

INTRODUCTION

This document comprises the Comments and Responses volume of the Final Environmental Impact Report (EIR) for the proposed San Miguel Ranch project. The purpose of this document is to respond to all comments received by the County of San Luis Obispo (County) regarding the environmental information and analyses contained in the Draft EIR.

As required by the California Environmental Quality Act (CEQA) Guidelines Section 15087, a Notice of Completion (NOC) of the Draft EIR for the San Miguel Ranch project was filed with the State Clearinghouse on December 16, 2008, and the Notice of Availability (NOA) of the Draft EIR was filed with the County Clerk on December 16, 2008.

The Draft EIR was circulated for public review for a period of 60 days, from December 16, 2008, to February 11, 2009. Copies of the Draft EIR were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft EIR were also made available for public review at the County Planning and Building Department, five area libraries, and on the internet.

Comments were accepted for a period of 60 days (rather than the minimum 45 days required by CEQA) in order to ensure adequate time for residents and agencies to comment on the Draft EIR. Forty-four comment letters were received during the public review period. Comments were received from federal, State, and local agencies, and members of the public. Comments that address environmental issues are thoroughly responded to. In some cases, corrections to the Draft EIR are required, or additional information is provided for clarification purposes, including comments received at a public workshop held January 13, 2009. Comments that (1) do not address the adequacy or completeness of the Draft EIR; (2) do not raise environmental issues; or (3) do request the incorporation of additional information not relevant to environmental issues do not require a response, pursuant to Section 15088(a) of the State CEQA Guidelines.

Section 15088 of the State CEQA Guidelines, Evaluation of and Response to Comments, states:

- a) The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The lead agency shall respond to comments received during the noticed comment period and any extensions and may respond to late comments.
- b) The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail, giving the reasons that specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice.

- c) The response to comments may take the form of a revision to the draft EIR or may be a separate section in the final EIR. Where the response to comments makes important changes in the information contained in the text of the draft EIR, the lead agency should either:
1. Revise the text in the body of the EIR; or
 2. Include marginal notes showing that the information is revised in the responses to comments.

Information provided in this Response to Comments document clarifies, amplifies, or makes minor modifications to the Draft EIR. No significant changes have been made to the information contained in the Draft EIR as a result of the responses to comments, and no significant new information has been added that would require recirculation of the document.

A revised version of the EIR has been prepared to make minor corrections and clarifications to the Draft EIR as a result of comments received during the public review period. Therefore, this Response to Comments document, along with the proposed Final EIR text (bound separately), has been prepared as a separate section of the EIR and is included as part of the Final EIR for consideration by the County Planning Commission and Board of Supervisors prior to a vote to certify the Final EIR.

INDEX OF COMMENTS RECEIVED

The following is an index list of the agencies that commented on the Draft EIR prior to the close of the public comment period or immediately thereafter. The comments received have been organized in a manner that facilitates finding a particular comment or set of comments. Each comment letter received is indexed with a number below.

Comment Code	Signatory	Date Received
Federal		
F-1	Department of the Army	2/10/2009
State		
S-1	Office of the State Clearinghouse	2/20/2009
S-2	California Department of Transportation	2/16/2009
S-3	California Department of Fish and Game	2/19/2009
Regional		
R-1	Air Pollution Control District County of San Luis Obispo	2/19/2009
Local		
L-1	County of San Luis Obispo Parks Department	2/5/2009
L-2	Water Resources Advisory Committee	2/10/2009
L-3	City of El Paso De Robles	2/11/2009
L-4	County of San Luis Obispo Department of Public Works	2/13/2009
L-5	County of San Luis Obispo Department of Agriculture/Measurement Standards	2/16/2009
L-6	San Miguel Advisory Council	2/16/2009
L-7	San Miguel Community Services District	2/16/2009

Comment Code	Signatory	Date Received
Organization		
O-1	California Oak Foundation	1/7/2009
O-2	San Miguel Area Residents Trust	1/15/2009
O-3	Discover San Miguel	1/20/2009
O-4	North County Watch	2/11/2009
O-5	RRM Design Group (On behalf of San Miguel Ranch, LLC)	2/12/2009
O-5b	RRM Design Group (On behalf of San Miguel Ranch, LLC)	2/12/2009
O-6	Kronick, Moskovitz, Tiedemann & Girard – A Law Corporation (On behalf of San Miguel Ranch, LLC)	2/12/2009
Public		
P-1	Francisco A. Diaz	1/13/2009
P-2	Norman J. Grencius	1/13/2009
P-3	Beatriz Palacias	1/13/2009
P-4	Maria Vergara	1/13/2009
P-5	Lynne Schmitz	1/13/2009
P-6	Lynne Schmitz	1/13/2009
P-7	Martha Blanco	1/13/2009
P-8	Rosa Maria Anaya	1/13/2009
P-9	Armando	1/13/2009
P-10	Marcia Rice	1/13/2009
P-11	Patricia C. McHarris	1/21/2009
P-12	Bob Hrabe	1/22/2009
P-13	Gary and Patti Davis	1/25/2009
P-14	Steve Hall	1/26/2009
P-15	Jesus Morales	1/26/2009
P-16	Andrea H. Hobbs	1/26/2009
P-17	Colleen Enk	1/26/2009
P-18	Walter V. Hobbs	1/26/2009
P-19	Randy Kwiatkowski	1/28/2006
P-20	Sharon Brower	1/29/2009
P-21	Betty Cazaly	1/30/2009
P-22	Noel Carpenter	1/30/2009
P-23	Rafael Jimenez	2/5/2009
P-24	Patricia L. Hansen	2/6/2009
P-25	Karl Von Dollen	2/10/2009
P-26	Robin Chapman	2/13/2009

FORMAT OF RESPONSES TO COMMENTS

Responses to each of the comment letters are provided on the following pages. The comment index numbers are provided in the upper right corner of each comment letter, and individual points within each letter are numbered along the right-hand margin of each letter. The County's responses to each comment letter immediately follow each letter and are referenced by the index numbers in the margins. As noted in some of the responses, a proposed Final EIR, with text revisions, has been prepared to provide corrections and clarifications to the Draft EIR. The proposed Final EIR is bound separately.

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