

Notice of Determination

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk

County of: San Luis Obispo
Address: 1055 Monterey Street, Suite D120
San Luis Obispo, CA 93408

From:

Public Agency: City of Paso Robles
Address: 1000 Spring Street
Paso Robles, CA 93446
Contact: Darcy Delgado; ddelgado@prcity.com
Phone: (805) 237-3970

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): SCH 2023090132

Project Title: The Oak at Ardmore (formerly "Covelop – 2930 Union Road")

Project Applicant: Covelop Inc. & MD3 Investments

Mailing Address: P.O. Box 12910, San Luis Obispo, CA 93406

Phone: (805) 781-3133; Email: planning@prcity.com

Project Location (include county): 2930 Union Road, Paso Robles, San Luis Obispo County, CA 93446

APN: 025-362-050 (Lots 6 & 13)

Project Description: The Project is a 154-unit residential subdivision, including ten common lots, a private clubhouse, right-of-way dedication for the Ardmore Road extension, subdivision improvements including private access roads, pedestrian walkways, drainage conveyance systems, retention basins, waste enclosures, street lighting, and utility connections.

On February 20, 2024, the City adopted a Mitigated Negative Declaration (MND) for a commercial/industrial project ("Covelop") consisting of 240,000 square feet of floor area spanning six buildings for this project site. As lead agency, and as part of the City's due diligence, the City required a supplemental Noise Analysis, supplemental Arborist Report, and supplemental Air Quality and Greenhouse Gas Emissions Analysis to determine if the proposed Project would result in any new or more severe significant effects not identified in the original MND. Based on these studies, and a full analysis of the scope of the Project, and the previously adopted 2024 MND, none of the criteria specified in CEQA Guidelines section 15162 requiring a subsequent or supplemental environmental document to be prepared is triggered. In particular, there have been no: (1) substantial changes in the project that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; (2) substantial changes with respect to the circumstances under which the Project is undertaken that will require major revisions to the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect; and (3) new information of substantial importance that was not known and could not have been known at the time the previous MND was adopted that shows: (a) the Project would have significant effects not discussed in the previous MND; (b) the Project would have more severe environmental effects; or (4) mitigation measures previously found to be infeasible or new mitigation measures now exist and would be feasible and would reduce significant effects. Therefore, an addendum is the appropriate document under CEQA to analyze the consistency of the Project with the type and intensity of development previously analyzed for the site in the MND as provided for in CEQA Guidelines section 15162 and 15164.

The Addendum incorporates the mitigation measures detailed in the MND. The incorporation of these measures ensures that previously adopted mitigation will be implemented for the Project and that no significant impacts will result from the Project and no new or increased significant impacts will result from the Project. No new or modified mitigation is available, and all impacts will be reduced to a less-than-significant level with the existing mitigation measures.

This is to advise that the City of Paso Robles City Council has approved the above
(Lead Agency or Responsible Agency)
described project on April 21, 2026 and has made the following determinations regarding
the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Community Development Department, City of Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446

Signature (Public Agency):  Title: Associate Planner

Date: April 24, 2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011