



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
40-03202025-062

STATE CLEARINGHOUSE NUMBER (If applicable)  
2025010325

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SAN LUIS OBISPO COUNTY	LEAD AGENCY EMAIL mdenning@co.slo.ca.us	DATE 03/20/2025
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COUNTY/STATE AGENCY OF FILING COUNTY OF SAN LUIS OBISPO	DOCUMENT NUMBER
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PROJECT TITLE  
AQUILON NORTH - MONTEREY PACIFIC MAJOR GRADING PERMIT (GRAD2024-00017/ ED24-187)

PROJECT APPLICANT NAME RYAN SCOTT / MONTEREY PACIFIC / KYLIX	PROJECT APPLICANT EMAIL ryan@montereypacific.com	PHONE NUMBER (925)286-8484
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PROJECT APPLICANT ADDRESS 40410 ARROYO SECO ROAD	CITY SOLEDAD	STATE CA	ZIP CODE 93960
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**PROJECT APPLICANT (Check appropriate box)**

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	\$2,968.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$81.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$    \$3,049.75

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Lucia Maceri, Deputy County Clerk-Recorder
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Filed in County Clerk's Office  
 Elaina Cano  
 San Luis Obispo - County Clerk-Recorder  
**40-03202025-062**  
 03/20/2025  
 FISH  
 Pages: 14  
 Fee: \$ 3049.75

By Imaceri, Deputy





**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING  
NOTICE OF DETERMINATION – MITIGATED NEGATIVE  
DECLARATION**

**ENVIRONMENTAL DETERMINATION NO.:** ED24-187

**DATE:** December 23, 2024

**PROJECT/ENTITLEMENT:** Aquilon North – Monterey Pacific Major Grading Permit (GRAD2024-00017/ ED24-187)

**APPLICANT NAME:** Ryan Scott / Monterey Pacific / Kylix Vineyards

**ADDRESS:** 40410 Arroyo Seco Road, Soledad, CA 93960

**TELEPHONE:** (925) 286-8484

**EMAIL:** ryan@montereypacific.com

**PROJECT DESCRIPTION:** A request by **Monterey Pacific, Inc.** (on behalf of Kylix Vineyards California, LP) for a Major Grading Permit to authorize the construction of an earthen agricultural reservoir to be used to store water for frost protection. The reservoir will have a maximum storage capacity of 4.05 million gallons (12.33 acre-feet) and will be about 24 feet deep which will require 10,900 cubic yards (cy) of cut and 9,200 cy of fill. The total area of disturbance is estimated to be 1.96 acres and will include the reservoir, a pump station situated on a 1,600 square foot (sf) concrete pad, installation of underground PVC water pipes, as well as an emergency overflow pipe terminating at a 100-sf rip-rap dissipater. The project site consists of 229.0 acres within the *Agriculture* land use category located at 1210 El Pomar Drive within the El Pomar-Estrella Sub Area of the North County Planning Area.

**LOCATION:** 390 Aloma Way, Arroyo Grande, CA. APN 075-232-066.

**LEAD AGENCY:** County of San Luis Obispo  
Dept of Planning & Building  
976 Osos Street, Room 200  
San Luis Obispo, CA 93408-2040  
Website: <http://www.sloplanning.org>

**STATE CLEARINGHOUSE REVIEW:** YES  NO

**OTHER POTENTIAL PERMITTING AGENCIES:** Caltrans District 5; Fish & Game Region 4; Department of Forestry and Fire Protection; Regional Water Quality Control Board #3

**ADDITIONAL INFORMATION:** Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.



**COUNTY OF SAN LUIS OBISPO  
 DEPARTMENT OF PLANNING & BUILDING  
 NOTICE OF DETERMINATION – MITIGATED NEGATIVE  
 DECLARATION**

<b>Notice of Determination</b>		<b>State Clearinghouse No. 2025010325</b>	
This is to advise that the San Luis Obispo County <u>Building Official</u> as <input checked="" type="checkbox"/> <i>Lead Agency</i>			
<input type="checkbox"/> <i>Responsible Agency</i> approved the above-described project on <u>December 23, 2024</u> , and has made the following determinations regarding the above-described project:			
<i>The project will not have a significant effect on the environment. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.</i>			
This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.			
	Mason Denning (mdenning@co.slo.ca.us) 12/24/24 County of San Luis Obispo		
<b>Signature</b>	<b>Project Manager Name</b>	<b>Date</b>	<b>Public Agency</b>

**DEVELOPER'S STATEMENT FOR  
MONTEREY PACIFIC, INC – AQUILON NORTH  
MAJOR GRADING PERMIT GRAD2024-00017**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Pursuant to Public Resources Code Section 21081.6 the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval ("COAs") should the project be approved. The Lead Agency ("County") or other Responsible Agencies, as specified in the following measures, is responsible to verify compliance with these COAs.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**EXHIBIT B - MITIGATION SUMMARY**

The following mitigation measures address impacts that may occur as a result of the development of the project.

**AIR QUALITY**

**AQ-1 DPM Emissions.** At the time of permit application and during construction, the following measures based on the SLOAPCD standard mitigation measures for construction equipment for reducing diesel particulate matter (DPM) emissions from construction equipment shall be printed on the project plans and implemented to reduce expose of sensitive receptors to substantial pollutant concentrations. These measures shall be shown on grading and building plans:

- a. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
  - i. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
  - ii. Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.

- b. Maintain all construction equipment in proper tune according to manufacturer's specifications.
- c. Fuel all off-road and portable diesel-powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road).
- d. Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines and comply with the State Off-Road Regulation.
- e. Use on-road heavy-duty trucks that meet the CARB's 2010 or cleaner certification standard for on-road heavy-duty diesel engines and comply with the State On-Road Regulation.
- f. Idling of all on and off-road diesel-fueled vehicles shall not be permitted when not in use. Signs shall be posted in the designated queuing areas and or job site to remind drivers and operators of the no idling limitation.
- g. Electrify equipment when possible.
- h. Substitute gasoline-powered in place of diesel-powered equipment, when available. and,
- i. Use alternatively fueled construction equipment on-site when available, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

**AQ-1 Monitoring:** Required to be placed on the project plans prior to issuance of construction permits. Compliance will be verified by the County Department of Planning and Building.

### ***BIOLOGICAL RESOURCES***

**BIO-1 Environmental Awareness Training.** Prior to ground disturbing activities, an environmental awareness training shall be presented to all construction personnel by a qualified biologist. The training shall include color photographs and a description of the ecology of all special-status species known or with potential to occur, as well as other sensitive resources requiring avoidance during construction. The training shall also include a description of protection measures required by discretionary permits, an overview of the Federal and State Endangered Species Acts, and implications of noncompliance with these regulations. This will include an overview of the required avoidance and minimization measures. A sign-in sheet with the name and signature of the qualified biologist who presented the training, and conveying the information provided in the environmental awareness training will be provided to all project personnel and anyone else who may enter the project site.

If new construction personnel join the project after the initial training period, they will receive the environmental awareness training from a qualified biologist before beginning work.

**BIO-1 Monitoring:** Training is required prior to any site disturbance or construction activities, and throughout the life of the project when new construction personnel join the project. Compliance will be verified by the County Department of Planning and Building.

**BIO-2 Site Maintenance and General Operations.** The following general measures are recommended to minimize impacts during active construction, and shall be reproduced on all plan sets:

- a) The boundaries of each work area shall be clearly defined and marked with high visibility fencing or stakes prior to construction. The use of heavy equipment and vehicles shall stay within the defined project limits and staging areas/access points.
- b) No work shall occur outside these limits.
- c) In proximity of existing pond, signs shall be posted at the boundary of the work area indicating the presence of sensitive resources.
- d) Project plans, drawings, and specifications shall show the boundaries of all sensitive resource areas and the location of erosion and sediment controls, delineation of construction limits, and other pertinent measures to ensure the protection of sensitive habitats and resources.
- e) Staging of equipment and materials shall occur in designated areas with appropriate demarcation and perimeter controls. No staging areas shall be located within 50 feet of the pond.
- f) Secondary containment, such as drip pans, shall be used to prevent leaks and spills of potential contaminants.
- g) Washing of concrete, paint, or equipment and refueling and maintenance of equipment shall occur only in designated staging areas. These activities will occur at a minimum of 50 feet from sensitive habitat. Sandbags and/or absorbent pads and spill control kits shall always be available on-site to clean up and contain fuel spills and other contaminants.
- h) Construction equipment shall be inspected by the operator daily to ensure that equipment is in good working order and no fuel or lubricant leaks are present.
- i) Plastic monofilament netting (erosion control matting) or similar material will not be used on-site due to the potential to entangle special-status wildlife. Acceptable substitutes are coconut coir matting, biodegradable fiber rolls, or tackified hydroseeding compounds.
- j) The use of pesticides (including rodenticides) and herbicides on the property shall be in compliance with all federal, state, and local regulations to avoid primary and secondary poisoning of sensitive species that may be using the project site.

After completion of the project's construction, all protective fencing/flagging used to delineate sensitive biological resources shall be removed from the project area and disposed of in appropriate waste receptacles or reused.

**BIO-3 Oak Tree Protection and Mitigation.** To the maximum extent feasible, impacts to oak trees shall be avoided and minimized. The following avoidance and minimization measures shall be implemented to address potential impacts to oak trees:

1. The canopy edge and trunk location of oak trees located within 50 feet of proposed construction shall be surveyed and placed on all plan sets. The tree map shall be used to protect oak trees during project implementation.
2. Impacts to oak tree canopy or sensitive root zone should be avoided to the extent feasible. Impacts may include pruning, ground disturbance or placement of impervious surfaces (e.g., asphalt, permanent structures) within the sensitive root zone, installation of year-round irrigation or other supplemental water within the sensitive root zone, and trunk damage.
3. Prior to ground-breaking, tree protection fencing shall be installed as close to the outer limit of the sensitive root zone as practicable for construction operations to protect trees located within 50 feet of construction that will be preserved. The fencing shall be in place throughout the duration of construction. Demarcation such as t-posts and a minimum of two strands of yellow rope are adequate.
4. All construction activity shall remain outside delineation fencing installed for protection of oak trees.
5. A licensed arborist or qualified botanist will be hired to oversee all removal or trimming of existing roots and necessary branch trimming.
6. Care shall be taken to avoid surface roots within the top 18 inches of soil. If any roots are exposed during construction, they shall be covered with a layer of soil to match existing topography.
7. Impacts to oak trees shall be assessed by a licensed arborist or qualified botanist prior to final inspection and reported to the County.

**BIO-2 and BIO-3 Monitoring:** Required prior to issuance of construction permits and prior to site disturbance and construction activities. Compliance will be verified by the County Department of Planning and Building.

**BIO-4 Surveys, Avoidance, and Monitoring for Special-Status Wildlife.** A qualified biologist shall conduct surveys prior to the start of initial project activities to ensure special-status wildlife species are not present within proposed work areas. If special-status wildlife species are found, they shall be allowed to leave the area on their own volition or be relocated (as permitted) to suitable habitat areas outside the work area(s). If necessary, resource agencies will be contacted for further guidance. Pre-activity surveys and/or monitoring shall be conducted as follows:

- a) Preconstruction Survey and Avoidance Measures for American Badger. A qualified biologist shall conduct a preconstruction survey within 30 days prior to the start of initial project activities to ensure American badger are not present within proposed work areas or within 200 feet of work areas. If potential dens are discovered, they shall be monitored with a remote camera or tracking medium for at least 3 days to determine if they are occupied. If the qualified biologist determines that a den may be active during the non-reproductive season (July 1-January 31), a no-entry exclusion buffer shall be established within 50 feet of the den. If active dens are found during the reproductive season (February 1-June 30), no activity shall occur within 200 feet of the den. Exclusion buffers shall be prominently flagged and encircle the den. Exclusion zones shall be maintained until all project-related disturbances have been terminated or it has been

determined by a qualified biologist that the den is no longer in use. If an exclusion buffer is not feasible, the applicant will contact the County for further guidance. The results of the survey shall be provided to the County prior to initial project activities. If construction lapses beyond 30 days from the survey, an additional survey will be required.

- b) Preconstruction Survey and Avoidance Measures for Monarch Caterpillars. If work is planned to occur during the breeding season (March 16 to October 30), a qualified biologist shall survey for monarch eggs, caterpillars, and chrysalises within the work area two weeks prior to the start of initial ground disturbance. If monarch eggs, caterpillars, or chrysalises are observed, no work shall occur within 25 feet until the monarch egg, caterpillar, or chrysalises is no longer present. If an exclusion buffer is not feasible, the applicant shall contact the County for further guidance. The results of the survey shall be provided to the County prior to initial project activities.
- c) Preconstruction Surveys and Avoidance for Crotch Bumble Bee. If work begins during the flight period of April 1 to August 31 in 2024, a qualified biologist shall survey for Crotch bumble bee within the work area two weeks prior to the start of initial ground disturbance to determine if Crotch bumble bees are still foraging in the area. If a Crotch bumble bee is observed, a biological monitor shall monitor all initial vegetation removal and ground disturbance and stop work as needed to avoid take of Crotch bumble bee. In addition, a maximum 15 mile-per-hour speed limit shall be required at the project site during construction activities. Because bumble bees move nests sites each year, if project activities begin in 2025 or later, prior to the start of project activities a qualified biologist shall conduct focused surveys for Crotch bumble bee in accordance with CDFW's guidance provided in Survey Considerations for CESA Candidate Bumble Bee Species (CDFW 2023). If a Crotch bumble bee nest is observed, no work shall occur within 25 feet of the nest until it is no longer active. If an exclusion buffer is not feasible, the applicant shall contact the County for further guidance. If initial ground disturbing work is planned between November and January, potential overwintering habitat around the man-made pond and within the duff layer below the coast live oak adjacent to the project area in the north BSA shall be avoided by a minimum of 25-feet. If potential overwintering habitat cannot be avoided, the County shall be contacted. The County will coordinate with appropriate resource agencies for guidance to implement project activities and avoid take or proceed with an Incidental Take Permit. The results of the survey shall be provided to the County prior to initial project activities.
- d) Preconstruction Survey for Sensitive and Nesting Birds/Raptors. If work is planned to occur between February 1 and August 31, a qualified biologist shall survey the area for nesting birds within one week prior to activity beginning on site. In addition, if work is planned to occur as early as January 1, a qualified biologist shall complete a focused survey for nesting golden eagles within one-quarter mile of the project site, as feasible based on access. If nesting birds are located on or near the proposed project site, they shall be avoided until they have successfully fledged, or the nest is no longer deemed active. A non-disturbance buffer of 50 feet will be placed around non-listed, passerine species, and a 250-foot buffer will be implemented for all nonlisted raptor species. All activity will remain outside of the buffer until a qualified biologist has determined that the nest is no longer active (e.g., young have fledged, or the nest failed) or that proposed construction activities would not cause adverse impacts to the nest, adults, eggs, or young. If special-status avian species are identified and nesting within the work area, no



work will begin until an appropriate buffer is determined in consultation with the County, CDFW, and/or the USFWS.

**BIO-4 Monitoring:** Required within 30 days of site disturbance or construction activities. A final report shall be provided to the County prior to initial project activities. Compliance will be verified by the County Department of Planning and Building.

### **GEOLOGY AND SOILS**

**GEO-1 Plans submitted for grading/construction permits** shall incorporate the findings and recommendations of the geotechnical investigation of the project site prepared by Mid-Coast Geotechnical, dated January 2024.

**GEO-2 A Paleontological Resources Management Plan (PRMP)** shall be prepared and implemented by a San Luis Obispo County Certified Paleontologist for this project and submitted to the County for approval prior to issuance of the grading permit(s). At minimum it shall include: (1) paleontological resources awareness training for all earthmoving personnel, (2) specify paleontological personnel qualifications, (3) identify an established and recognized professional repository for any fossils recovered, (4) take into account the latest information on cut depth and location and specify where monitoring shall be required, (5) require full-time monitoring of the Paso Robles Formation, the late Pleistocene older alluvium, and the Monterey Formation if encountered, (6) specify fossil recovery procedures and locality documentation, (7) specify laboratory procedures, (8) require a detailed catalogue of specimens recovered with identification by experts, and (9) require a final report with the catalogue and all specialists reports as appendices to be submitted prior to final permit signoff or as otherwise agreed to by County staff.

**GEO-1 and GEO-2 Monitoring:** Required prior to issuance of construction permits. Compliance will be verified by the County Department of Planning and Building.

**GEO-3 Full-time paleontological monitoring** shall be conducted throughout the duration of excavation into rocks of the Paso Robles Formation and late Pleistocene older alluvium, as well as any rocks of the Monterey Formation that might be encountered at depth. Should identifiable or otherwise potentially informative fossils be exposed by excavation, these shall be excavated, collected, and preserved, following guidelines presented in the PRMP.

**GEO-4** If unanticipated fossil resources are unearthed during construction excavations, the contractor shall notify the County Department of Planning and Building and cease all earth-disturbing activities within a 50-foot radius of the area of discovery until the discovery can be evaluated by a San Luis Obispo County approved paleontologist.

**GEO-3 and GEO-4 Monitoring:** Required during all ground disturbing activities. Compliance will be verified by the County Department of Planning and Building.

### **HAZARDS AND HAZARDOUS MATERIALS**

**HAZ-1 Equipment Maintenance and Refueling.** During all construction activities, the cleaning, refueling, and maintenance of equipment and vehicles shall occur only within designated staging areas. The staging areas shall conform to all Best Management Practices applicable to attaining zero discharge of stormwater runoff. At a minimum, all equipment and

vehicles shall be checked and maintained on a daily basis to ensure proper operation and to avoid potential leaks or spills.

**HAZ-2 Spill Response Protocol.** During all construction activities, all project-related spills of hazardous materials shall be cleaned up immediately. Appropriate spill prevention and cleanup materials shall be onsite at all times during construction.

**HAZ-1 and HAZ-2 Monitoring:** Required during project activities. Compliance will be verified by the County Department of Planning and Building.

The applicant understands that any changes made to the project description after this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

C.M. Florence, AICP

Signature of Agent(s)/Owner

03 January 2025

Date

C.M. Florence, AICP Agent

Name (Print)

**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 # 2025010325**

**Project Title:** Aquilon North - Monterey Pacific Major Grading Permit GRAD2024-00017 (ED24-187)  
**Lead Agency:** County of San Luis Obispo **Contact Person:** Mason Denning  
**Mailing Address:** 976 Osos Street, Room 300 **Phone:** (805) 781-1298  
**City:** San Luis Obispo **Zip:** 93408 **County:** San Luis Obispo

**Project Location:** County: San Luis Obispo City/Nearest Community: Templeton  
 Cross Streets: El Pomar Drive and Neal Springs Road Zip Code: 93406  
 Longitude/Latitude (degrees, minutes and seconds): 35 ° 33 ' 13.57 " N / 120 ° 40 ' 23.69 " W Total Acres: 228.80  
 Assessor's Parcel No.: 034-012-006 Section: Twp.: Range: Base:  
 Within 2 Miles: State Hwy #: 46 and 101 Waterways: Salinas River, unnamed tributaries.  
 Airports: Railways: Schools: Templeton Elementary, Templeton Middle

**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:

**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: Major Grading Permit

**Development Type:**  
 Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: Grading for an Agricultural Reservoir - 1.96 Acre Area of Disturbance  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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: Mandatory Findings of Significance

**Present Land Use/Zoning/General Plan Designation:**  
 Agriculture

**Project Description:** (please use a separate page if necessary)  
 A request by Monterey Pacific, Inc. (on behalf of Kylix Vineyards California, LP) for a Major Grading Permit to authorize the construction of an earthen agricultural reservoir to be used to store water for frost protection. The reservoir will have a maximum storage capacity of 4.05 million gallons (12.33 acre-feet) and will be about 24 feet deep which will require 10,900 cubic yards (cy) of cut and 9,200 cy of fill. The total area of disturbance is estimated to be 1.96 acres and will include the reservoir, a pump station situated on a 1,600 square foot (sf) concrete pad, installation of underground PVC water pipes, as well as an emergency overflow pipe terminating at a 100-sf rip-rap dissipater. The project site consists of 229.0 acres within the Agriculture land use category located at 1210 El Pomar Drive within the El Pomar-Estrella Sub Area of the North County Planning Area.

**Reviewing Agencies Checklist**

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

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

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

Starting Date 01/10/2025 Ending Date 02/09/2025

**Lead Agency (Complete if applicable):**

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

**Signature of Lead Agency Representative:** Mason Denning \* Digitally signed by Mason Denning  
DN: cn=Mason Denning, o=County of San Luis Obispo, ou=County of San Luis Obispo, ou=County of San Luis Obispo, ou=County of San Luis Obispo, ou=County of San Luis Obispo **Date:** 07/22/2024

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

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025010325

Project Title: Aquilon North - Monterey Pacific Major Grading Permit GRAD2024-00017 (ED24-187)

Lead Agency: San Luis Obispo County

Contact Name: Mason Denning

Email: mdenning@co.slo.ca.us Phone Number: (805) 781-1298

Project Location: San Luis Obispo County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

A request by Monterey Pacific, Inc. (on behalf of Kylix Vineyards California, LP) for a Major Grading Permit to authorize the construction of an earthen agricultural reservoir to be used to store water for frost protection . The reservoir will have a maximum storage capacity of 4.05 million gallons (12.33 acre-feet) and will be about 24 feet deep which will require 10,900 cubic yards (cy) of cut and 9,200 cy of fill. The total area of disturbance is estimated to be 1.96 acres and will include the reservoir, a pump station situated on a 1,600 square foot (sf) concrete pad, installation of underground PVC water pipes, as well as an emergency overflow pipe terminating at a 100-sf rip-rap dissipater. The project site consists of 229.0 acres within the Agriculture land use category located at 1210 El Pomar Drive within the El Pomar-Estrella Sub Area of the North County Planning Area.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality - Standard APCD emissions measures, construction equipment maintenance/ARB standards for equipment, use alternate fuels where feasible.

Biological Resources - Pre-construction trainings and surveys for sensitive/listed species (including nesting birds), potential monitoring requirements, and oak tree protection and mitigation planting.

Geology and Soils - Requirement to implement geotechnical report recommendations, paleontological resources management plan, and paleo monitoring.

Hazards and Hazardous Materials - General measures for equipment maintenance, refueling, and spill response protocols.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board  
Caltrans - District 5  
CA Department of Fish and Wildlife - District 4  
Regional Water Quality Control Board - District 3  
CA Department of Forestry and Fire Protection