

TO: James L. App, City Manager

FROM: Ron Whisenand, Community Development Director

SUBJECT: Determination of Historic or Architectural Significance of a Single Family Dwelling and a Request to Process a Pending Demolition Permit Application (Demolition 07-005; Applicant: Marjorie Ventura Estate/Irma Fleming, Executor)

DATE: December 4, 2007

Needs: For the City Council to consider an application filed by the Estate of Marjorie Ventura to authorize a demolition permit for a house located at 836 - 28<sup>th</sup> Street. (Note This house is also addressed 2738 Park Street.)

Facts:

1. The house at 836 - 28<sup>th</sup> Street is included in the City's survey of potential historic resources. Attachment #1 is a copy of the City's Historic Resources Inventory entry for this building.
2. Per Chapter 17.16 (Demolition of Buildings and Structures) of the Zoning Ordinance, the City Council is being asked to make a determination as to whether or not the buildings are of historic or architectural significance, and to authorize a demolition permit. Attachment #2 is a copy of the referenced code section.
3. 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. Attachment #4 is a copy of the Initial Study.
4. Andrew Merriam has provided a Historic Review Report on the subject house. This report concludes that the building does not meet national, state, or local criteria for historical significance. Attachment #5 is a copy of this report.

Analysis and

Conclusion: The Council has the discretion to make a final determination as to the subject building's historic or architectural significance prior to the processing of the demolition permit. Although the subject building is in the City's Historic Resources Survey, it is not listed on any local, state, or national register of historic structures.

Additionally, as noted above, a Historic Review Report was prepared for the building 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 this report indicate that “after review of the four CEQA requirements for determining the structure’s potential historicity, it is determined, that the building at 2738 Park Street does not meet the thresholds identified either by the National Parks Service Criteria or by local criteria for any preservation action. If the owners wish to demolish said structure, its removal will not constitute a significant loss to the history of Paso Robles.”

The City has not received any comments from the public in regard to this proposed demolition permit request.

Policy

Reference: Paso Robles General Plan, Paso Robles Zoning Ordinance, Title 17 (Building and Construction) of Paso Robles Municipal Code relating to demolition of buildings or structures; the City Council’s adopted Economic Development Strategy.

Fiscal

Impact: None.

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

- a. By separate actions:
  - 1) Approve Resolution No. 07-xx adopting a Negative Declaration; and
  - 2) By minute action (voice vote), authorize the demolition permit application be processed
- b. Amend, modify, or reject the above option.

Prepared by: Ed Gallagher, City Planner

Attachments:

1. Excerpt from City’s Historic Resources Inventory
2. Chapter 17.16, Demolition of Buildings and Structures.
3. Resolution Adopting a Negative Declaration
4. Initial Study
5. Report by Andrew Merriam
6. Mail and Newspaper Affidavits

HISTORIC RESOURCES INVENTORY

Ser. No. \_\_\_\_\_  
HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 4D \_\_\_\_\_ SHL \_\_\_\_\_ Loc \_\_\_\_\_  
UTM: A 10/709140/3946630 B \_\_\_\_\_  
C \_\_\_\_\_ D \_\_\_\_\_

IDENTIFICATION

- 1. Common name: \_\_\_\_\_
- 2. Historic name: \_\_\_\_\_
- 3. Street or rural address: 836 -28th Street (202/7)  
City Paso Robles, CA Zip 93446 County San Luis Obispo
- 4. Parcel number: 8-111-22
- 5. Present Owner: Ventura, M S Address: 2738 Park St.  
City Paso Robles, CA Zip 93446 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 rectangular, frame, gable-roofed cottage. Exposed rafter eaves; shake shingle roof. Clapboard siding. Raised, recessed, semi-closed veranda on west gable end: small, square supports on rails. Shed-roofed, screened porch on east gable end. Flat-trimmed, double-hung windows, with wood-frame screens. Structure needs attention. Small yard with overgrown shrubs and large shade trees.



- 8. Construction date: Estimated 1921 Factual \_\_\_\_\_
- 9. Architect Unknown
- 10. Builder Unknown
- 11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage .44
- 12. Date(s) of enclosed photograph(s)  
6/24/83

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 X Densely built-up \_\_\_  
Residential X Industrial X Commercial X Other: \_\_\_\_\_
16. Threats to site: None known \_\_\_ Private development \_\_\_ Zoning X Vandalism X  
Public Works project X Other: \_\_\_\_\_
17. Is the structure: On its original site? \_\_\_ Moved? \_\_\_ Unknown? X
18. Related features: \_\_\_\_\_

**SIGNIFICANCE**

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

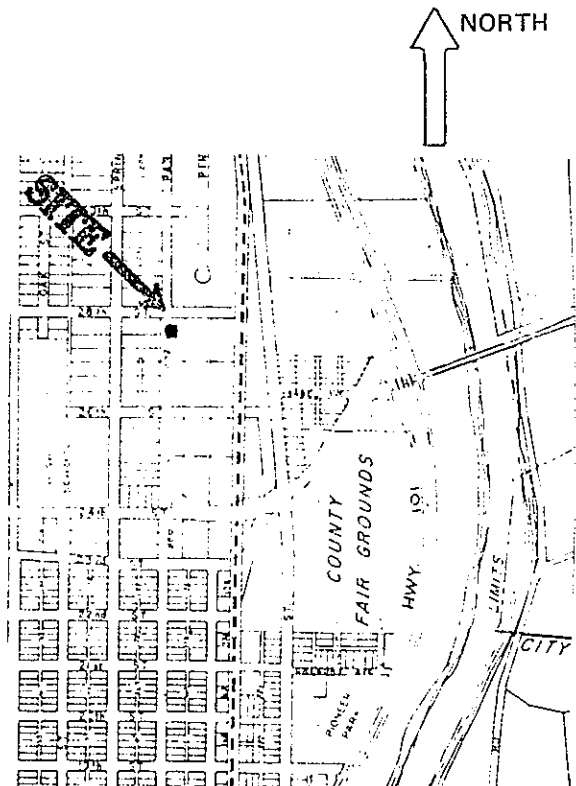
This well-maintained cottage home reflects a period of time in the growth of Paso Robles. Simple in design and affordable to the "working man", cottages are found throughout the community. This structure contributes well to the harmony and rhythm of this neighborhood.

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  
Field surveys: 1983, 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):



9  
 ADDRESS C. E. Wildman  
2738 PARK

PARCEL 202-A-7  
 SHEET 1 OF 1 SHEET.

DESCRIPTION OF BUILDING

CONST. CLASS	FOUNDATION	EXTERIOR	LIGHTING	ROOM AND FINISH DETAIL								
				ROOMS	FLOORS			FLOOR FINISH		TRIM	INTERIOR FINISH	
					B	1	2	Material	Grade		Walls	Ceiling
<b>ARCHITECTURE</b>	<input checked="" type="checkbox"/> Concrete Reinforced	Stucco on	<input checked="" type="checkbox"/> Electric K.T. Bx.									
D44 (A)	Brick	<input checked="" type="checkbox"/> Siding BEVEL	Cond. Cable	All								
1 1/2 story	Wood		<b>FIXTURES</b>	Ent. Hall								
	Piers	Shingles	<input checked="" type="checkbox"/> Few <input checked="" type="checkbox"/> Cheap	Living	1			O.P.	A	O.P.	PLASTER	
		Shakes	Average Med.	Dining	1			"	"	"	"	"
<b>TYPE (USE)</b>	<input checked="" type="checkbox"/> Ll. <input type="checkbox"/> Med. <input type="checkbox"/> Hvy.	B & B T&G	Many Special									
<input checked="" type="checkbox"/> Single	<b>STRUCTURAL</b>	Brick	<b>PLUMB. ROUGH</b>	Bed	2			"	"	"	"	"
Duplex	<input checked="" type="checkbox"/> Frame		Poor Good	Bed	2			LINO	"	"	W-B	W-B
Flat	<input checked="" type="checkbox"/> 2x4x16	Veneer										
Apartment	Sheathing	<b>ROOF</b>	<input checked="" type="checkbox"/> Water Heater /	Bath	1							
Court		Flat A	<input checked="" type="checkbox"/> Automatic									
Motel	B & B T & G	<input checked="" type="checkbox"/> Gable/H-HIGH	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elect.									
	Brick	Hip A	<b>AIR - COND.</b>	Kitchen	1			LINO	"	"	W-B	W-B
Units	Concrete Block	Shed	<input type="checkbox"/> Heating <input type="checkbox"/> Cooling	Drain Bd.				Material WOOD	Lgth/O	Ft. Splash: 2" WOOD		
<b>STRUCTURE</b>		Cut Up	Humid. Clean'y									
Light	Sub Floor	Dormers	Gravity Forced									
Sub-Standard	<input checked="" type="checkbox"/> 2x4x24		Fireplace	No.								
<input checked="" type="checkbox"/> Standard	Insulated	Gutters	Wall Unit	1	LINO	W-B	1 1 1	OLD-MOD	A	0		
Above Standard	Walls	<input checked="" type="checkbox"/> Shingle	Floor Unit	2								
Special	Ceilings	Tile	Zone Unit	3								
<b>WORKMANSHIP</b>	<input checked="" type="checkbox"/> Windows	Tile Trim	Central Unit									
Inferior	<input checked="" type="checkbox"/> Double Hung	Composition										
<input checked="" type="checkbox"/> Average	French	Comp. Shingle	Oil Burner					Book Cases		Built-in Beds		
Superior	Steel Sash		M.-B.T.U.					Buffets		Venetian Blinds		

CONSTRUCTION RECORD				APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)				
Permit No.	For	Amount	Date	Effective Year	Age	Remaining Life	Table	%	Cund.	Arch. Attr.	Func. Plan	Con-Form.	Storage Space Cup Bd. Closet
			1921	1946	25	22.5	PLS	49	F	F	P	G	FEW FEW

COMPUTATION

Appraiser & Date		Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
4/11-8-9-1945			1039	3.15	3273						
(16)	2nd Floor		387	1.05	406						
	Garage		576	.40	230						
	Poultry Unit		300	.25	75						
	✓		240	.25	55						
<b>TOTAL</b>					4039						
<b>NORMAL % GOOD</b>					49						
<b>R.C.L.N.D.</b>					1979						

Structure	Found.	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
4-CAR GARAGE	WOOD	BOX FRAME	1X12	GABLE SHINGLE	DIRT	UNFIN	16X36 = 576 .40
POULTRYHOUSE	"	"	B-B	G-IRON	"	"	12X25 = 300 .25
2 <sup>ND</sup> FLOOR	"	"	1X8	SHED COMP.	"	"	10X22 = 220 .25

24 x 36	=	864
7 x 18	= 126 x 1/2	63
7 x 24	= 168 x 1/3	112
		1039
2 <sup>ND</sup> Floor		
9 x 43	=	387

Remarks:

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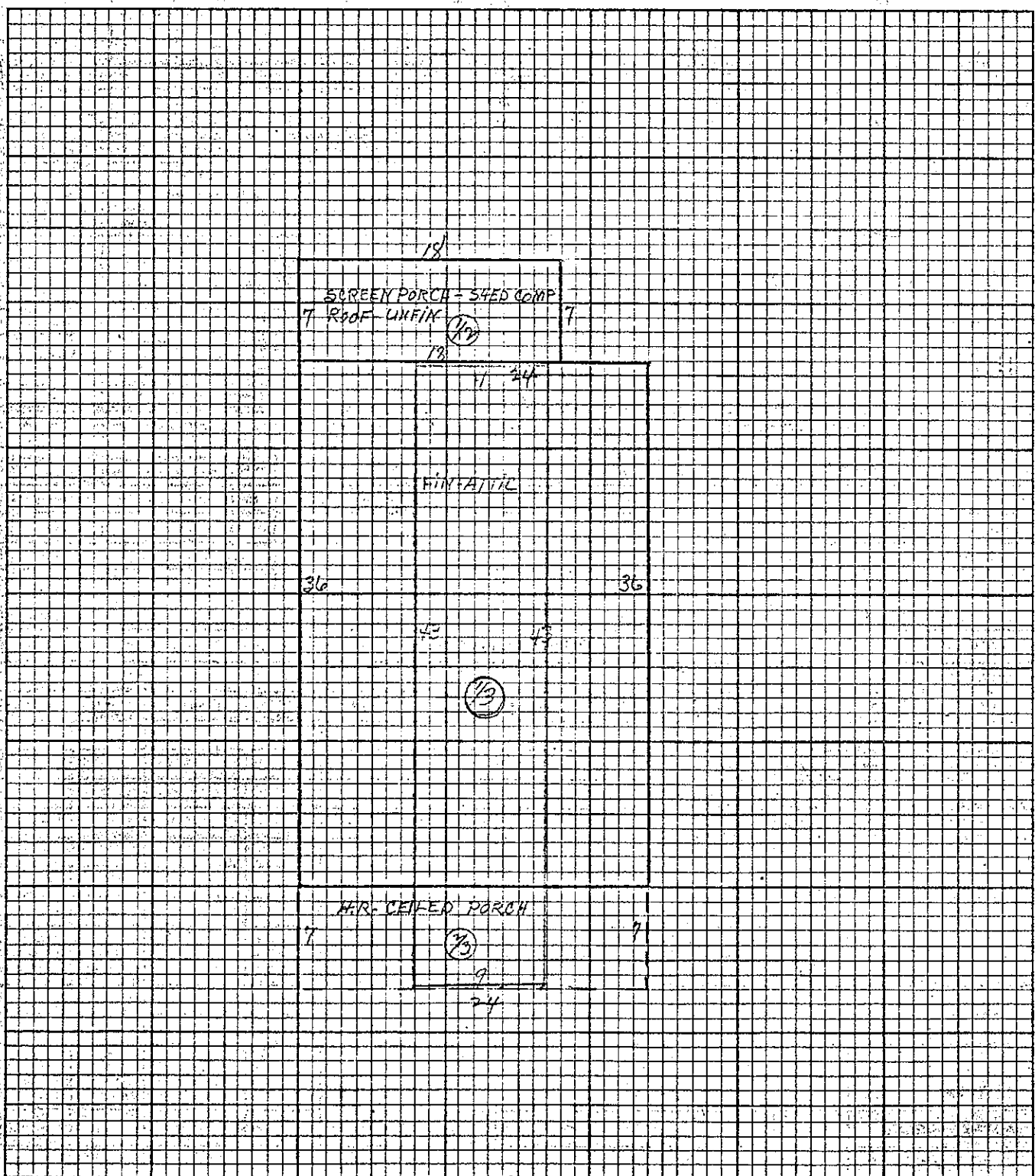
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## Chapter 17.16

### DEMOLITION OF BUILDINGS AND STRUCTURES

#### Sections:

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

#### **17.16.010** Purpose and intent.

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

#### **17.16.020** Permit required.

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

#### **17.16.030** Application for permit.

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

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

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

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

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

G. Method(s) of proposed demolition; and

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

#### **17.16.040** Determination of historic or architectural significance.

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

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

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

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

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

**17.16.050 Processing procedures.**

A. Nonsignificant Buildings or Structures. If the building or structure to be demolished is determined by the City Planner as having no historic, architectural or aesthetic significance to the City, the City Planner shall refer the matter back to the Building Official with recommendation to issue the demolition permit. When in doubt, the city planner may seek the review and advice from the Architectural Review Committee/Historic Preservation Commission. The demolition permit shall be effective on the date of issue.

B. Significant Buildings or Structures.

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

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

C. Findings Required.

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

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

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

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

**17.16.060 Exception.**

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

RESOLUTION NO. 07-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ADOPTING A NEGATIVE DECLARATION FOR DEMOLITION  
OF A SINGLE FAMILY DWELLING AT 836 – 28<sup>TH</sup> STREET (AKA 2738 PARK STREET )  
(DEMOLITION 07-005 – ESTATE OF IRMA FLEMING)

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WHEREAS, Demolition 07-005 was filed by the Estate of Irma Fleming to request permission to demolish a single family dwelling at 826 – 28<sup>th</sup> Street (also known as 2738 Park Street); and

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

WHEREAS, consistent with the requirements of the California Environmental Quality Act (CEQA), an Initial Study (Exhibit A, attached) was prepared for this project and includes a report dated September 5, 2007, prepared by Andrew Merriam, which concluded that the subject dwelling does not meet national or local criteria for historical significance; 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 building's historic or architectural significance or non significance prior to the processing of the demolition permit; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that based on the City Council's independent judgment, the City Council of the City of El Paso de Robles does hereby approve a Negative Declaration in conjunction with determining that the single family dwelling at 826 – 28<sup>th</sup> Street is not of architectural significance and that it would be appropriate to process a demolition permit for the structure, in accordance with the California Environmental Quality Act.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 4<sup>th</sup> day of December 2007 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Frank R. Mecham, Mayor

ATTEST:

\_\_\_\_\_  
Deborah Robinson, Deputy City Clerk

# ENVIRONMENTAL INITIAL STUDY CHECKLIST FORM CITY OF PASO ROBLES

1. **Project title:** DEMO 07-005
2. **Lead agency name and address:** City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446
3. **Contact person, phone, email:** Ed Gallagher, City Planner  
(805) 237-3970  
[ed@prcity.com](mailto:ed@prcity.com)
4. **Project location:** 2738 Park Street (aka 836 - 28<sup>th</sup> Street), Paso Robles, San Luis Obispo County, CA Location map is attached.
5. **Project sponsor's name and address:** Irma Fleming (Estate)  
2890 Bendmill Way  
Sacramento, CA 95833
6. **General plan designation:** Industrial/Senior Housing Overlay
7. **Zoning:** C-3 (Commercial Light Industrial)/Senior Housing Overlay
8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The applicant proposes to demolish an existing single family dwelling that is listed in the City's Inventory of Historic Resources. The house was constructed in 1921. The applicants submitted a Historic Review Report on the subject house, which concludes that the building does not meet national or local criteria for historical significance. (A copy of this report is attached.) The applicants have not filed plans with the City for re-development or re-use of the property.

9. **Surrounding land uses and environmental setting:** Briefly describe the project site and its surroundings:

The site is 0.44 acres in area. It is developed with a single family home. It is designated for industrial use and zoned C-3 (commercial/light industrial).

The property to the east and south is also designated for industrial use and zoned C-3; it is developed with a 2.7 acre mini-storage facility. The property to the west is designated for Community Commercial Use, zoned C-2, and developed with a bowling alley. Properties to the north, across 28<sup>th</sup> Street are designated for Residential, Multiple Family, 12 units per acre, zoned R-3 and R-4,PD, and developed with apartments.

The site is generally level; there are no oaks or natural habitat, or streams.

10. **Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.)

None

**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 Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Geology /Soils         |
| <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: Ed Gallagher, City Planner

11/05/07

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, including 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 Section XVII, “Earlier Analyses,” 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.

<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**I. AESTHETICS:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista?<br>Discussion: Not applicable to this project.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?<br>Discussion: Not applicable to this project.                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings?<br>Discussion: The exiting single family dwelling has not been maintained and presents a poor visual character to the neighborhood. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?<br>Discussion: Not applicable to this project.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**II. AGRICULTURE 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?<br>Discussion: Not applicable to this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?<br>Discussion: Not applicable to this project.   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?<br>Discussion: Not applicable to this project.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**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?<br>Discussion: Not applicable to this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? Discussion: Not applicable to this project.	<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)? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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? Discussion: The site is in an urban setting and no habitats exist on site.	<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? Discussion: Not applicable to this project/site	<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? Discussion: Not applicable to this project/site	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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? Discussion: Not applicable to this project/site	<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? Discussion: Not applicable to this project/site	<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? Discussion: Not applicable to this project/site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**V. CULTURAL RESOURCES:** Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? Discussion: The applicants submitted a Historic Review Report on the subject house (copy attached), which concludes that the building does not meet national or local criteria for historical significance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? Discussion: See response to Item V.a, above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Discussion: See response to Item V.a, above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries? Discussion: Not applicable to this project/site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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: Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Rupture of a known earthquake fault, as				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Public.42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?  Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?  Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?  Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?  Discussion: Not applicable to this project/site.	<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?  Discussion: Not applicable to this project/site.	<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?  Discussion: Not applicable to this project/site.	<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?  Discussion: Not applicable to this project/site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. 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?  Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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?  Discussion: Not applicable to this project.	<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?  Discussion: Not applicable to this project.	<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?  Discussion: Not applicable to this 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 result in a safety hazard for people residing or working in the project area?  Discussion: Not applicable to this project.	<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?  Discussion: Not applicable to this project.	<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?  Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?  Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VIII. HYDROLOGY AND WATER QUALITY:** Would the project:

- a. Violate any water quality standards or waste

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
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., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
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"/>
Discussion: Not applicable to this project.				
h. Place within a 100-year flood hazard area structures which would impede or redirect	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
flood flows?				
Discussion: Not applicable to this project.				
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"/>
Discussion: Not applicable to this project.				
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				

**IX. 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"/>
Discussion: Not applicable to this project.				
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 mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
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: Not applicable to this project.				

**X. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				

**XI. NOISE:** Would the project result in:

- a. Exposure of persons to or generation of noise levels in excess of standards established in

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
the local general plan or noise ordinance, or applicable standards of other agencies? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? Discussion: Not applicable to this project.	<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? Discussion: Not applicable to this 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? Discussion: Not applicable to this 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 project area to excessive noise levels? Discussion: Not applicable to this project.	<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 expose people residing or working in the project area to excessive noise levels? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. 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)? Discussion: Not applicable to this project.	<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? Discussion: The house is located in an industrial area and is significantly deteriorated. The loss of one dwelling unit is not a significant impact on the City's housing supply.	<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? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XIII. 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?<br><br>Discussion: Not applicable to this project.         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Police protection?<br><br>Discussion: Not applicable to this project.       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Schools?<br><br>Discussion: Not applicable to this project.                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Parks?<br><br>Discussion: Not applicable to this project.                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Other public facilities?<br><br>Discussion: Not applicable to this project. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XIV. 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?<br><br>Discussion: Not applicable to this project. | <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?<br><br>Discussion: Not applicable to this project.                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XV. TRANSPORTATION/TRAFFIC:** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
capacity ratio on roads, or congestion at intersections)?				
Discussion: Not applicable to this project.				
b. Exceed, either individually or cumulatively, a level of service standard 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"/>
Discussion: Not applicable to this project.				
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"/>
Discussion: Not applicable to this project.				
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Discussion: Not applicable to this project.				

**XVI. 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"/>
Discussion: Not applicable to this project.				
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"/>
Discussion: Not applicable to this project.				
c. Require or result in the construction of new				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Discussion: Not applicable to this project.	<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? Discussion: Not applicable to this project.	<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? Discussion: Not applicable to this project.	<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? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVII. 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? Discussion: See response to Item V.a, above.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals? Discussion: Not applicable to this project.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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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)?

Discussion: Not applicable to this project.

- d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?





Discussion: Not applicable to this project.

## 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

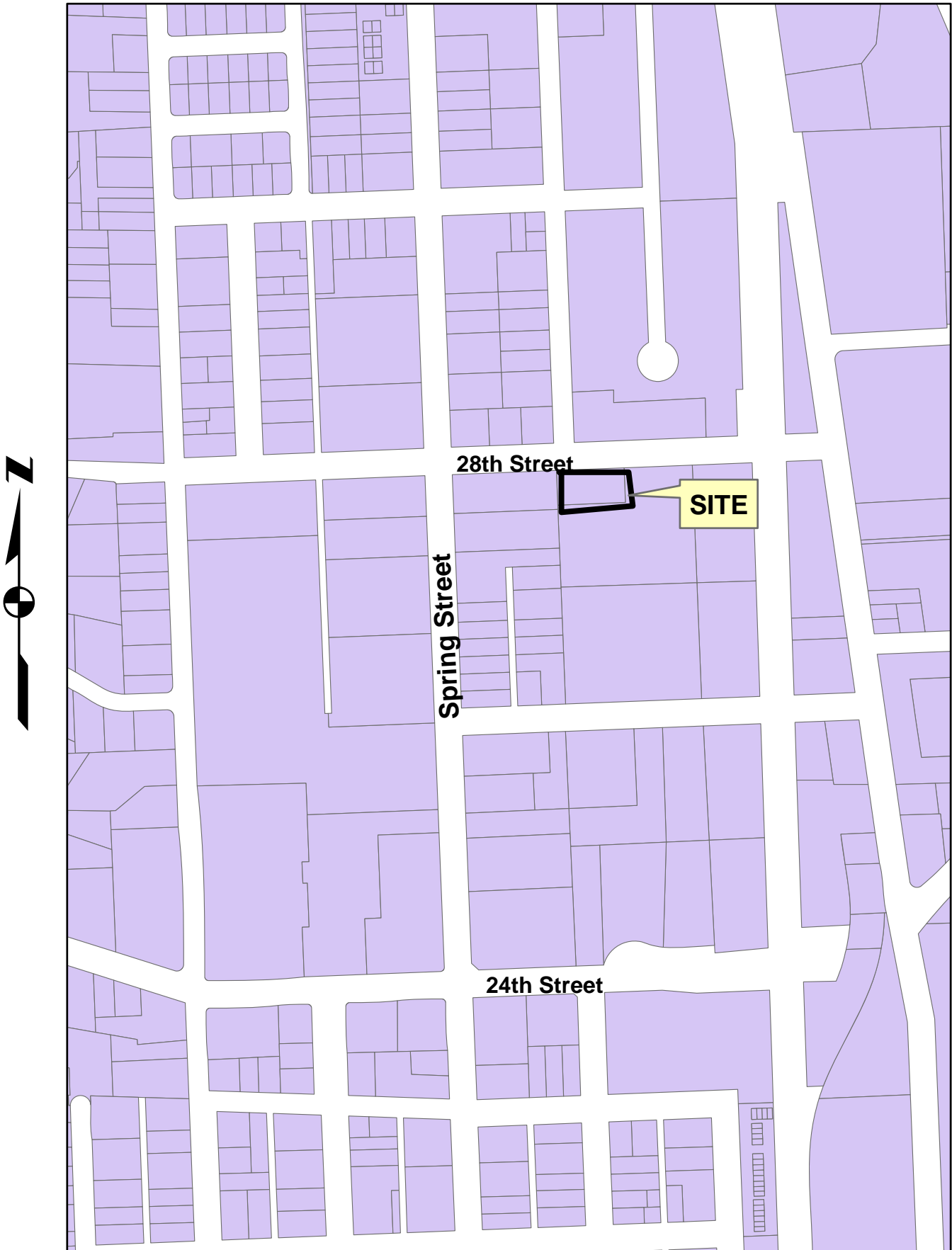
<u>Reference #</u>	<u>Document Title</u>	<u>Available for Review at:</u>
1	City of Paso Robles General Plan	City of Paso Robles Community Development Department 1000 Spring Street Paso Robles, CA 93446
2	City of Paso Robles Zoning Code	Same as above
3	City of Paso Robles Environmental Impact Report for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

Fleming Demolition Permit  
(Demo 07-005)

Aerial Photo/Location Map



# Demo 07-005 (Fleming)



September 5, 2007

Attention: Darren Nash  
Planning Department  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA 93446

**RE: Historic Review, 2738 Park Street, Paso Robles, CA 93446**

Dear Mr. Nash:

The applicant is requesting to demolish and replace a house located at the above address (APN 008-111-022). This unit is identified in City records as being over fifty years old though it has not been included in the City's Historic Resource Inventory of Structures. It, therefore, requires further analysis before action is taken which might destroy the structure's historicity (if any). Its potential historic/architectural importance would be as an early craftsman type structure in the northern sector of the City. The City of Paso Robles has requested additional review to determine if the proposed action will be consistent with City ordinances and California Environmental Quality Act (CEQA) requirements.

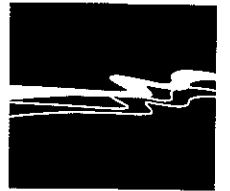
**Evaluation of Criteria**

To qualify as a historic structure, a building must meet one of the following criteria and maintain enough visual integrity to support the criteria under which it qualifies. The criteria are identified by California Public Resources Code, Section 5024.1 Title 14 covering the eligibility of a property to determine if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (may be of national, state or local interest).
2. Is associated with the lives of persons important in our past.
3. 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 value.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

**Description of Residential Unit and City Context**

The structure is an approximately 1300-1600 square foot single story residential unit.



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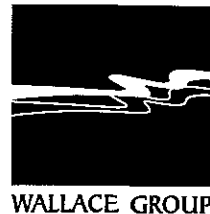
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It is located on the southeast side of the intersection of 28<sup>th</sup> and Park Streets. North of 28<sup>th</sup> Street are a series of relatively modern apartments and housing projects. To the west toward Spring Street is the Paso Bowl structure and parking lot. To the east and south of the structure is a large parcel of land owned by the school district and is apparently used for maintenance and bus storage. There are almost no single family residences remaining in the immediate neighborhood as zoning north of 28<sup>th</sup> Street is multi-family and to the south is either commercial or institutional.

The land immediately surrounding the building may be characterized as overgrown with trees and is surrounded by a chain link fence. The structure at 2738 Park Street has several craftsman architectural features such as the wood siding, rafter details and window and door details. There are no adjacent structures of a similar character, style of construction or use. The general features of the unit are shown in the photographs of Figure 1.

### **Evaluation of Structure's Historicity**

The scope of this report was to evaluate the structure based upon existing published information such as the *'Historic Buildings within the City of Paso Robles'* (1993) and the *'Self-Guided Walking Tour of Historic Buildings – El Paso de Robles'*, (2006). Further, a discussion was held with Norma Moye (Director of Paso Robles Main Street and a recognized person with a multiple generational knowledge of Paso Robles history) to determine if she was aware of any oral or non-recorded history that was not contained in the above mentioned documents. Additional research was conducted at the Cal Poly reference library, which contains historic directories of residential occupancy for the years spanning the for 1950 through 1959. This analysis did not include chain of title documentation.

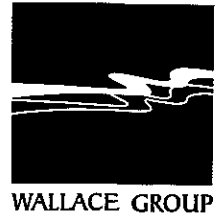
Review of these historic resources confirms that the only reasonably applicable criteria would be the first, wherein the structure might be associated with the pattern of local community development along north Spring Street in the 1920s-30s. There is no record of this structure being associated with persons of importance in our past, nor does it embody the distinctive characteristics of a type, period, region or method of construction that would make it meet the relatively high standards of criteria #3 (See interpretative guidelines by National Park Service Bulletin #15.) Finally, it has not yielded, nor is it likely to yield, information important in prehistory or history.

Analysis in the field confirms that the quality of the structure and the immediate surrounding do not have the potential to convey any historic qualities that significantly contribute to the local pattern of history.

### **Conclusions**

After review of the four CEQA requirements for determining the structure's potential historicity, it is determined that the building at 2738 Park Street does not meet the thresholds identified either by the National Park Service Criteria or by

local criteria for any preservation action. If the owner wishes to demolish said structure, its removal will not constitute a significant loss to the history of Paso Robles.



**Preparer's Qualifications**

Research for this report was conducted by, or under the supervision of, Andrew Merriam, recognized as an historic architect by the City of Paso Robles. Mr. Merriam is a consulting planner with the Wallace Group and has been conducting historic studies in the Central Coast Area since 1987. Previous historic evaluations include the Harford Pier (Port San Luis Harbor District), the Avila School House, Grocery Store and San Luis Yacht Club, as well as the Loomis Building and Masonic Lodge in Arroyo Grande. Mr. Merriam served as Chairman of the City of San Luis Obispo's Cultural Heritage Committee, when the historic districts and preservation criteria were adopted. He is also the architect of record in the restoration of the Point San Luis Lightstation.

If you have any questions, please do not hesitate to call me at 544-4011.

Sincerely,



Andrew G. Merriam, AICP  
Consulting Planner



Front side facing west



Left side facing north to 28th Street



**FIGURE 1**

2738 PARK STREET - HISTORIC ANALYSIS  
PASO ROBLES, CA

SEPTEMBER  
2007

**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 07005 – 2738 Park Street on this 21st day of November 2007.

City of El Paso de Robles  
Community Development Department  
Planning Division

Signed: Shaun Temple  
Shaun Temple

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

Newspaper: Tribune

Date of Publication: November 14, 2007

Meeting Date: December 4, 2007

Project: Demolition 07-005 (Fleming Estate - 2738 Park Street)

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

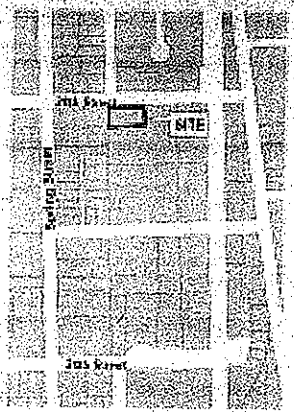
Signed: [Signature]  
Lonnie Dolan

forms/newsaffi.691

**CITY OF EL PASO DE ROBLES  
NOTICE OF PUBLIC HEARING  
NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City Council of the City of El Paso de Robles will hold a Public Hearing to consider adoption of a Negative Declaration (statement that there will be no significant environmental effects) in accordance with the provisions of the California Environmental Quality Act (CEQA), and approval of a demolition permit for the following project:

**Demolition 07-005:** a request filed by the Irma Fleming Estate, to demolish a single family dwelling at 2738 Park Street, also known as 836 - 28th Street (Assessor's Parcel No. 008-111-022). The City Council will need to make a determination of historical significance of the structure proposed to be removed. Please see the map below.



The public review period for the Draft Negative Declaration commences on November 14, 2007 and ends at the Public Hearing, which is scheduled to take place on Tuesday, December 4, 2007 at the hour of 7:30 pm in the Conference Center (First Floor) at the Paso Robles Library/City Hall, 1000 Spring Street, Paso Robles, California. All interested parties may appear and be heard at this hearing.

The public is invited to review, to provide written comment on the Draft Negative Declaration, and to provide oral comment at the public hearing noted above. The appropriateness of the Draft Negative Declaration will be reconsidered in light of the comments received.

The Initial Study which provides the basis for this determination is available at the City of Paso Robles, Community Development Department, 1000 Spring Street, Paso Robles, CA 93446.

Questions about the proposed project and Negative Declaration may be directed to Ed Gallagher, City Planner at (805) 237-3970 or via email to [ed@prcity.com](mailto:ed@prcity.com). Comments on the proposed project and Negative Declaration may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or e-mailed to [CDdirector@prcity.com](mailto:CDdirector@prcity.com) provided that any comments are received no later than 5:00 pm on October 30, 2007.

Copies of the staff report to the City Council will be available for review in the City Library and City Hall on the Friday before the City Council meeting. Additionally, copies of the staff report will be available on the city's website, [www.prcity.com](http://www.prcity.com), beginning November 29, 2007. Photocopies of the staff report may be purchased for the cost of reproduction.

If you challenge the Demolition Application/Negative Declaration 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.

Publish one time on Wednesday, November 14, 2007.

Ed Gallagher, City Planner

Nov. 14, 2007 6661613