

EXHIBIT C - FINDINGS FOR CEQA COMPLIANCE

C-DRC2025-00022 / Harbor Terrace Water Tank

Environmental Determination

- A. The County, as a Responsible Agency, finds that the Final Environmental Impact Report (FEIR) previously certified by the Port San Luis Harbor District on January 27, 2015, is adequate for the purposes of the County's compliance with CEQA (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) and that there is no substantial evidence that the project would have a significant and unavoidable effect on the environment based on Exhibit C – CEQA Findings. The County also finds that no substantial changes are proposed in the project which will require major revision of the previously certified FEIR, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revision of the previously certified FEIR, and no new information of substantial importance has been identified which was not known at the time that the previous FEIR was certified. Mitigation measures are proposed to reduce potentially significant impacts to a less than significant level as related to aesthetics, air quality, biology, cultural resources, geology and soils, greenhouse gases, hazards and hazardous materials, and transportation and circulation.

Development Plan

- B. The proposed supplemental water storage project and use are consistent with the Local Coastal Program and the Land Use Element of the general plan because the water storage use is an allowed use and as conditioned is consistent with all applicable General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The project would not result in inadequate emergency access or evacuation needs because the Port San Luis Harbor District has entered into an agreement with Pacific Gas & Electric to utilize Diablo Canyon Road as secondary emergency/ evacuation access should an emergency situation arise.
- E. The establishment and subsequent operation or conduct of the use 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 the project is conditioned to ensure that the water storage facility will have adequate safety measures to protect against slope movement potentially affecting the safety of the campground site and Avila Beach Drive. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

ATTACHMENT 4

- F. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the supplemental water tank is smaller in size and similar in character to the existing water tank, and the campground is a visitor serving use and is similar to, and will not conflict with, the surrounding lands and uses including the public beach and working port.