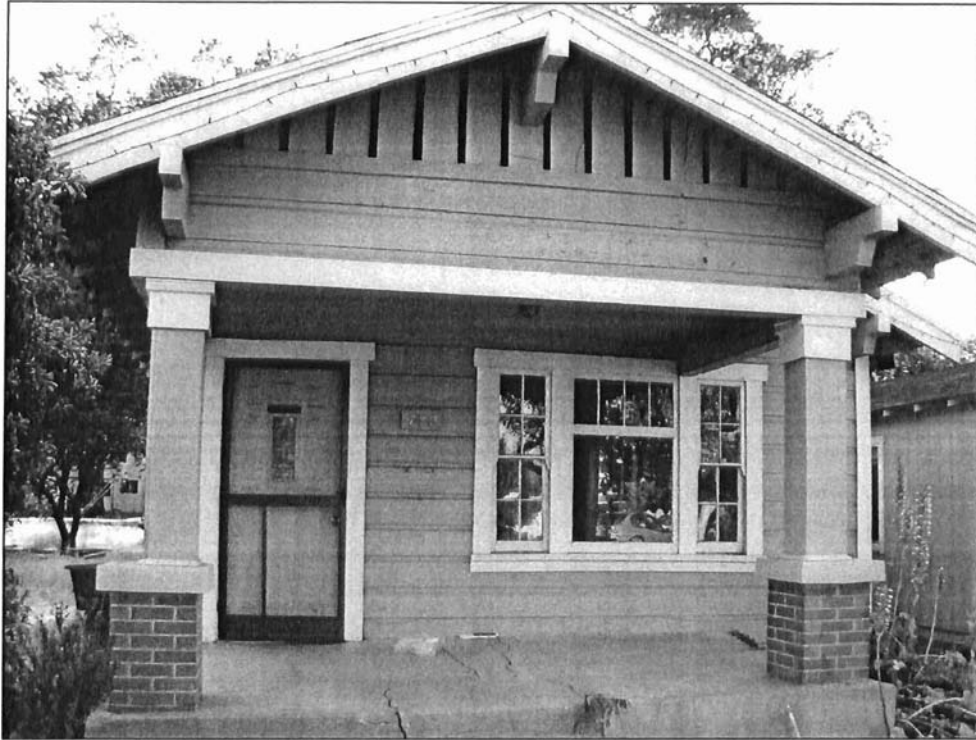


Plate 18. East façade at 729 Pine Street

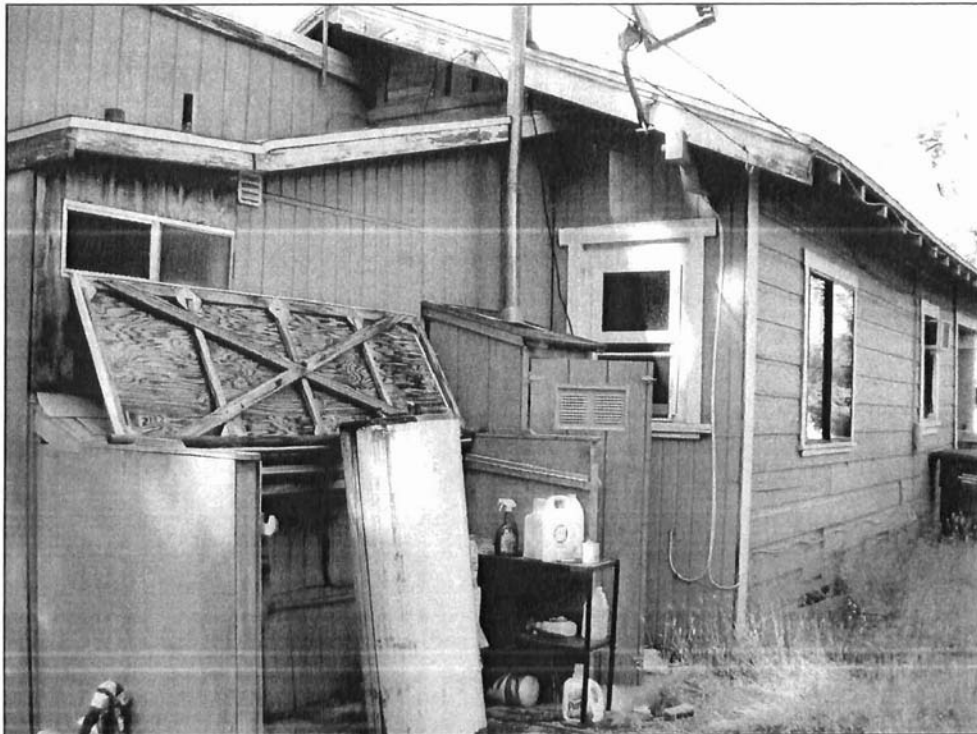


Plate 19. South elevation at 725 Pine Street

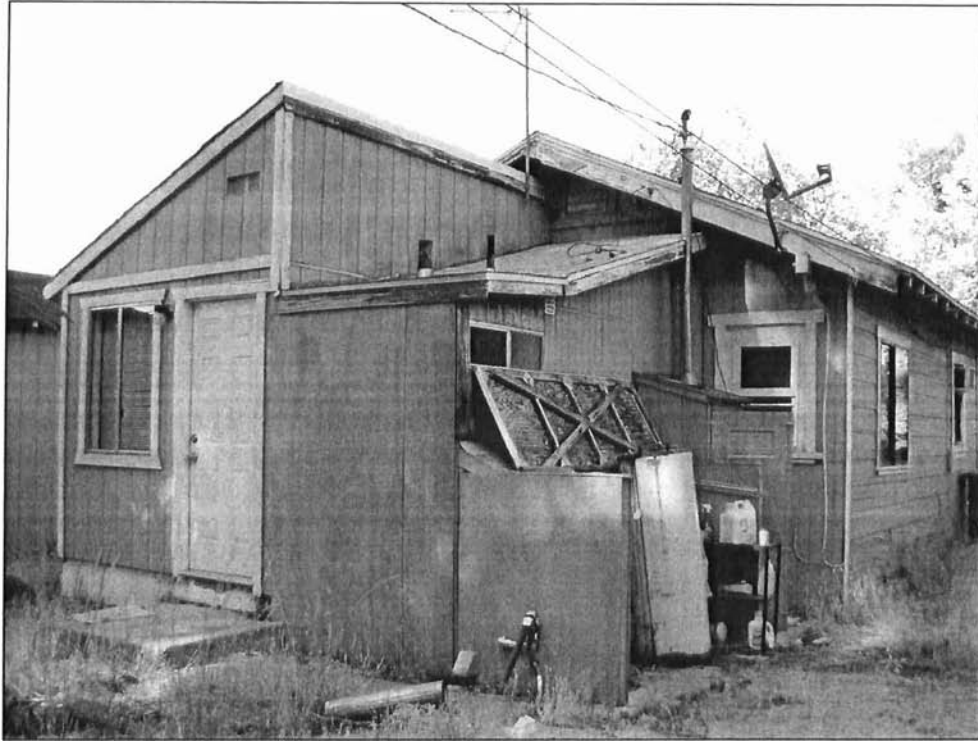


Plate 20. West elevation at 725 Pine Street

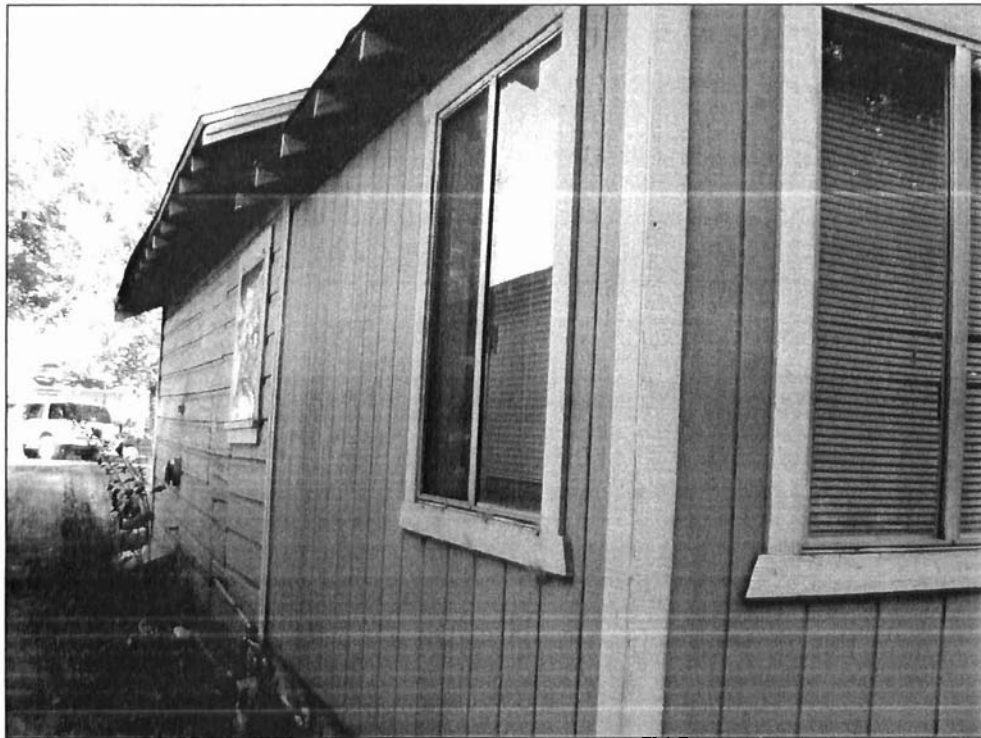


Plate 21. North elevation at 725 Pine Street

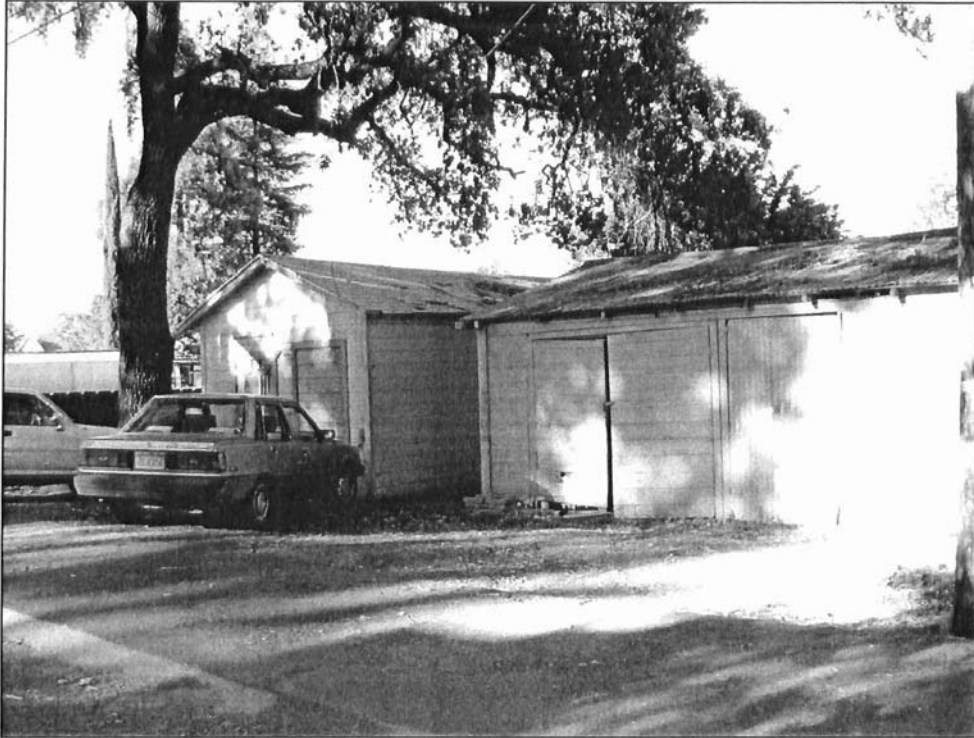


Plate 22. West façade of garage at 729 Pine Street and garage/residence conversion at 731 Pine Street



Plate 23. East façade at 731 Pine Street- 1982 construction

RESOLUTION NO. 0.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
FOR DEMOLITION APPLICATION 07-003
ADOPTING A NEGATIVE DECLARATION
FOR DEMOLITION OF STRUCTURES AT 721 THROUGH 731 PINE STREET
APNs 009-203-011, -012 AND -019, APPLICANT – WILLIAM OSTRANDER

WHEREAS, pursuant to Chapter 17.16 (Demolition of Buildings and Structures) of the Municipal Code, the City Council is being asked to make a determination as to whether the subject buildings located at 721 through 731 Pine Street, are of historic or architectural significance, and to authorize a demolition permit; and

WHEREAS, Demolition 07-003 is a proposal to demolish 4 residences and 2 outbuildings; 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, Public Notice of the proposed Negative Declaration was given as required by Section 21092 of the Public Resources Code; and

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

WHEREAS, although the subject buildings are in the City's Historic Resources Survey and Inventory, they are not on any local, State or National Register of historic structures; and

WHEREAS, although not specifically listed, state law will still require analysis and a determination of historic significance prior to City Council authorizing demolition; and

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

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

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 21st day of August 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah Robinson, Deputy City Clerk

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

Newspaper: Tribune

Date of Publication: July 25, 2007

Meeting Date: August 21, 2007
(City Council)

Project: A Request for approval of a Demolition Permit for structures, APN 009-203-011; 009-203-012; 009-203-019 (located at 721-731 Pine Street)

I, Abigail Alvarado, 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: 
Abigail Alvarado

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing on Tuesday, August 21, 2007, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

A request for approval of a demolition permit for structures located at 721 through 731 Pine Street, (APNs 009-203-011; 009-203-012; 009-203-019). The City Council is requested to make a determination of historical significance of the structures proposed for demolition.

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the application may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the 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 Susan DeCarli at (805) 237-3970.

If you challenge the 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.

Susan DeCarli, AICP
City Planner
July 25, 2007

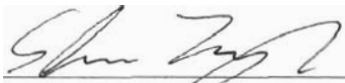
6614794

Revised Amendment

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Shaun Temple, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for Demolition Permit/Determination of Historical Significance – 721 through 731 Pine Street on this 1st day of August 2007.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: 
Shaun Temple