COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
**Trevor Keith, *Department Director***

# NOTICE OF INTENT TO ADOPT FOCUSED MITIGATED NEGATIVE DECLARATION/NEAR MISS EXEMPTION

**WHO:** County of San Luis Obispo

**WHAT:** A Draft Focused Mitigated Negative Declaration/Near Miss Exemption for the Medveal Major Grading Permit (GRAD2025-00003 / ED25-0134) is complete and available for public review and comment. The document addresses biological resource impacts that may be associated with activities related to the implementation of the project. The Environmental Coordinator, after completion of the Focused Initial Study, finds that there is substantial evidence that the project would not have a significant effect on the environment, and the preparation of a Focused Environmental Impact Report is not necessary. Therefore, a Focused Mitigated Negative Declaration/Near Miss Exemption (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 2, 2026. Mitigation measures are proposed to address impacts associated with Biological Resources, and will be included as conditions of approval.

**PROJECT:** The proposed project is a request by Dylan Medveal for a Major Grading Permit (GRAD2025-00003) to allow grading for the construction of a new 2,050 square-foot single-family residence and 775 square-foot garage. The proposal includes approximately 34,500 square-feet of site disturbance, including 4,000 cubic yards of cut and 1,600 cubic yards of fill, on a 2.68 acre parcel. The project site is located on Prancing Deer Road (APN 015-243-015) approximately 5.5 miles east of Paso Robles. The site is in the El Pomar-Estrella Sub Area of the North County Planning Area.

**WHERE:** Copies of the proposed Focused Mitigated Negative Declaration/Near Miss Exemption and all of the associated documents referenced in the Focused Mitigated Negative Declaration/Near Miss Exemption 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#/permit/26bbd575-dc2f-4aff-9bf5-e63b233e2f4e

**HOW TO COMMENT OR GET MORE INFORMATION:**
Anyone interested in commenting on the Focused Mitigated Negative Declaration/Near Miss Exemption should email your comments or questions to Andy Knighton, Project Manager, at aknighton@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 Focused Initial Study and Mitigated Negative Declaration/Near Miss Exemption begins September 3, 2026 and ends October 2, 2026. Written comments must be received by 5:00 p.m. on the last day of the review period to be considered.

If you would like more information about this project, please contact Andy Knighton, Project Manager, at aknighton@co.slo.ca.us or (805)781-4142

DATED: **September 3, 2026**