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San Luis Obispo
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Receipt: 26-18251

ProductName	Extended
FISH FISH AND WILDLIFE FILING	\$81.00
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Filing Type	NOE
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Account Name	JE except TX & DSS
Customer Name	CRABTREE
Balance	\$43,129.25

PLEASE KEEP FOR REFERENCE

6/4/26 3:05 PM MMaltby
San Luis Obispo

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

40-06042026-140

STATE CLEARINGHOUSE NUMBER (If applicable)

2013081038

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL etolle@co.slo.ca.us	DATE 06/04/2026
COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER	
PROJECT TITLE RIVERS EDGE (N-SUB2022-00047) (TR 3207)		

PROJECT APPLICANT NAME DAVID CRABTREE	PROJECT APPLICANT EMAIL davidcrabtreeandassociates@gmail	PHONE NUMBER (805) 434-9700
PROJECT APPLICANT ADDRESS 1530 PEACHY CANYON RD	CITY PASO ROBLES	STATE CA
	ZIP CODE 93446	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	

☒ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$81.00
☐ Other		\$	

PAYMENT METHOD:☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$81.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Michelle Maltby, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano

San Luis Obispo - County Clerk-Recorder

40-06042026-140

06/04/2026

FISH

Pages: 15

Fee: \$ 81.00

By MMaltby, Deputy





**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING**

**NOTICE OF DETERMINATION/NOTICE OF EXEMPTION –
ADDENDUM TO ENVIRONMENTAL IMPACT REPORT**

ENVIRONMENTAL DETERMINATION NO.: ED26-0080

DATE: 06/03/2026

PROJECT TITLE: Rivers Edge (N-SUB2022-00047) (TR 3207)

APPLICANT NAME: David Crabtree

ADDRESS: 1530 Peachy Canyon Rd
Paso Robles, CA 93446

TELEPHONE: (805) 434-9700

EMAIL: davidcrabtreeandassociates@gmail.com

PROJECT DESCRIPTION: The proposed project is a request by David Crabtree for a Phased Tentative Tract Map (Rivers Edge Development/Tract 3207) and Conditional Use Permit (N-SUB2022-00047) to subdivide a 43.26 gross acre parcel into a Cluster Subdivision/Planned Unit Development consisting of 181 residential parcels of varying sizes, configurations, and housing types, approximately 3.8 acres of commercial development, 3 utility parcels, and approximately 12 acres of park and open space for a total of 190 parcels along with various onsite and offsite improvements. The project includes a request for 1 concession under California Density Bonus Law (California Government Code Sections 65915) in exchange for including moderate-income affordable housing. The proposed project is located on the bluff overlooking the Salinas River at 3000 Indian Valley Road near the intersection of N River and Cross Canyon Roads in the community of San Miguel and is consistent with the San Miguel Community Plan. The site is located within the Salinas River Sub-Area of the North County Planning Area. The project site is within the service area of the San Miguel Community Services District.

LOCATION: APN: 027-420-017

LEAD AGENCY: County of San Luis Obispo
Department of Planning & Building
976 Osos Street, Room 300
San Luis Obispo, CA 93408-2040
(805) 781-5600
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES ☐ NO ☒

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained from the Lead Agency at the contact information above and also on our website at <https://sanluisobispocountyca-energogovweb.tylerhost.net/apps/selfservice#/plan/48260a58-2f04-4a14-93ee-99bae898ba30>



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

NOTICE OF DETERMINATION/NOTICE OF EXEMPTION –
ADDENDUM TO ENVIRONMENTAL IMPACT REPORT

Notice of Determination

State Clearinghouse No. 2013081038

This is to advise that the San Luis Obispo County Board of Supervisors as ☒ *Lead Agency*
☐ *Responsible Agency* approved the above described project on June 2, 2026, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. The project remains consistent with the previously certified Final Environmental Impact Report (FEIR) (SCH# 2013081038) and CEQA Findings prepared and issued for the San Miguel Community Plan Update, certified November 2016. Pursuant to CEQA Guidelines Section 15164, an addendum to this EIR has been prepared to address minor technical changes. The proposed project's development has been found consistent with the updated San Miguel Community Plan pursuant to CEQA Guidelines Section 15183. Associated mitigation and avoidance measures have been carried forward to address the significant impacts previously identified through the FEIR and are included as conditions of approval for this project (N-SUB2022-00047 / Tract 3207). A Statement of Overriding Considerations was adopted for the previously approved project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the addendum with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Eric Tolle

Eric Tolle (etolle@co.slo.ca.us)

06/03/2026

County of San Luis Obispo

Signature

Project Manager

Date

Public Agency



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
ENVIRONMENTAL IMPACT REPORT ADDENDUM

PLN-2041
02/14/2020

ENVIRONMENTAL DETERMINATION NO. ED26-0080

DATE: May 19, 2026

PROJECT/ENTITLEMENT: Rivers Edge Development / Tract Map & Conditional Use Permit

APPLICANT NAME: David Crabtree

CONTACT PERSON: Pamela Jardini

ADDRESS: 1360 New Wine Place, Templeton, CA 93465

EMAIL: pam@planningsolutions.us

TELEPHONE: (805) 801-0453

PROPOSED USES/INTENT: A request by Rivers Edge Development for a Phased Tentative Tract Map (Tract 3207) and Conditional Use Permit (N-SUB2022-00047) to subdivide a 43.26 gross acre parcel into a Cluster Subdivision/Planned Unit Development consisting of 181 residential parcels of varying sizes, configurations, and housing types, approximately 3.8 acres of commercial development, 3 utility parcels, and approximately 12 acres of park and open space for a total of 190 parcels along with various onsite and offsite improvements. The project includes a request for 1 concession under California Density Bonus Law (California Government Code Sections 65915) in exchange for including moderate-income affordable housing. The proposed project is located on the bluff overlooking the Salinas River at 3000 Indian Valley Road near the intersection of N River and Cross Canyon Roads in the community of San Miguel and is consistent with the San Miguel Community Plan. The site is located within the Salinas River Sub-Area of the North County Planning Area.

LOCATION: The project is located at 3000 Indian Valley Road, within the community of San Miguel. The site is within North County Planning Area. APN: 027-420-017.

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

Findings: Per State California Environmental Quality Act (CEQA) Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to a certified Environmental Impact Report (EIR) where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the EIR due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3)

substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the certified EIR.

Based on staff's determination that all the above conditions apply, an addendum to the certified EIR is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original EIR (State Clearinghouse Number [SCH#] 2013081038 / ED11-097) for further discussion about all potentially significant issues originally identified for the proposed project.

Basis for Addendum: County staff has prepared this addendum to recognize certain changes in circumstances that have occurred since the adoption of the San Miguel Community Plan (SMCP) certified EIR in 2016. In 2022, the County received an application for development of a 43.26 acre property within the community plan area. The proposed development is consistent with the development density established for the site by the Community Plan and, therefore, does not require additional environmental review under CEQA Section 15183, except as it might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This document analyzes the project with respect to the community plan as well as certain changes in water conservation programs that have occurred since 2016.

The EIR, which was previously certified in 2016 (SCH# 2013081038 / ED11-097) for the SMCP, identified potentially significant impacts relating to agricultural resources, air quality, biological resources, cultural resources, hydrology and water quality, and noise, and established mitigation measures that remain applicable to the proposed project. The proposed Rivers Edge project is consistent with the SMCP's planned land use, density, and intensity analyzed in the 2016 EIR, and the EIR analyzed the full mixed-used build-out of this 43.26-acre site. Due to this, it was determined that the proposed project does not require additional environmental review pursuant to CEQA Guidelines Section 15183.

However, since the certification of the EIR, a County water offsetting ordinance included in the EIR's hydrology analysis has since expired, and 1:1 water offsets are no longer required for ministerial building permits in the Paso Robles Groundwater Basin (PRGWB). Therefore, an Addendum (ED26-0080) pursuant to CEQA Section 15164, has been prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the certified EIR due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; and 4) no new information of substantial importance which was not known or could not have been known at the time of the certified EIR has been identified. No new mitigation measures have been proposed.

Summary of the Relevant Environmental Issues

The following analysis examines the environmental issues that were previously analyzed in the certified EIR for the purpose of determining if the proposed project will create any new significant impacts or increase the severity of an environmental impact as identified in the certified EIR. Provided below is an assessment of how the proposed project affects the conclusions of each respective environmental issue analyzed in the EIR.

Aesthetics and Visual Resources

The site consists of a mixed-use neighborhood as planned in the SMCP. The proposed project does not impact any scenic resources for any officially designated scenic highways, is not on a site listed pursuant to State Code 65962.5 and would not cause a substantial adverse change in the significance of a historical resource as proposed. Therefore, staff finds this project consistent with the SMCP certified EIR.

Agriculture & Forestry Resources

The project is consistent with the size of development and disturbance analyzed in the SMCP EIR. Additionally, the EIR established a mitigation measure for farmland conservation to offset the loss of agricultural land from this project which has been incorporated as a condition of approval. The project, as conditioned, will not result in additional impacts to agricultural or forestry resources. Staff finds the proposed project consistent with the SMCP certified EIR.

Air Quality/ Greenhouse Gas Emissions (GHG)

The project is consistent with the size and type of residential development analyzed in the SMCP EIR and does not propose any new uses that trigger a potential increase in air quality emissions. The EIR established three applicable mitigation measures which have been added to this project's conditions of approval. These include construction equipment emissions reduction measures, fugitive dust control measures, and Valley Fever Exposure reduction measures as recommended by the Public Health Department.

Potential impacts from greenhouse gas (GHG) emissions were known and contemplated when the 2016 SMCP EIR was prepared and are not considered new significant effects under CEQA Section 15183. Additionally, California Building Code requirements (e.g., Title 24, CalGreen) will ensure compliance with state GHG reduction goals.

As conditioned, the project will not result in additional impacts to air quality or GHG emissions. Therefore, staff finds the proposed project consistent with the SMCP certified EIR.

Biological Resources

The project is consistent with the size of development and disturbance analyzed in the SMCP EIR, including the proposed offsite disturbance for road and utility improvements. As required by the EIR and SMCP standards adopted in Title 22 of County Code, the applicant conducted a project specific Biological Resources Assessment (BRA) in October 2021, a seasonably timed botanical survey in May 2022, and a BRA Addendum in December 2025 for the required offsite improvements. These studies did not result in findings of any new impacts or the need for additional mitigation measures, but did recommend various pre-construction surveys and measures to ensure avoidance of sensitive species including oak trees, American Badger, pallid bats, nesting birds, reptiles, Crotch's Bumble Bee, and burrowing owls. These pre-construction surveys and avoidance measures were added to the project's conditions of approval. The project is located within known San Joaquin kit fox habitat in an area with an established mitigation ratio of 4:1 per the SMCP EIR; this is reflected in the project's conditions of approval for requiring the applicant to mitigate for the loss of Kit Fox habitat. Therefore, staff finds the proposed project consistent with the SMCP certified EIR.

Cultural Resources/Tribal Cultural Resources

As required by the SMCP EIR and standards codified in Title 22 of the County Code, a Phase I Archaeological Survey is required for all discretionary projects. The applicant had a Phase I Study conducted, which recommended an Extended Phase 1 Cultural Resource Inventory (Albion, January 2025), and the Extended Phase I recommended a Phase 2 Cultural Resource Evaluation (Albion, June 2025). The Phase 2 Evaluation concluded there was low potential for impacts but recommended cultural monitoring during initial ground disturbing activities. For the required offsite road improvements, the applicant supplied a Revised Cultural Resource Survey (Central Coast Archeological Research Consultants, December 2025) which concluded no findings and additional archeological work was unwarranted.

In consultation with the Xolon Salinan Tribe in 2024 and 2025, and in agreement with the applicant, an archaeological monitoring plan was identified as a condition of approval of this project. This requires a project-specific archaeological monitoring plan to be developed and implemented for the project with input from Native American community stakeholders. The monitoring plan will be submitted to the Planning and Building Department for review and approval prior to the start of project activities.

The project, as conditioned, will not result in additional impacts to tribal or cultural resources. Therefore, staff finds the proposed project consistent with the SMCP certified EIR.

Energy

The project is consistent with the size and type of residential development analyzed in the SMCP EIR and does not propose any new uses that would use additional energy or use energy in a manner that is wasteful and inefficient. California Building Code Title 24 (CalGreen) will ensure compliance with state energy goals at the time of application for individual construction of proposed development. No project-specific energy impacts are expected with this project.

Therefore, staff finds this project is consistent with the SMCP EIR.

Geology & Soils

The project is consistent with the size and type of residential development analyzed in the SMCP EIR. Mitigation measures have been carried over from the EIR to mitigate potential impacts to paleontological resources during construction. As a result, and as conditioned, the project will not result in any new or increased impacts to geology and soils. Therefore, staff finds the proposed project consistent with the SMCP certified EIR.

Hydrology and Water Quality

The SMCP EIR evaluated groundwater supply and demand associated with full buildout of the SMCP through the 2035 planning horizon. Total buildout of the SMCP was estimated at 3,650 residents by 2035 based on zoning and density. The total anticipated net water demand for this buildout was estimated at 272 AFY across all land uses (County of San Luis Obispo, 2016). The SMCP EIR acknowledged that potable water serving the San Miguel community is derived from the Paso Robles Groundwater Basin (PRGWB), which includes the SMCP area and the project site. The SMCP EIR concluded that sufficient groundwater supplies would be available to accommodate development anticipated under the SMCP. The EIR further acknowledged that the PRGWB was in a condition of critical overdraft at the time the EIR was certified, and that groundwater management and conservation measures would continue to be necessary.

Although not adopted as mitigation, the SMCP EIR identified County water conservation ordinances as contributing measures intended to reduce groundwater demand within the PRGWB. At the time, Ordinance 3307 (County Code Section 19.07.042) required new development (both discretionary and by-right) within portions of the PRGWB to offset water use at a 1:1 ratio. While that ordinance contained a termination date of January 1, 2022, water offset requirements for discretionary permits remain applicable within designated areas pursuant to County Code Section 22.94.025. Figure 94-6 of the County Code however, excludes areas within the San Miguel Urban Reserve Line (URL), including the project site, from the offset requirements and associated land division restrictions. The County's regulatory framework therefore distinguishes between areas intended for planned urban development under the SMCP and areas where stricter groundwater demand limitations are applied to limit rural growth and subdivision potential within the broader PRGWB. In other words, water demand and associated impacts for development within a URL would be governed by the local water purveyor, while water demand for development outside of these areas would be governed by the County's regulatory framework and through project specific analysis.

According to the Paso Robles Subbasin Water Year 2023 Annual Report, municipal and public water system pumping (City of Paso Robles, San Miguel CSD, and CSA 16) represents a small percentage of total groundwater extraction within the PRGWB, while agricultural uses account for the substantial majority of basin demand. More specifically, the total municipal and public water system pumping for 2023 is 1,134 AFY versus 59,600 AFY for total agricultural pumping, which equals approximately less than 2% of the water being extracted from the PRGWB. The San Miguel Community Services District (SMCSD), which would serve the project, implements water conservation measures through

its water service and plan review process and its Water Code (Ordinance 01-2019), including verification of compliance with applicable plumbing efficiency standards, low-flow fixture requirements, and drought-tolerant landscaping requirements. The SMCSD also works with customers to identify unusually high water usage and reduce avoidable water waste within the District.

In addition, the SMCSD has received funding through the Clean Water State Revolving Fund for upgrades and expansion of the Machado Wastewater Treatment Facility. The project is anticipated to increase treatment capacity to approximately 325,000 gallons per day and enable production of tertiary-treated recycled water for reuse purposes. Recycled water infrastructure and future reuse opportunities are also being evaluated for potential groundwater recharge and offset of non-potable water demands within the community.

Staff acknowledges that the PRGWB remains subject to regional overdraft conditions. However, substantial evidence in the record demonstrates that these conditions do not result in a new or peculiar impact attributable to this project. The project would be served by the SMCSD public water system, which relies on groundwater wells drawing from the Paso Robles Formation and is supported by existing and planned infrastructure. The SMCSD Water and Wastewater Master Plan (2020) evaluates existing system capacity, projected growth, and infrastructure improvements necessary to serve anticipated development within the URL, including planned expansion areas and projected future demand scenarios. The Master Plan does not identify the need for new imported water supplies to accommodate planned growth within the planning horizon. Instead, the Master Plan evaluates how projected development demand can be accommodated through a combination of existing groundwater production capacity, infrastructure improvements, operational system management, storage improvements, conservation measures, wastewater system upgrades, and future recycled water opportunities intended to reduce potable water demand over time. The Master Plan further identifies capital improvements necessary to maintain adequate service levels and long-term system reliability as development occurs within the URL. Additionally, the Master Plan includes analysis of future water demand, system adequacy, infrastructure capacity, and operational planning measures necessary to accommodate projected growth.

The Paso Robles Subbasin Water Year 2023 Annual Report provides updated basin-wide monitoring data demonstrating that groundwater conditions fluctuate annually in response to hydrologic conditions and groundwater extraction patterns. The report further documents ongoing implementation of Groundwater Sustainability Plan (GSP) measures under the Sustainable Groundwater Management Act (SGMA), including monitoring expansion, demand management efforts, recycled water programs, and other basin-wide sustainability initiatives. Table 1 of Section 4.2 of the 2023 Annual Report shows a slight overall decline in the total amount of municipal water consumed since 2017, with the exception of the year 2022, going from 1,626 AFY per year to 1,134 AFY in 2023, but with general fluctuations in years 2018 to 2022. Table 3 of Section 4.3 likewise shows a slight overall decline in the total amount of agricultural water use from 2017-2023 (65,300 AFY-59,600 AFY) based on the satellite based method of monitoring.

The applicant submitted a Project Water Demand Analysis (Dudek, May 4, 2026) evaluating the anticipated gross and net water demand associated with the project relative to growth projections analyzed in the SMCP and corresponding EIR. The analysis conservatively estimated total project demand at approximately 91.7 acre-feet per year (AFY) based on the County of San Luis Obispo 2013 Water Study prepared for the SMCP EIR, which assumed potable water would be used for all landscape irrigation demands. The analysis concluded that when combined with the San Miguel community's actual 2025 gross water use, total community demand would remain below the demand projections evaluated in the SMCP EIR. More specifically, Table 7 of the Dudek report (May 4, 2026) identifies an estimated gross water demand of 418 AFY for an estimated 963 housing units for 2025. The 2020 census identified 967 housing units for that year with an actual gross water use of 297 AFY. The actual gross water use for SMCSO in 2025 was 313 AFY which is 105 AFY of water less than the gross anticipated water demand in the SMCP EIR. Based on this and including the project's conservative estimated gross water demand of 91.7 AFY, the 2025 estimated actual gross water use is 404.7 AFY, which is 13.3 AFY less than the 2025 estimated gross use. This does not account for return flows to the basin from wastewater, which would further reduce the total estimated water use. Accordingly, the analysis concluded that the project's anticipated water demand falls within the growth and water demand assumptions (actually less than) previously evaluated in the SMCP EIR and the SMCSO Water and Wastewater Master Plan. To further support this, The SMCP anticipated 417 residential units to reach built out by 2035. Between January 2016 and May 2026, approximately 161 residential units, including accessory dwelling units, have been finished or are currently under construction. With the 191 residential units added from the River's Edge project, the community will have added approximately 352 of the projected 417 residential units.

Noting that the water estimate of 91.7 AFY was conservative, the applicant submitted an Addendum to the Project Water Demand Analysis (Dudek, May 19, 2026) using updated water demand factors from the City of San Luis Obispo and City of Ventura, more accurate landscaping calculations based on proposed landscaping plans, and accounting for a percentage of water use returned via wastewater effluent discharged to percolation ponds. The revised conclusion estimated a total gross project water demand of 67.87 AFY and a net water demand of 40.73 AFY. Based on revised total gross project water demand of 67.87 AFY, the 2025 estimated actual gross water use would be reduced to 380.87 AFY, or 37.13 AFY less than the 2025 estimated use; and if using the revised total net project net demand of 40.73 AFY, the 2025 estimated actual gross water use would be reduced to 353.73 AFY, or 64.27 AFY less than the 2025 estimated use. This further concludes that the project's anticipated water demand falls within (and less than) the growth and water demand assumptions previously evaluated in the SMCP EIR and the SMCSO Water and Wastewater Master Plan.

Because Accessory Dwelling Units (ADUs) are an allowed use on residential parcels, it is possible that some residential parcels beyond the 10 required in the conditions of approval could construct ADUs in the future; however given the small lot sizes and compact nature of the development, there are unlikely to be a significant amount of additional ADUs. Any additional ADUs would add a negligible amount of water use especially in light of the de minimus use of municipal water use within the PRGWB.

At the May 5, 2026 Board of Supervisors appeal hearing, the Board directed staff to include a condition of approval requiring the applicant to participate in a fallowing program and/or record a deed restriction intended to offset anticipated project water demand through reductions in nearby agricultural groundwater pumping. While this additional measure would further reduce potential basin demand, the record demonstrates that even absent the condition, the project would not result in new or more severe impacts to groundwater resources beyond those previously evaluated in the SMCP EIR.

Groundwater conditions in the vicinity of San Miguel are subject to localized variation and are actively monitored through expanded basin-wide monitoring programs. Regional groundwater conditions, including overdraft, are being addressed through basin-wide regulatory and management frameworks implemented pursuant to SGMA and related groundwater sustainability planning efforts. The project's incremental water demand remains within the scope of development and water demand previously evaluated under the SMCP EIR and does not constitute a new or peculiar impact requiring additional environmental review. Accordingly, staff finds that groundwater and water supply impacts associated with the project were adequately analyzed in the previously certified 2016 SMCP EIR and that no additional environmental review is required pursuant to CEQA Guidelines Sections 15162, 15164, and 15183.

Land Use & Planning

The project is consistent with the density and intensity established by the SMCP's certified EIR. That EIR analyzed the full mixed-used build-out of the 43.26-acre parcel, including air quality and biological resources impacts, and established mitigation measures now codified in Title 22 of the County Code. The project site was identified in the SMCP as a mixed use site likely to contain up to 50 residential lots and up to 13 acres of commercial area as well as parkland area. Although the proposed project contains 181 residential lots due to the more compact cluster subdivision design and state density bonus provisions for including affordable units, the increase in residential units corresponds with a reduction in commercial area and is substantially similar from an environmental impact perspective. No effects peculiar to the project or parcel have been identified that were not addressed as significant effects in the prior EIR, nor is there substantial new information showing more severe impacts. Potential effects to agricultural resources, air quality, biological resources, cultural resources, hydrology and water quality, and noise are addressed through mitigation measures of the EIR, standard County policies and existing regulations, all of which have been incorporated in the project's conditions of approval, as applicable. Therefore, staff finds the proposed project consistent with the SMCP certified EIR.

Noise

The project is consistent with the SMCP and does not propose new noise sources not previously analyzed in the certified EIR. Noise mitigation measures identified in the EIR involving a noise and vibration reduction plan during construction activities have been carried over to this project's conditions of approval. No new or increased project-specific noise impacts are expected with this project; therefore staff finds the proposed project consistent with the SMCP certified EIR.

Transportation

The proposed project is consistent with the development type and density standards in the SMCP. A project-specific traffic and circulation study was prepared (Associated Transportation Engineers, May 3, 2024) and assessed potential traffic/Vehicle Miles Travelled (VMT) related impacts. The traffic study was peer reviewed by a County-qualified third party (Central Coast Transportation Consulting, July 14, 2025) to verify project compliance and consistency with the SMCP EIR.

The 2016 SMCP EIR describes conditions under which future development in the SMCP would require additional CEQA review pursuant to CEQA Guidelines Section 15183, which notes that “projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.”

The project site was included in the San Miguel Circulation Study and the SMCP as having residential and commercial development. Based on the traffic study and the fact the development includes residential and commercial development consistent with the SMCP, there are no significant effects which are peculiar to the project or its site. While the number of residential units on the project site differs between these studies, this does not change the VMT findings, as residential projects are evaluated based on residential VMT per capita, a ratio that is not substantively changed by minor changes to unit counts. Additionally, the retail commercial VMT analysis pre-screens the retail commercial component of the project from further analysis. Based on the analysis, the project will not result in new or more severe impacts, no new mitigations are required, and potential transportation impacts are less than significant. Therefore, staff finds the proposed project consistent with the SMCP certified EIR.

Wildfire

Wildfire was not an applicable impact area at the time the SMCP EIR was certified; however, there is no evidence that the project may result in potentially significant impacts to wildfire. The San Miguel Fire Department reviewed the project and submitted approval letters on December 2, 2022 and on April 23, 2026. A condition of approval is included requiring final clearances from San Miguel Fire Department prior to the recordation of each phase of the tract. The applicant submitted an independent fire service review prepared by Paragon Risk Solutions LLC (April 21, 2026) to assess the fire risk and the appropriateness of the conditions imposed on the project. The review noted the San Miguel Fire Response time of 8 minutes and 30 seconds, which is within the range for projects of this type in California. Access, egress, and emergency vehicle operation routes were confirmed to be sufficient for all phases of the project, and adherence to the requirements of California Fire Code will result in less than significant impacts to wildfire. Additionally, the project is required to provide fire hydrants at maximum 300-foot spacing throughout the project. No potentially significant wildfire impacts are anticipated with this project, and no additional analysis is required.

Hazards/Hazardous Materials, Mineral Resources, Population & Housing, Public Services, Recreation, Utilities & Service Systems

Staff analyzed the project for potential impacts as it relates to Hazards/Hazardous Materials, Mineral Resources, Population & Housing, Public Services, Recreation, and Utilities & Service Systems impact areas and concluded the project as proposed remains consistent with the SMCP and its certified EIR.

Conclusion

The Environmental Coordinator, after review of the previously certified EIR (SCH# 2013081038 / ED11-097) finds that: there are no substantial changes proposed for the project which would require substantial revisions of the previous EIR; no substantial changes have occurred with respect to the circumstance under which the project is undertaken; no substantially different mitigation measures are necessary to reduce potential environmental impacts; and no new information of substantial importance has been identified which was not known at the time that the previous EIR was certified as described above. Therefore, this addendum has been deemed adequate per CEQA Guidelines Section 15162 and 15164, and recirculation of the previously certified EIR is not required.

Additional Information: Additional information pertaining to this environmental determination may be obtained by contacting the Lead Agency at the above address or telephone number.

REFERENCES

Published Reports and Plans

GSI Water Solutions, Inc. March 29, 2024. *Paso Robles Subbasin Water Year 2023 Annual Report*. Available at: [County of San Luis Obispo – Paso Robles Groundwater Basin Annual Reporting](https://www.slocounty.ca.gov/departments/groundwater-sustainability/groundwater-basins/paso-robles-groundwater-basin/groundwater-sustainability-plan-annual-reporting)

<https://www.slocounty.ca.gov/departments/groundwater-sustainability/groundwater-basins/paso-robles-groundwater-basin/groundwater-sustainability-plan-annual-reporting>

San Miguel Community Services District. September 10, 2020. *Water and Wastewater Master Plan Update*. Available at: [San Miguel CSD – Water & Wastewater Master Plan](#)

Documents Available at the County of San Luis Obispo Planning and Building Department

976 Osos Street, San Luis Obispo, CA 93408

- *San Miguel Community Plan Environmental Impact Report (EIR)*

Documents Available in the Online Project File

Project file available at:

[County of San Luis Obispo Online Project File](#)

- Dudek. May 4, 2026. *Water Demand Analysis*.
- Dudek. May 19, 2026. *Water Demand Analysis Addendum*.
- Terra Verde. October 2021. *Biological Resources Assessment*.
- Terra Verde. May 2022. *Botanical Survey Results Memorandum for a Proposed Project at 3000 Indian Valley Road, San Miguel, California*.
- Terra Verde. December 2025. *Botanical Resources Assessment Addendum*.
- Paragon Risk Solutions LLC. April 21, 2026. *Independent Fire Services Review*.
- Associated Transportation Engineers. May 3, 2024. *Traffic and Circulation Study*.
- Central Coast Transportation Consulting. July 14, 2025. *Peer Review of Traffic and Circulation Study*.
- Albion, January 2025. *Extended Phase 1 Cultural Resources Inventory (Confidential)*.
- Albion, June 2025. *Phase II Cultural Resources Evaluation (Confidential)*.

Notice of Determination**State Clearinghouse No. 2013081038**

This is to advise that the San Luis Obispo County Board of Supervisors as

☒ *Lead Agency* ☐ *Responsible Agency*

approved the above described project on June 02, 2026, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made conditions of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Eric Tolle, Senior Planner

County of San Luis Obispo

Signature**Project Manager Name****Date****Public Agency**