

RESOLUTION NO. 10-053

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
FOR DEMOLITION APPLICATION 10-001
ADOPTING A NEGATIVE DECLARATION AND DIRECTING DEMOLITION
OF TWO STRUCTURES AT 1518/1524 & 1522 SPRING STREET
APN 008-321-005, APPLICANT – DICK GOLDSTEIN**

WHEREAS, Demolition 10-001 is a proposal to demolish a commercial building (1518/1524 Spring Street) and a single family residence (1522 Spring Street); and

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 are of historic or architectural significance, and to authorize a demolition permit; 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 and demolition request was posted as required by Section 21092 of the Public Resources Code and Section 17.16.050 B(2) of the Paso Robles City Municipal 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, the property is also listed in the Draft Inventory Update prepared by Historic Resources Group, but determined to not be eligible for listing as a historic landmark or contributor; and

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

WHEREAS, based on information contained in the Historic Analysis (September 2009, which is provided in Attachment 1 of Exhibit A) of the Initial Study prepared for this application, and testimony received as a result of public notice, the City Council finds that the building is not historically or architecturally significant and there would not 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 direct the Building Official to issue a demolition permit for the structures, in accordance with Section 17.16.050 B (2) of the Paso Robles City Municipal Code.

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 4th day of May 2010 by the following vote:

AYES: Gilman, Hamon, Steinbeck, Strong and Picanco

NOES:

ABSTAIN:

ABSENT:

Duane Picanco, Mayor

ATTEST:

Lonnie Dolan, Deputy City Clerk

Appendix A

ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM CITY OF PASO ROBLES

- 1. PROJECT TITLE:** **Demolition 10-001**

Concurrent Entitlements:

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

Contact: Darren Nash, Associate Planner
Phone: (805) 237-3970
Email: dnash@prcity.com

- 3. PROJECT LOCATION:** **1518, 1522 & 1524 Spring Street, Paso Robles, CA**

- 4. PROJECT PROPONENT:** **Dick Goldstein**

Contact Person: **Kirk Consulting**

Phone: **(805) 461-5765**
Email: sarah@kirk-consulting.net

- 5. GENERAL PLAN DESIGNATION:** **CS (Community Commercial)**

- 6. ZONING:** **C2 (Highway Commercial)**

- 7. PROJECT DESCRIPTION:** Demolish existing 1840 square foot commercial building (1518 & 1524) and a 700 square foot residence (1522 Spring). Removal of the building is to accommodate new development in the future.

8. ENVIRONMENTAL SETTING: The two buildings are located within an existing City Block, fronting on an arterial street with commercial development existing on all sides.

9. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED): Health Department, Building Department.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: _____

Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved. 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. “Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” 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 “Earlier Analyses,” as described in (5) below, 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). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The subject buildings are not located on a scenic vista.				
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: The subject site or building is not considered a scenic resource, and is not located within a state scenic highway. See Section V. for information related to historical significance of the buildings.				
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: These buildings are not considered significant architectural resources, will not degrade the existing visual character or quality of the site and its surroundings.				
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 1, 2, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: the removal of the buildings will not create light or glare.				

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Conflict with existing zoning for, or cause rezoning of, forest, land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 5114(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-e): The demolition of the two buildings will not create impacts to agriculture or forest resources.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? (Source: 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion(a-e): Prior to the issuance of a Demolition Permit by the Building Department, the applicant will need to get the necessary permits from the San Luis Obispo County Air Pollution Control District. Standard dust control measures will be required during the construction activities related to removing the buildings.

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

IV. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project consists of the demolition of two structures on an infill parcel located within the downtown core of the City of Paso Robles. The entire site is covered with buildings and pavement. This

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

project does not affect biological resources.

V. CULTURAL RESOURCES: Would the project:

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. | Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. | Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. | Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: A Historic Assessment was prepared for this project by Cultural Resource Management Services (CRMS) dated September 2009 (Attached), the Assessment concludes that “While the structures are of sufficient age neither one retains much of its original materials, appearance, feelings or associations. Neither the commercial structure or the residence meet criteria A,B,C or D of the Secretary of Interior’s criteria for significance. The site also fails to meet criteria A,B,C or D for significance as defined by CEQA.

Based on the above information, impacts to Cultural Resources will be less than significant.

VI. GEOLOGY AND SOILS: Would the project:

- | | | | | | |
|-----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i. | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. | Strong seismic ground shaking? (Sources: 1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii. Seismic-related ground failure, including liquefaction? (Sources: 1, 2 & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, & 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-e): Removing the two buildings from this site will not impact Geology and Soils. Concurrent with the new development on the site, the developer will need to provide the necessary soil studies to the building department related to the construction of a new building.

VII. GREENHOUSE GAS EMISSIONS: Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a,b): Demolition of the two buildings will not impact Greenhouse Gas Emissions or any related plans or policies. See Section II. related to air pollution impacts associated with the project.

Potentially
Significant
Impact

Less Than
Significant with
Mitigation
Incorporated

Less Than
Significant
Impact

No
Impact

VIII. HAZARDS AND HAZARDOUS MATERIALS: Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-h): The demolition of the two buildings will not create hazards or hazardous materials. See Section II related to air pollution/asbestos requirements. Any hazards created by construction activities while removing the buildings will be subject to the standard rules and regulations by the Building Department.

IX. HYDROLOGY AND WATER QUALITY: Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., Would the production rate of pre-existing nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Would decreased rainfall infiltration or groundwater recharge reduce stream baseflow? (Source: 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
polluted runoff? (Source: 10)				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Conflict with any Best Management Practices found within the City's Storm Water Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Substantially decrease or degrade watershed storage of runoff, wetlands, riparian areas, aquatic habitat, or associated buffer zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-l): The removal of the two building will not impact hydrology and water quality. Standard storm water prevention measures will be required per City standard with the issuance of a Demolition Permit. With the construction of a new building in the future, hydrology and water quality issues will be addressed.

X. LAND USE AND PLANNING: Would the project:

a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mitigating an environmental effect?				
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion (a-c): The demolition of the building will not impact land use and planning policies.				

XI. MINERAL RESOURCES: Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a,b): The demolition of the building will not impact mineral resources.

XII. NOISE: Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

project area to excessive noise levels?
(Sources: 1, 4)

Discussion (a-e): Besides noise during construction activities, which will be regulated by the Municipal Code, the demolition of the two buildings will not create noise impacts.

XIII. POPULATION AND HOUSING: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-c): The removal of the two buildings will not create impacts related to population and housing. Based on the Commercial Land Use and Zoning designations which do not require residential development within commercial districts, the removal of the one residence will also not be an impact.

XIV. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Fire protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities? (Sources: 1,10) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a-e): The demolition of the two buildings will not impact public services.

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

XV. RECREATION

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion (a,b): Recreation activities or facilities will not be impacted as a result of the removal of the two buildings.

XVI. TRANSPORTATION/TRAFFIC: Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with an applicable plan, ordinance or policy establishing measures or effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
uses (e.g., farm equipment)?				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-f): The removal of the two buildings will not impact transportation or traffic activities.

XVII. UTILITIES AND SERVICE SYSTEMS: Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project=s projected demand in addition to the provider=s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion (a-g): The removal of the two buildings will not impact utilities and service systems.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Discussion: The removal of the two buildings will not 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.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	--------------------------

Discussion: The removal of the two buildings will not create impacts that are individually limited, but cumulatively considerable.

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

Discussion: The removal of the two buildings will not create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

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).

Earlier Documents Prepared and Utilized in this Analysis and Background / Explanatory Materials

<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for General Plan Update	Same as above
4	2005 Airport Land Use Plan	Same as above
5	City of Paso Robles Municipal Code	Same as above
6	City of Paso Robles Water Master Plan	Same as above
7	City of Paso Robles Urban Water Management Plan 2005	Same as above
8	City of Paso Robles Sewer Master Plan	Same as above
9	City of Paso Robles Housing Element	Same as above
10	City of Paso Robles Standard Conditions of Approval for New Development	Same as above
11	San Luis Obispo County Air Pollution Control District Guidelines for Impact Thresholds	APCD 3433 Roberto Court San Luis Obispo, CA 93401
12	San Luis Obispo County – Land Use Element	San Luis Obispo County Department of Planning County Government Center San Luis Obispo, CA 93408
13	USDA, Soils Conservation Service, Soil Survey of San Luis Obispo County, Paso Robles Area, 1983	Soil Conservation Offices Paso Robles, Ca 93446

Attachments: Historic Structure Assessment, CRMS, September 2009

HISTORIC STRUCTURE ASSESSMENT OF
A ONE STORY COMMERCIAL BUILDING,
AND A RESIDENCE AT 1518, 1520 1522 &
1524 SPRING STREET, PASO ROBLES,
CALIFORNIA
[APN 008-321-005]



Prepared for:

Richard Goldstein
c/o Kirk Consulting
8830 Morro Road
Atascadero, CA 93442

Prepared by:

Betsy Bertrando & Todd Hannahs
Cultural Resource Management Services
829 Paso Robles Street
Paso Robles, California 93446

CRMS



CULTURAL RESOURCE MANAGEMENT SERVICES

September 25, 2009

Paso Robles

FEB 25 2010

Planning Division

CRMS Project No. 44-704

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION.....	1
CHAPTER 2: HISTORICAL CONTEXT.....	4
<i>Historic Overview of El Paso De Robles</i>	4
<i>Spring Street</i>	5
<i>History of 1518 to 1524 Spring Street</i>	7
CHAPTER 3: DESCRIPTION AND RESULTS OF THE FIELD SURVEY.....	10
<i>1518 & 1524 Spring Street: The Commercial Structure</i>	10
<i>1520 & 1522 Spring Street: The Residence</i>	14
CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS.....	19
REFERENCES.....	21

CHAPTER 1: INTRODUCTION

Cultural Resource Management Services (CRMS) was contacted in June of 2009 by Kirk Consulting on behalf of Richard Goldstein and contracted to conduct a historic structures assessment at 1518, 1520, 1522 and 1524 Spring Street in the town of Paso Robles, San Luis Obispo County, California. Both structures on the property are currently unoccupied. The demolition of the existing structures on the property is currently proposed, as a first step for future development of the property. Both structures are over fifty years of age. Consequently an assessment of the built environment currently existing on the property and a determination of their historical significance was required.

The project area consists of a 140 foot by 50 foot rectangular parcel located at southeast corner of Pine and Fifteenth Street Park Street in Paso Robles, California. The property is bounded by Spring Street on the west, a narrow alleyway on the east and developed parcels on the north and south sides (see Figures 1 & 2). The property is level. The immediate neighborhood is predominately residential with commercial properties fronting Spring Street.

This investigation consisted of two primary activities: a visual inspection of the property and archival research to determine the history of the property and its inhabitants. The site visits involved the taking of measurements as well as photographs and measured drawings where appropriate.

The archival research involved both oral interviews and research of written and graphic resources. This report used the following sources.

- Private Archive of Bertrando & Bertrando Research Consultants for a search of historical literature, maps and unpublished manuscripts.
- San Luis Obispo County Clerk/Recorders Office - August 27, September 11, 15 and 30, 2008
- San Luis Obispo County Historical Museum - September 9 and 11, 2008

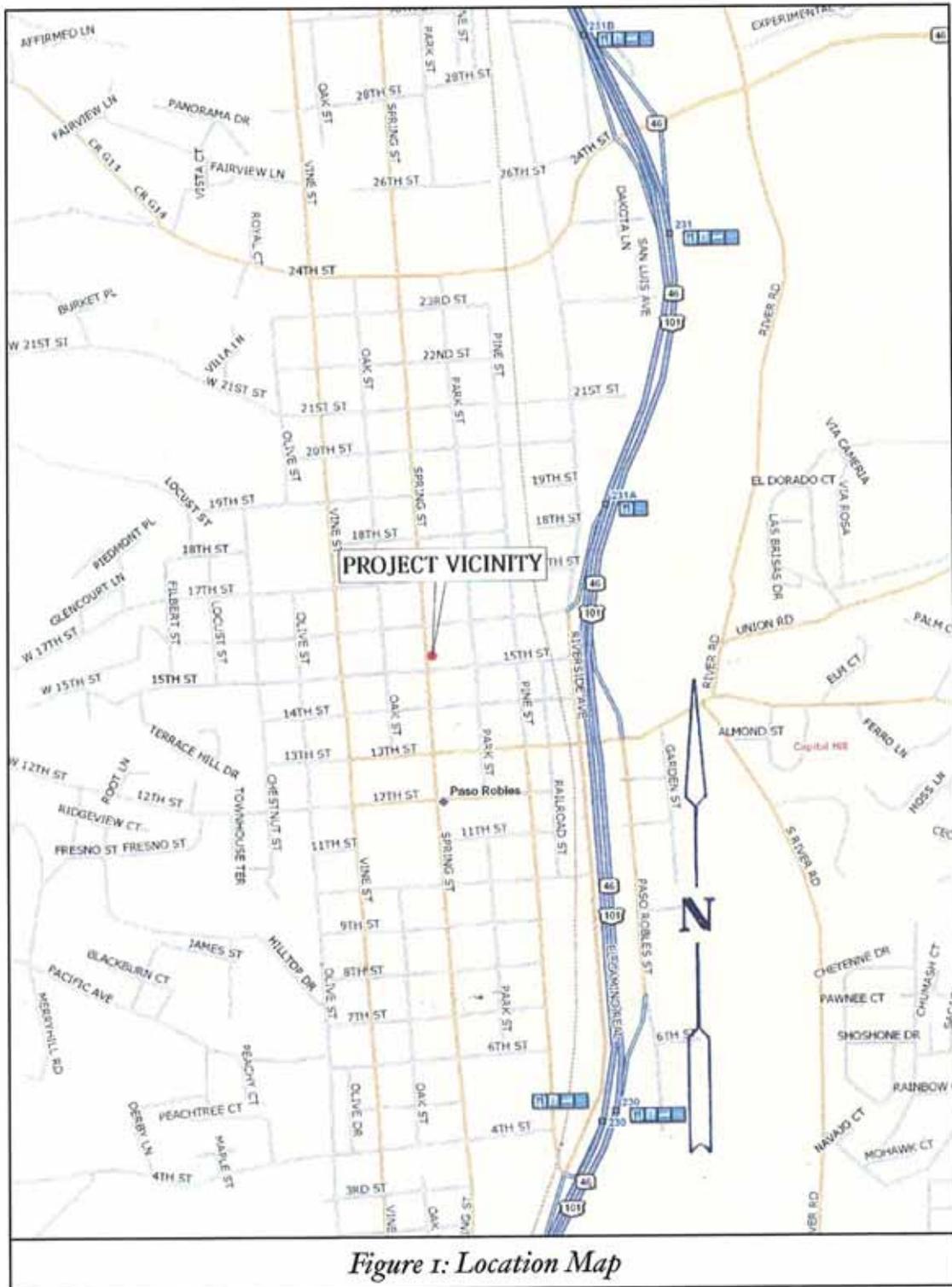
Interviews:

- Margie, docent at the El Paso de Robles Area Historical Society - September 12, 2008
- Christine Lynds, former owner of the project parcel - September 15, 2008

Inquiry:

- San Luis Obispo and Paso Robles Tax Assessor Office for likelihood of finding information from the 1946 Tax Assessors Records as referenced in the Historic Resources Inventory produced in 1982 by the City of Paso Robles. 781-5643 on September 12, 1908.

The results of this investigation are presented below along with a brief description of the and historical context so that the results of this study can be placed within the larger context.



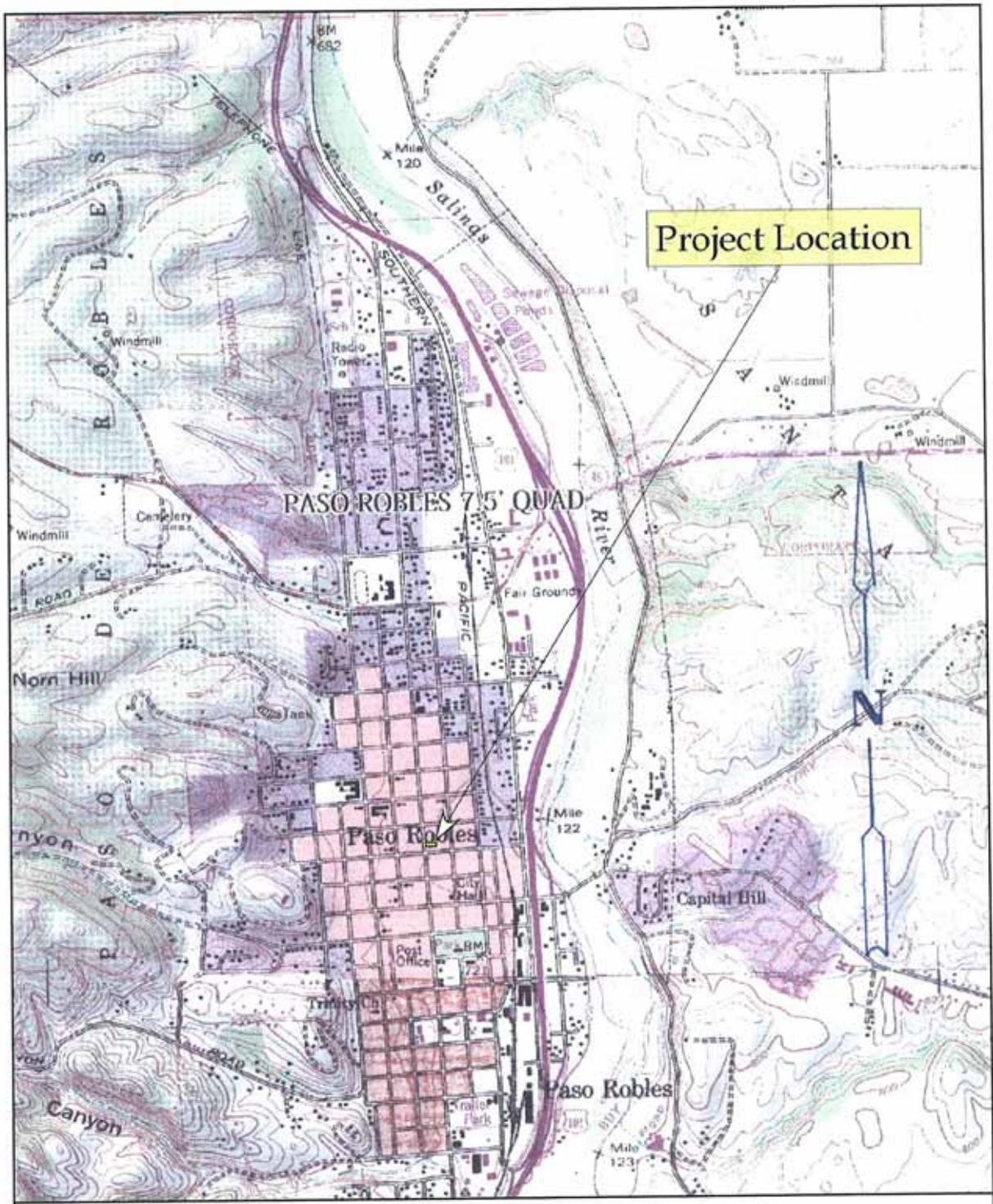


Figure 2: USGS Map Paso Robles 7.5 Quadrangles

CHAPTER 2: HISTORICAL CONTEXT

HISTORIC OVERVIEW OF EL PASO DE ROBLES

By Betsy Bertrando

The City of Paso Robles grew out of land that was originally part of a Mexican Grant awarded to Pedro Narvaez in 1842. The patent for the 25,993.18 acres of land was finally recognized by the United States Government in 1866 (Perez 1996). The patentee was Petronillo Rios. By then the Paso de Robles Land Grant had been previously purchased by Daniel and James Blackburn and Lazare Godchaux in 1857 (Angel 1979). Out of the six leagues of land, Daniel Blackburn became the owner of the league of land west of the Salinas River which became the parcel on which the City of Paso Robles developed.

Originally known as Hot Springs, for the many hot mineral springs in the area, the name was changed in 1867 to reflect the name of the Land Grant. One half interest in El Paso de Robles was purchased by Drury James in 1868 and a small settlement around the mineral baths began to form (Peterson 2006). Drury James and Daniel Blackburn married the Dunn sisters, Cecelia and Louisa, in an 1866 double wedding held in San Luis Obispo. Both Drury James and Daniel Blackburn settled in Paso Robles with their families and James Blackburn, who remained single, remained on the ranch north of Paso Robles.

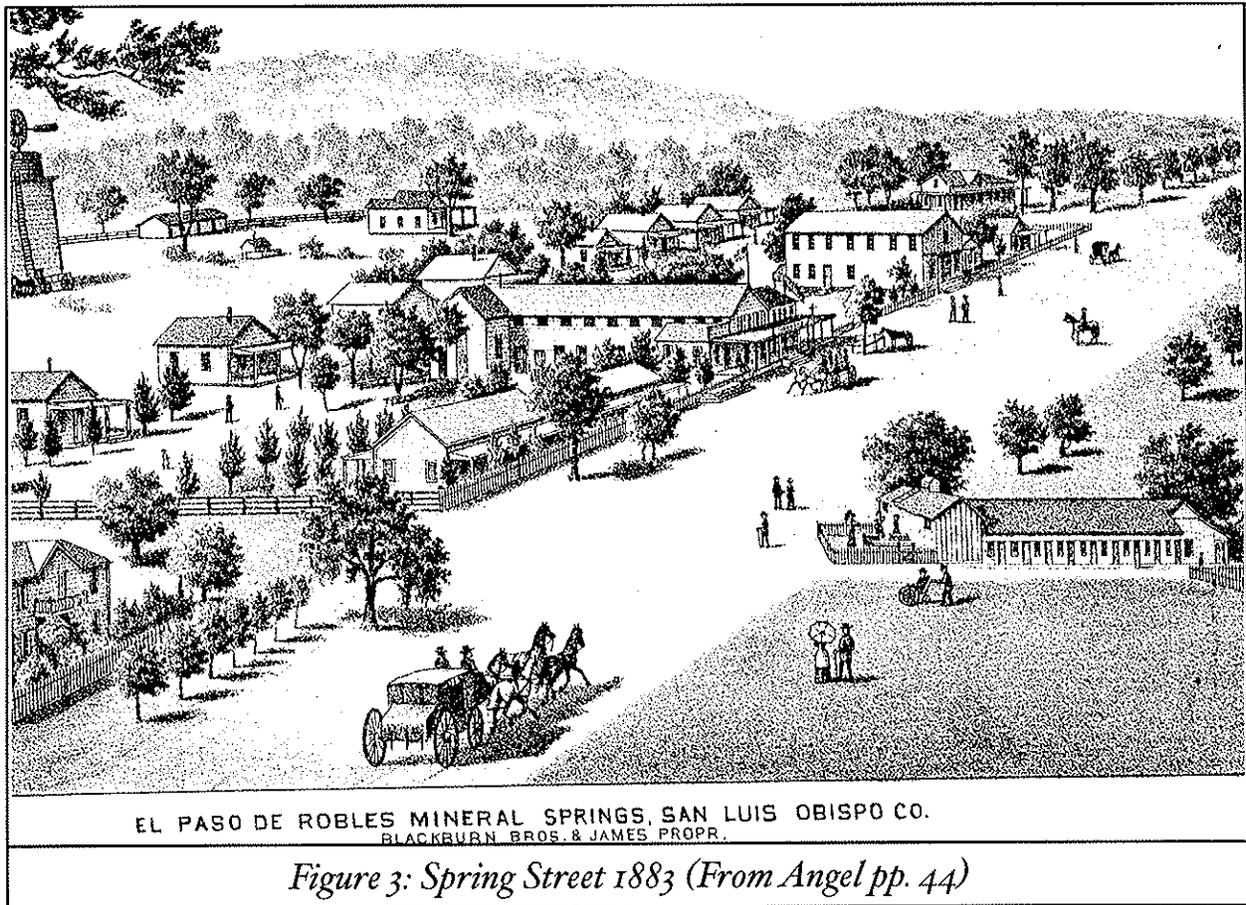
The town was laid out in 1887 with two full blocks in the center for a park. Incorporated in 1889, the first president of the Board of Trustees for Paso Robles was Drury James. Plans were soon put forth to build a new Hotel El Paso de Robles, the grandest ever built in San Luis Obispo County. Eventually, the Hotel El Paso de Robles opened in 1891 to service the train that had arrived in 1886. Although the hotel claimed to be fire proof it burned to the ground in 1940 (Ohles 1997). The introduction of rail service also brought people in from San Francisco as prospective buyers of the town that was subdivided by the Blackburn Brothers and James in 1887.

By this time James Blackburn had died and Daniel's wife Cecelia Blackburn was trustee for his estate. Lawsuits were filed by the ten children of Daniel Blackburn for portions of his estate. The wrangling and the lawyers ate up the much of the inheritance and eventually Mrs. Daniel Blackburn relocated to the Bay area.

As mentioned above, with the coming of the Southern Pacific Railroad in 1886, a town plan for Paso Robles, on the western side of the Salinas River, was commissioned and was completed by 1887. Throughout the later part of the nineteenth and the first half of the twentieth century, the economy of the Paso Robles region was largely

agricultural. Cattle ranches, dairies, almond and other fruit orchards, and large tracts devoted to dry land grain production comprised the rural landscape.

Paso Robles continued to developed into a hub serving the surrounding farm and ranch community. Growth took another spurt in 1940 with the construction of the main cantonment area of Camp Roberts that brought 8500 workers into the area (Albert 2005). Agriculture has continued to be the mainstay of the region up to the present, with increasing emphasis on viticulture and wine-making. The proliferation of wineries in the last 10-15 years has lead to tourism once again becoming a major component of the local economy.



Spring Street

Spring Street is a part of the original main road in California. Known as the El Camino Real, it was first used as a the route to connect the missions that were being established in California during the latter part of the 1700s. Spring Street was located within the boundaries of Rancho El Paso de Robles where wheat was grown to supply Mission San Miguel. By 1813, padres from the mission were using the hot springs

adjacent to Spring Street to alleviate their rheumatism (Engelhardt 1971). Later, what had been the old mission hot springs bath house was made into a stage stop. Improvements continued until the first real bathhouse was constructed at Tenth and Spring Streets.

Spring Street was known as Stagecoach Road during the latter half of the 1800s and was still the main route north and south. The Hot Springs Hotel was a popular stage stop and resort that continued to grow until it was the centerpiece of the community of Paso Robles. Along Spring Street, in 1888, an elegant bathhouse at the corner of Tenth Street replaced the earlier version (Hobbs and Radford 2007). Twelfth and Spring Streets was the location of another hotel and popular ice cream parlor. South of the Hotel at the corner of Ninth and Spring Streets was the elaborate residence of the city founder Daniel Blackburn and wife Cecelia (Anderson *et al* 2003)

After the Southern Pacific Railroad arrived in 1886, Paso Robles' reputation as a health spa grew. Beginning at the Southern Pacific Depot, two horse drawn street cars ran from Pine Street north to Twelfth Street, turned west and stopped at Spring Street. The tracks continued bringing travelers along Spring Street to the mud baths 1½ miles north of the El Paso Robles Hotel. The street car line ended in 1909 after 18 years of service (Hobbs and Radford 2007).

In the early 1900s, a gas station, and the Pioneer Garage were constructed in the vicinity of Twelfth and Spring Streets. Still the main thoroughfare through Paso Robles, other places sustained the visitor such as the Norton Hotel and the Hotel Taylor (Hobbs and Radford 2007).

By 1920, automobiles became the preferred mode of transportation; the old El Camino Real, now Spring Street, was paved, widened and named Highway 101 (Bowler 2003).

The Paso Robles Auto Camp on Spring Street between Ninth and Tenth Streets offered a more economical option for the visitors in 1926.

“Here were hundreds of cars; hundreds of folks; hundreds of tents, scores of cabins, a store, a garage, equipment modern as any own-your-own apartment-house with laundry paraphernalia to make you gasp; electric stoves, cozy breakfast nooks, warm showers and a plunge.” (Hobbs 2007:94)

Auto camps remained popular through the 1930s and another auto camp was in established at Twenty-fourth and Spring Streets.

Coming from Fresno and the valley communities, State Highway 41 ended at Spring Street. More visitors meant more accommodations along Spring Street. For many years cars were still too slow to make the trip between San Francisco and Los

Angeles in one day with many preferring to overnight in Paso Robles. Spring Street became dotted with motels as well. But in 1958, Highway 101 along Spring Street was moved to its current location effectively bypassing Paso Robles which resulted in the closing of the motels that were along Spring Street.

Several historic buildings remain along Spring Street. The closest to the project parcel is located at the corner of Spring and Sixteenth Streets. It was originally a private home owned by George Bell (Peterson 2006). George Bell had a large brick store on the northwest corner of Thirteenth and Pine Streets that furnished the community and supplied the ranchers with all their needs.

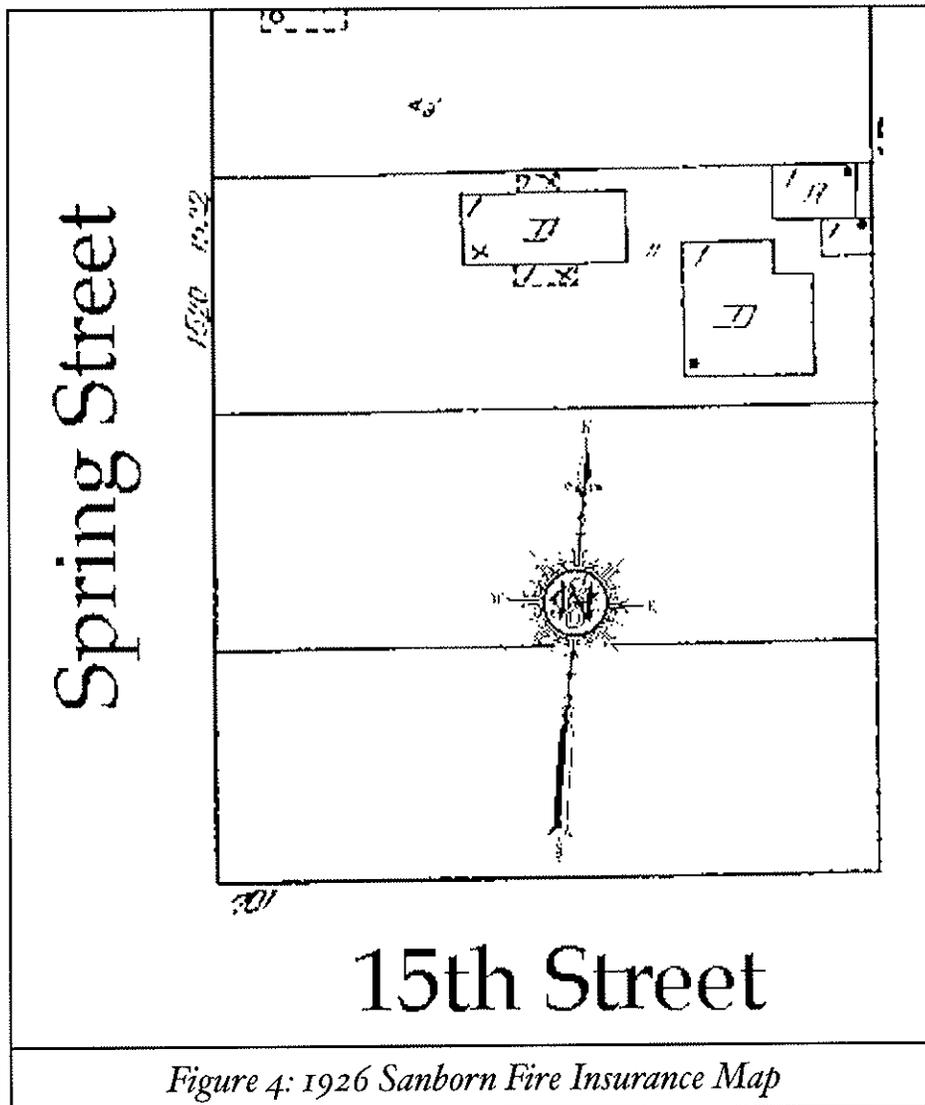
Spring Street continues serving as the main thoroughfare in Paso Robles and is the scene of annual celebrations and parades.

History of 1518 to 1524 Spring Street

The first Paso Robles Sanborn Map coverage for the project parcel was in 1892. At that time, there were no structures on the portion of Block 22 that faced Spring Street between Fifteenth and Sixteenth Streets. In 1921, most of the lots that faced Spring Street on Block 22 were sold to Marcellus Arnold Kuhlman who purchased them from F. W. and Lucy P. Hogsett (Deed 143:64 for lots 9-16). The exception was the parcel at the corner of Spring and Sixteenth Streets (lots 17 and 18).

Marcellus Kuhlman, originally from Pennsylvania, was living in Creston in the early 1890s. Working as a teacher at various times in Harmony, Geneseo, Creston, Oceano and Sunderland, he eventually homesteaded acreage south of the Buena Vista Mine (MacGillivray 1992). Adding to his original 120 acres, by the time he sold the parcel in 1917, Kuhlman had accrued 770 acres near Adelaida. That same year his wife died leaving him with five children. Kuhlman purchased acreage adjoining the western boundary of Paso Robles and moved his family closer to town. He later remarried after he purchased the lots on Spring Street in 1921.

Kuhlman sold a portion of his property on Spring Street (lots 11 & 12) to Jacob Vermont in 1923 (Deed 164:110). Jacob Vermont was the first to build on the Kuhlman lots. On lot 11, a house (1520) was constructed at the rear of the lot and another house (1522) in the middle of lot 12. The houses overlapped on the property and the parcels became lot 5. They are depicted as such on the Paso Robles Sanborn Map for 1926 (see Figure 4).



In 1929, a commercial brick building was constructed along Spring Street in front of the two small houses bringing two additional addresses (1518 and 1524) to the parcel (see Figure 5). In 1931, 1518 was vacant and 1524 was the office of Allan King, a Paso Robles Chiropractor. The previously vacant portion became the Home Bakery. By 1938, the Home Bakery was run by Ester Gustafson. The former Chiropractor's office became Leidig's Liquors. The small houses behind were occupied by Joseph and Orphia Connelly (1520) who managed the liquor store and Jacob and Mary Vermont (1522) who were retired. In 1939 Jacob died and left the property to his wife Mary.

In 1947, Mary Vermont deeded the property to Ester C. Gustafson who had been operating the Home Bakery (Vol 0436:44). By 1950, Ester Gustafson was operating the White Spot Café at 1524 Spring Street and by the mid 1950s the Home Bakery was closed. The White Spot Café continued on for at least ten more years.

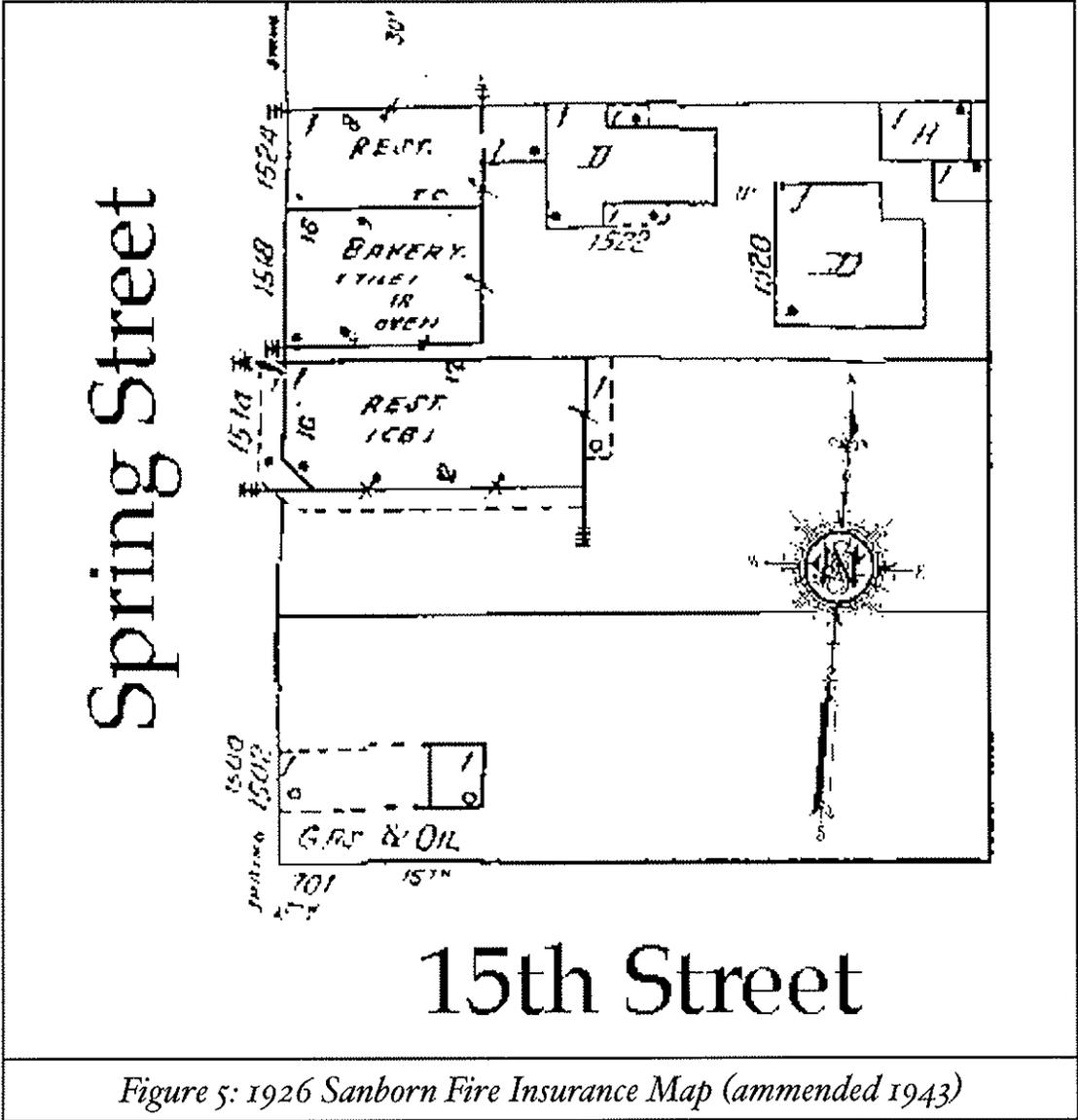
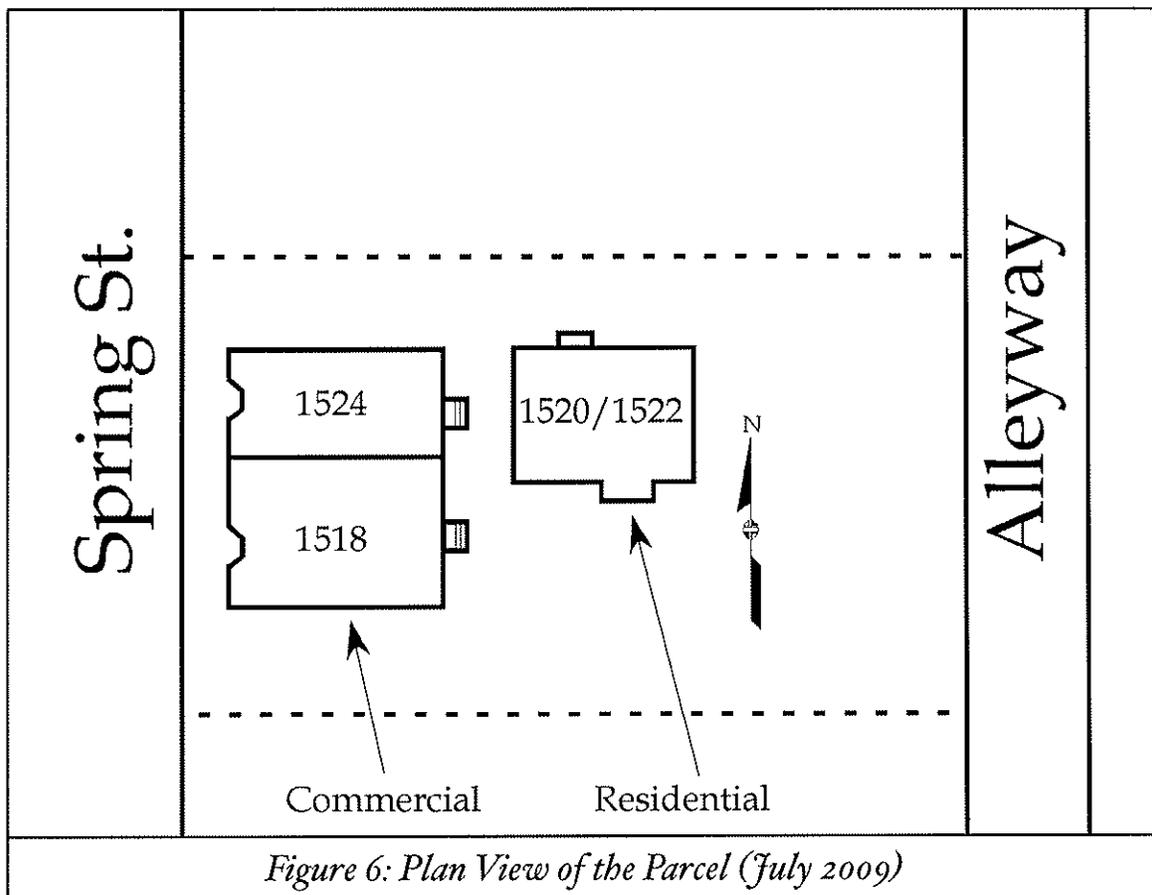


Figure 5: 1926 Sanborn Fire Insurance Map (amended 1943)

CHAPTER 3: DESCRIPTION AND RESULTS OF THE FIELD SURVEY

An intensive field investigation was conducted on July 15 and July 28, 2009. This effort consisted of a visual investigation of the exterior and interior of the existing structures. Where appropriate, photographs and measurements were taken.

There are two separate, freestanding buildings on the parcel. The larger of the two is a commercial building that fronts Spring Street. This building was divided into two separate offices with a shared wall. Immediately east of the commercial building is a small bungalow that can be accessed from the alley to the east (see Figure 6).



1518 & 1524 Spring Street: The Commercial Structure

The commercial building is a stucco clad, flat roofed, one story, brick structure fronting Spring Street. The building housed two separate businesses. The separate front entrances of both are recessed and flanked by fixed frame windows (see Figure 7).



Figure 7: Front Facade Facing Spring Street (July 2009)

This building is currently unused. It has undergone extensive remodeling. The interior walls have been stripped of drywall or removed entirely. The cement slab floor has been cut and the soil below excavated another two feet all around the perimeter. Rebar has been placed in the trench but there is no sign that cement will be poured anytime soon. It appears this was an attempt at a retrofit to bring the structure up to current code (see Figures 9 & 10).

The building's exterior walls are built of fired, double chambered hollow core bricks. The bricks are 12 inches by 8 inches by 4 inches. The bricks are set upon a poured cement foundation. A quarter inch thick layer of cement stucco was applied directly to the bricks on the interior. The stucco sheathing on the exterior was also applied directly to the bricks, except in the southeast corner where a false wall on wood studs covers some earlier attempts at reinforcing the masonry walls with metal strapping and turnbuckles.



Figure 8: Brick in Cross Section (July 2009)

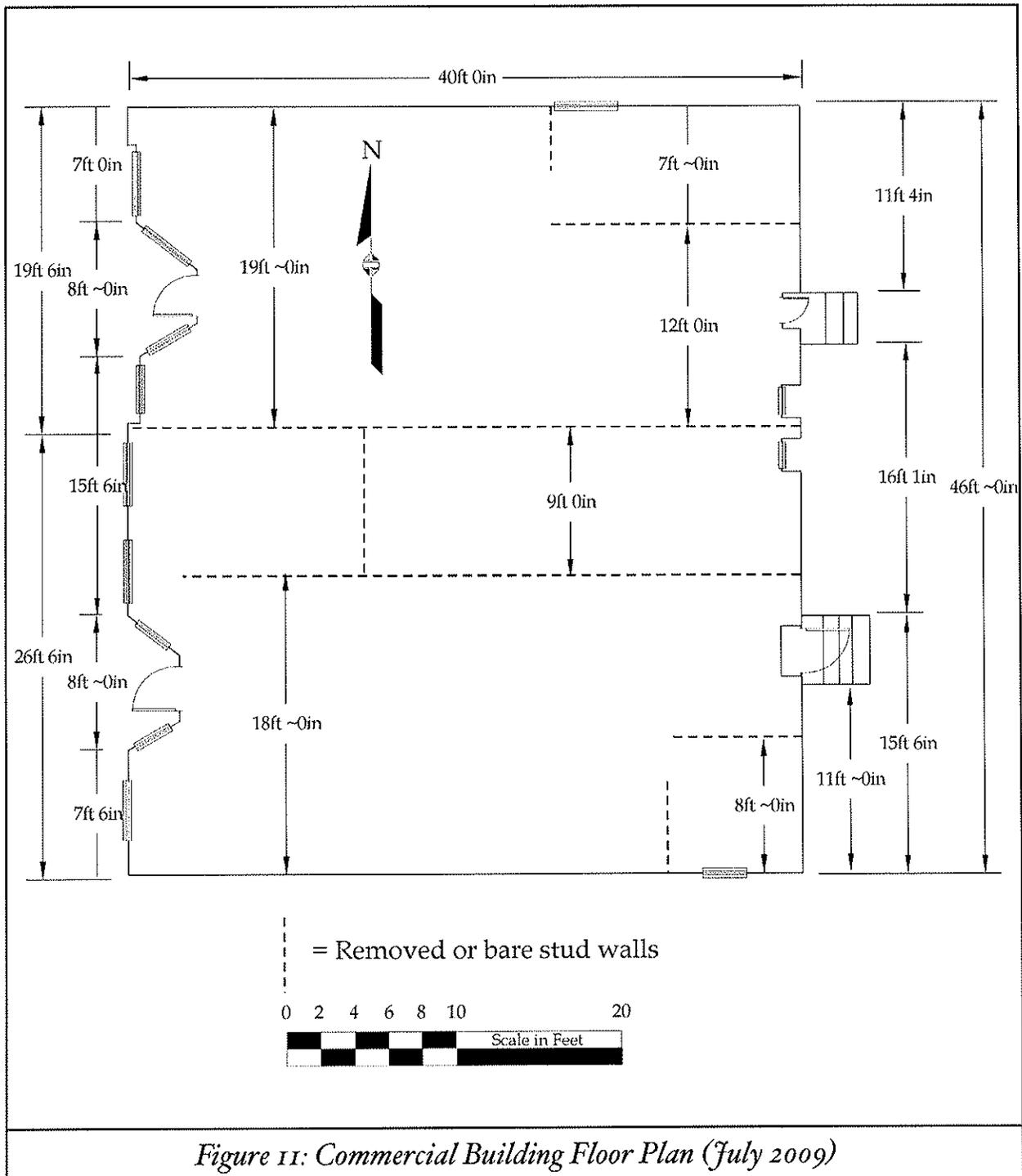
The floor is a poured cement slab which in the north portion was marked in squares and then later covered with vinyl flooring. In the southern portion the floor has been covered with a variety of synthetic tiles and flooring materials. For no apparent reason the poured floor of 1524 is 3 inches higher than 1518.



Figure 9: Interior of Commercial Building Looking SE (July 2009)

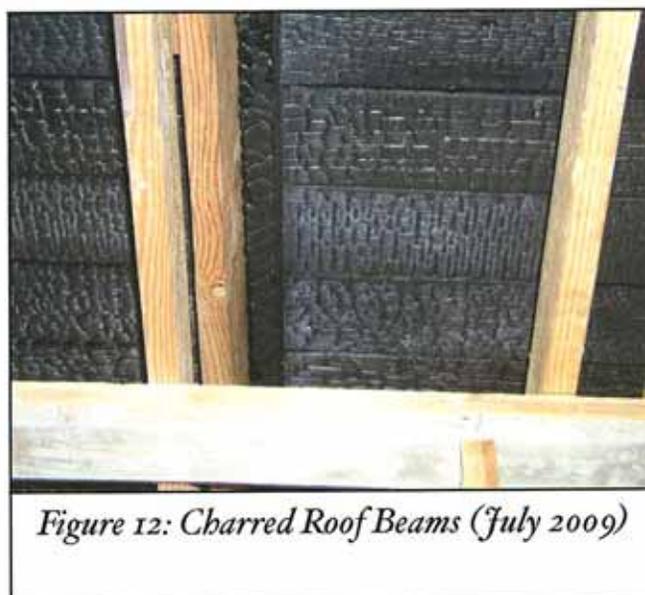


Figure 10: Commercial Building Uncompleted retrofit (July 2009)



The rear of the building has two separate narrow entrances with modern replacement doors. These doors flank a pair of small, two foot wide by two foot six inches tall, double hung one-over-one windows with three pound sash weights. These two windows as well as a larger double hung one-over-one in the south wall, appear to be original (see Figure 11).

The ceiling is nine feet six inches above the floor and much of it has been removed exposing the rafters above. There is evidence of fire damage in the exposed roofing of the office at 1524 (see Figure 12). There are a few pieces of tongue-and groove beaded ceiling planks and these may be original. When built the building was wired with knob-and-tube but this has all been removed and modernized.



1520 & 1522 Spring Street: The Residence

As noted above the dwelling at 1520 has been completely removed the area where it once stood is now a paved parking lot. The existing residence now has both addresses 1520 and 1522 marked by the northern entrances though the house is not divided into two dwellings. The residence is a small, single story, gable ended bungalow (see Figure 13). It has undergone extensive modification at several different times over the years both inside and out (see Figure 15).

The building is sheathed in clapboards. Some of them re the original one by six redwood planks but much of the building is sheathed in modern synthetic clapboards. There is also a shed roofed addition that is sheathed in plywood and obscures half of the original south porch. The porch has a gabled roof with a triangular vent and one remaining tapered porch post. It was originally four feet deep and twelve feet in length but the addition has destroyed more than half of the original porch (see Figure 14).



Figure 13: 1522 Spring Street Southeast Corner (July 2009)



Figure 14: 1522 Spring Street South Facade (July 2009)

The house has undergone three significant changes to its footprint over the years. Between 1926 and 1943 the west end was extended to the north and south and a small shed connected the dwelling to the commercial building at 1524 (see Figures 4 & 5). Later the north side of the house was widened to put in a bathroom and the northern porch entrance enclosed. Finally as noted above a very unsympathetic shed roofed, plywood sheathed addition was made on the south facade. The fenestration in the north facade is composed of modern aluminum sliders and two modern casement windows. The shed roofed addition also has either large fixed frame multi-paned windows or aluminum sliders. The oldest addition on the south side near the west end has three, double hung, two-over-two windows that are two and a half feet wide by five feet tall. The east and west facades also possess one window each of the same type (see Figures 13 - 17).



Figure 16: East & North Facade (July 2009)



Figure 17: West Facade (July 2009)

The roof is modern and is covered in asphalt shingles. The roof crest is fifteen feet above the ground surface. It has been recently replaced although the original rafters appear to be intact. They are surprisingly light being mostly one by six inch planks that appear to be the original redwood (see Figure 18). Inside the ceiling height is eight feet above the floor except in the shed roofed addition where it is only seven feet high.

The interior has been completely gutted and modernized the original floor is gone and has been replaced with carpet over a sub-floor of OSB plywood. The walls are modern drywall and the electronics and plumbing are modern as well. All but the south porch door are modern replacements.



Figure 18: Rafters And OSB Plywood Roofing (July 2009)



Figure 19: Interior looking East From Main Room (July 2009)

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

The residence and commercial buildings at 1518, 1520, 1522 and 1524 Spring Street in Paso Robles have all undergone modification over the years. The residence at 1520 has been demolished. The interiors of the remaining two structures have been extensively remodeled in some cases repeatedly. The footprint of the commercial building is essentially unchanged but the front entrances and the stucco sheathing have all been substantially modified. The residence has undergone much greater modification and only remnants of the modest bungalow from the 1920s can still be discerned.

When assessing the historical significance of a structure the secretary of the interiors standards provide the most commonly accepted framework for addressing this question. The Secretary of the Interior's guidelines for the evaluation list four criteria to be considered when assessing cultural resources:

Criteria for Evaluation

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects 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 be likely to yield, information important in prehistory or history.

The California Environmental Quality Act (CEQA) uses the same basic criteria as well, and the significance of the property at 5735 Rosario Avenue has also been assessed with regard to California Environmental Quality Act (CEQA), Appendix K, and revised effective February 1999 (Public Resources Code §5024.1, Title 14 CCR, Section 4852). Specifically, a resource is eligible for listing in the California Register of Historical Resources (CRHP)(Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a) (1) if it meets one of the following four criteria:

- (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 possess high artistic values; or

(D) Has yielded, or may be likely to yield, information important in prehistory or history.

Cultural resources that meet one or more of these criteria are defined as historical resources under CEQA.

While the structures are of sufficient age neither one retains much of its original materials, appearance feelings or associations. Neither the commercial structure nor the residence meet criteria A, B,C or D of the Secretary of the Interior's criteria for significance. This property also fails to meet criteria A, B, C or D for significance as defined by CEQA. Consequently no further mitigation of impact to the built environment is recommended.

Currently, the owners of the property are proposing the demolition of both structures. The resulting earth moving activities have the potential to disturb subsurface historic remains, possibly the paved over remnants of the 1520 Spring Street residence as well such features as the foundations of the garage and shed that appear on the 1926 and 1943 Sanborn Maps (see Figures 4 & 5) as well as trash pits or a privy. Any of which could potentially meet criterion D. Consequently, it is recommended that when the extent of earth moving is finalized, the potential impact to subsurface cultural resources should be addressed at that time.

REFERENCES

Albert, George J. CPT

2005 *Images of America - Camp Roberts*. Published by Arcadia Publishing.

Angel, Myron

1883 *History of San Luis Obispo County, Californian with Biographical Skeches of Its Prominent Men and Pioneers*. Thompson & West. Facsimile reprint 1979 by Valley Publishers, Fresno, CA.

Dellard, Bill and Barbara, Editors

1989 *Centennial Family Memories*. Published by The Daily Press, Paso Robles, CA.

MacGillivray, J. Fraser

1992 *The Story of Adelaida*. Published in cooperation with: El Paso de Robles Area Pioneer Museum, El Paso de Robles Area Historical Society and San Luis Obispo County Historical Society.

Morrison, Mrs. Annie L. and John H, Haydon

1917 *History of San Luis Obispo County and Environs*. Historic Record Company, Los Angeles, CA.

Nicholson, Loren

1970 *Hotel El Paso de Robles in La Vista Volume 1, No 4* published by the San Luis Obispo County Historical Society.

Ohles, Wallace V.

1997 *The Lands of Mission San Miguel*. Published by Word Dancer Press, Fresno, CA.

Perez, Crisostomo N.

1996 *Land Grants in Alta California*. Landmark Enterprises, Rancho Cordova, CA.

Peterson, Virginia

2006 *Short History of Paso Robles in Self Guided Walking Tour of Historic Buildings*. Originally written by Peterson in 1993. Produced by the Paso Robles Main Street Association.

Tognazzini, Wilmar N.

2002 *100 Years Ago, January 1, 1902 through December 31, 1902*. Compiled by Wilmar N. Tognazzini

Maps

1886, 1887, 1888 Surveyed - Map of El Paso de Robles

1887 *City of El Paso de Robles and Adjoining Subdivisions, Property of Blackburn Bros & James*. Subdivided by F. P. McCray.

1892 *Paso Robles - Sanborn Ferris Map Company - no coverage*

1903 *Paso Robles - Sanborn Map Company - no coverage*

1910 *Paso Robles - Sanborn Map Company - small barn along 8th Street within property line*

- 1926 Paso Robles - Sanborn Map Company - 1story house in on property and a narrow structure in rear along the alley (garage?)
- 1943 Paso Robles - Sanborn Map Company - from 1926