

EXHIBIT C – Findings for Hanson Reclamation Plan Amendment DRC2011-00099

Environmental Determination

- A. The Environmental Coordinator, after completion of the Initial Study, found that there is evidence that the Proposed Project may have a significant effect on the environment, and therefore a Draft and Final Environmental Impact Report (EIR) were prepared (pursuant to Public Resources Code Section 21000 et seq., and California Code of Regulations Section 15000 et seq.). The Draft and Final EIR addresses potential impacts on: Aesthetics and Visual Resources; Agricultural Resources; Air Quality; Greenhouse Gas Emissions; Biological Resources; Cultural and Paleontological Resources; Geology, Soils and Mineral Resources; Hazards and Hazardous Materials; Land Use; Noise; Public Services and Utilities; Recreation; Transportation and Circulation; and, Water Quality and Supply. Mitigation measures are proposed to address these impacts and are included as conditions of approval. Overriding considerations were determined necessary based on significant and unavoidable impacts associated with Noise. See Exhibit A for specific California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations.

Reclamation Plan Amendment

- B. The proposed Reclamation Plan Amendment (RPA) is in agreement, or harmony, with the terms of the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is compatible with the objectives, policies, general land uses and programs specified in the Plan. See Draft EIR – Appendix E, Table E-1 (Policy Consistency Analysis) for reference to the most relevant County documents.
- C. As conditioned, the Proposed RPA satisfies all applicable provisions of Title 22 of the County Code because it complies with the required content and review procedure for a reclamation plan described in Land Use Ordinance Section 22.36.050 (Reclamation Plan). See Draft EIR – Appendix E, Table E-1 (Policy Consistency Analysis) for reference to the most relevant County documents.
- D. The establishment of the RPA will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because, during construction and operations, numerous conditions are required relating to worker safety protection and neighborhood compatibility to address air quality, noise, hazardous materials, water use, and traffic safety. The Proposed Project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns. See Draft EIR – Appendix E, Table E-1 (Policy Consistency Analysis) for reference to the most relevant County documents.
- E. The proposed RPA will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because: the affected agencies with oversight of the surrounding roads (i.e., Caltrans and County Public Works) have been consulted on potential impacts, and the means in which to provide for adequate safety and capacity needs during construction and operation have been included as part of the conditions of approval. These project conditions of approval address the relevant issues raised from these outside agency consultations.

Attachment 3

- F. The projected calculated noise resulting from this project may not meet the technical noise standards in Policy 3.3.3 and Policy 3.3.5(b) of the County Noise Element of the General Plan. The mitigation in accordance with the policies and standards of the Noise Element is not feasible and approval of the conditions will adjust the policies and standards the minimum amount necessary to enable reasonable use of the property. Further, the conditions of approval provide for the maximum mitigation feasible.