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: Grolle Variance N-DRC2024-00008 ED25-0041

Lead Agency: County of San Luis Obispo | Contact Person: Eric Tolle
Mailing Address: 976 Osos St Room 300 | Phone: 805-788-2148
City: San Luis Obispo | Zip: 93408 | County: San Luis Obispo

Project Location: County: San Luis Obispo | City/Nearest Community:
Cross Streets: | Zip Code: 93465
Longitude/Latitude (degrees, minutes and seconds): 35 ° 32 ′ 24.2 ″ N / 120 ° 52 ′ 8.7 ″ W Total Acres: 143
Assessor's Parcel No.: 014-201-045, 014-201-049 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: | Waterways:
Airports: | Railways: | Schools:

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☒ Mit Neg Dec Other: | ☐ FONSI

Local Action Type:

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

Development Type:

☒ Residential: Units 1 Acres 2.48
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Agriculture (AG)

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

A request by Kenneth Grolle for a Variance to allow grading on slopes exceeding 30 percent for the purpose of constructing a 16-foot-wide, 1,650 total linear foot, asphalt driveway to serve a 6,025 square-foot single-family residence and a 2,025 square-foot residential accessory structure comprising a workshop, garage, and carport along with building pads for said structures, utility trenching, and erosion and sediment control measures. The proposed grading activities will result in approximately 2-acres of site disturbance, 41,897 square-feet of impervious surface area, 4,000 cubic-yards of cut and 4,000 cubic-yards of fill. The parcel and driveway takes access from Santa Rosa Creek Road through an existing access easement with the adjoining parcel (APN 014-201-049); 495 linear feet of the 1,650 total linear feet of driveway will take place on this parcel. The project is located at 11995 Santa Rosa Creek Road, approximately 7 miles west of the unincorporated community of Templeton and approximately 0.5 miles north of Highway 46. The parcel is designated Agriculture (AG) and is within the Adelaida Sub-area of the North County Planning Area and within an Geologic Hazard Area (GSA) Combining Designation.

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		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #		Public Utilities Commission
	Caltrans Division of Aeronautics		Regional WQCB #
	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	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
	Native American Heritage Commission		

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

Starting Date 09/02/2025 Ending Date 10/02/2025

Lead Agency (Complete if applicable):

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

Applicant:
Address:
City/State/Zip:
Phone:

Signature of Lead Agency Representative: Eric Tolle **Date:** 08/26/25

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