



NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION

- WHO:** County of San Luis Obispo
- WHAT:** A Draft Mitigated Negative Declaration for the **HR Holdings Tract Map (SUB2020-00024 / Tract 2879 / ED 25-0099)** is complete and available for public review and comment. The document addresses the environmental impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Initial Study, finds that there is substantial evidence that the project would not have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on **May 19, 2025**. Mitigation measures are proposed to address impacts associated with **Air Quality, Biological Resources, Hazards and Hazardous Materials, Land Use Planning and Mandatory Findings of Significance** and will be included as conditions of approval.
- PROJECT:** The proposed project is a request by HR Holdings LLC for a Vesting Tentative Tract Map (Tract 2879, SUB2020-00024) to divide a 2.17 acre parcel into eight single family residential lots for the purpose of sale and development, and one lot for a private street. The project will include site improvements for vehicular access, the grading of building sites and the extension of utilities over an area of disturbance of about 2.1 acres including 11,280 cubic yards (cy) of cut and 4,780 cy of fill (including trenching for utilities). The project includes a request for an adjustment to the design standards set forth in Section 21.03 of the County's Real Property Division regulations to allow a 47 foot right of way where 50 feet is required, and a waiver for the installation of curbs, gutters and sidewalks along the private streets serving the project. The project site is located on Gateway Drive within the community of Heritage Ranch, about 0.4 miles west of Nacimiento Lake Drive. The project site is within the Residential Single Family land use category. The project is located within the area governed by the Heritage Ranch Village Plan which is within the Nacimiento Sub Area of the North County Planning Area.
- WHERE:** Copies of the proposed Mitigated Negative Declaration and all of the associated documents referenced in the Mitigated Negative Declaration are available for review at the County of San Luis Obispo Department of Planning and Building, 976 Osos Street, County Government Center Room 200, San Luis Obispo, CA 93408 and also on our website at:
<https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/10f1846b-713f-4819-827c-1cb56e37b20f?tab=attachments>

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Draft Mitigated Negative Declaration should email your comments or questions to **Lane Sutherland**, Project Manager, at **lsutherland@co.slo.ca.us** or mail your written comments to the County of San Luis Obispo Department of Planning and Building at 976 Osos St., Rm 200, San Luis Obispo, CA 93408. The 30-day public review period for this Draft Initial Study and Mitigated Negative Declaration begins **May 19, 2025** and ends **June 18, 2025**. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered. The County of San Luis Obispo will hold a public hearing to consider the adoption of the Mitigated Negative Declaration. The hearing is tentatively scheduled for **July 10, 2025**.

If you would like more information about this project, please contact Lane Sutherland, Project Manager, at lsutherland@co.slo.ca.us or (805) 788-9470.

DATED: **May 19, 2025**