



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

NOTICE OF EXEMPTION & CONSISTENCY WITH PREVIOUS ENVIRONMENTAL IMPACT REPORT

Project Title and No.: HR Holdings LLC, Tract Map (SUB2020-00026 / Tract 3110) ED25-0192

Table with 2 columns: Project Location and APN, Project Applicant/Phone No./Email. Includes details for 3250 Equestrian Road, Paso Robles, CA 93446; APN: 012-181-071; HR Holdings LLC (Owner)/ 805-441-2454/ danrllloyd@yahoo.com; Applicant Address (Street, City, State, Zip): 378 PO BOX Unit: PO BOX, Cayucos, CA 93430

Description of Nature, Purpose, and Beneficiaries of Project:

Hearing to consider a request by HR Holdings, LLC for a vesting tentative tract map and Conditional Use Permit (SUB2020-00026 / Tract 3110) to subdivide an existing 13.59 acre parcel into fifty-seven parcels for the purpose of sale and/or development. The project will conform with the requirements of the Planned Development Standards Section 22.22.145. The tract will consist of fifty-two residential lots, two open space lots, and three drainage basin lots for a total of 57 lots. The proposed residential lots will range in size from 6,000 square feet to 7,759 square feet each and be developed with residential dwellings. The proposed density after the subdivision component is approximately 3.82 units per acre based on the existing 13.59 acre parcel. All proposed residential parcels will include a designated building envelope unique to the respective parcel's size and characteristics. The project includes a request for reduced front setbacks from 25 feet to 10 feet as a part of the planned development design. There are two proposed access points off of Equestrian Road. The project will include construction of privately maintained county standard residential streets which will serve as access to all residential parcels within the tract. The project will include the addition of an emergency access road connecting to Ibis Lane from the south of the project site. Additionally, the project includes requests for a reduced right of way width to 42-feet instead of the standard 50-feet, a waiver to the curb, gutter, and sidewalk requirements and a request to increase the drainage basin depth to approximately 6 feet. The project will result in the disturbance of approximately 11 acres of the 13.59 acre parcel. The project will be served by the Heritage Ranch Community Services District (HRCSD). The proposed project is within the residential single family land use category and is located within the Heritage Ranch Village Reserve Line approximately 13 miles west of the city of Paso Robles. The site is in the Nacimiento sub area of the North County planning area.

Name of Public Agency Approving Project: County of San Luis Obispo

Exempt Status: The certified Final Environmental Impact Report (FEIR) for the Heritage Ranch Phasing Plan and CEQA Findings (1980 EIR & 1986 EIR) and are still adequate. No potential environmental impacts that were not previously addressed are anticipated; therefore, no new environmental determination is necessary.

Statement of Findings: The Environmental Coordinator, after review of the previously certified Final Environmental Impact Report (FEIR) and CEQA Findings prepared and issued under the Heritage Ranch 1980 and 1986 EIR(s), finds that there are no substantial changes proposed for the project which would require substantial revisions of the previously certified FEIR(s); no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and no new information of substantial importance has been identified which was not known at the time that the previously prepared FEIR(s) were certified. Therefore, use of the previously certified FEIR(s) (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) is proposed.

The project is consistent with the density and intensity established by the Heritage Ranch Village Plan (part of the County General Plan), for which the County previously certified programmatic EIRs in 1980 and 1986. Those EIRs analyzed the full build-out of the Heritage Ranch area, including traffic and air quality impacts, and established mitigation measures implemented through current standards and policies. No effects peculiar to the project or parcel have been identified that were not addressed as significant effects in the prior EIRs, nor is there substantial new information showing more severe impacts. Potential effects to biological resources, air quality, and cultural resources are addressed through standard County conditions and existing regulations. Greenhouse gas emissions and VMT are not considered new significant effects under §15183, and building code requirements (Title 24, CalGreen) will ensure compliance with state energy and GHG reduction goals. The previously documented EIR(s) documented impacts to vegetative communities, the project will follow the previously established measures in off-setting impacts to Purple Needlegrass communities by re-establishing a healthy community of the same acreage onto an Open Space parcel under common ownership of the project site. Additional pre-construction measures and tree replacement measures in accordance with the 1980 and 1986 Environmental Impact Reports will also be implemented during construction phases.

The project is not located in an area which may have an impact on an environmental resource of hazardous or critical concern designated, precisely mapped, and officially adopted by a federal, state, or local agency. There are no unusual circumstances; the site is within an established, master-planned community surrounded by similar development. The proposed project does not impact any scenic resources for any officially designated scenic highways, is not on a site listed pursuant to Gov. Code §65962.5, and would not cause a substantial adverse change in the significance of a historical resource.

Additional Information: Additional information pertaining to this notice of exemption and consistency with previous environmental impact report may be found by contacting the Planning and Building Department, 976 Osos St., Rm 200, San Luis Obispo, CA 93408 (805) 781-5600.

Notice of Determination

This is to advise that the San Luis Obispo County Planning and Building Department as *Lead Agency* *Responsible Agency* approved the below described project on **October 7, 2025** and has made the following determinations regarding the below described project:

The project will not have a significant effect on the environment. The previously certified Final Environmental Impact Report (FEIR) and CEQA Findings prepared and issued under Heritage Ranch 1980 and 1986 EIR(s) for the previously reviewed project are still adequate, pursuant to the provisions of CEQA. Associated mitigation and avoidance measures have been carried forward to address the significant impacts previously identified through FEIR and are included as conditions of approval for this project (SUB2020-00026 / Tract 3110). A Statement of Overriding Considerations was not adopted for the previously approved project. Previously made findings were made pursuant to the provisions of CEQA.

Lane Sutherland (lsutherland@co.slo.ca.us)

(805) 788-9470

Lead Agency Contact Person

Telephone

Signature: *Lane Sutherland*

Date: October 7, 2025

If filed by applicant:

- 1. Attach certified document of exemption finding
- 2. Has a notice of exemption been filed by the public agency approving the project? Yes No

On November 13, 2025 the project was approved by:

- Board of Supervisors
- Subdivision Review Board
- Chief Building Official
- Planning Commission
- Planning Dept Hearing Officer
- Other _____