Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: HR Holdings Tract Map (SUB2020-00024 / Tract 2879) ED 25-0099

Lead Agency: County of San Luis Obispo — Contact Person: Lane Sutherland

Mailing Address: 976 Osos St., Rm 200 — Phone: 805-788-9470

City: San Luis Obispo — Zip: 93408 — County: San Luis Obispo

Project Location: County: San Luis Obispo — City/Nearest Community: Heritage Ranch

Cross Streets: Gateway Drive & Southfork Place — Zip Code: 93446

Longitude/Latitude (degrees, minutes and seconds): 35 ° 43 ′ 8.2 ″ N / 120 ° 51 ′ 55.72 ″ W Total Acres: 2.17

Assessor's Parcel No.: 012-352-058 — Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: G14 — Waterways: Nacimiento Lake & Snake Creek

Airports: _____ — Railways: _____ — Schools: Cappy Culver Elementary

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) _____ Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other: _____

Development Type:

☒ Residential: Units 8 Acres 2.17
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☐ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☒ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☒ Other: Mandatory Findings

Present Land Use/Zoning/General Plan Designation:

Residential Single Family

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

x	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	x	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
x	Caltrans District # 5		Public Utilities Commission
	Caltrans Division of Aeronautics	x	Regional WQCB # 3
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
x	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
x	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
x	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date May 14, 2025 Ending Date June 13, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: Lane Sutherland **Date:** 05/19/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.