

October 25, 2021

Governor's Office of Planning & Research

Humboldt County  
Attn: Desmond Johnston  
3015 H Street,  
Eureka, CA 95501

**Oct 25 2021**

**STATE CLEARING HOUSE**

HUMBOLDT COUNTY (COUNTY), PARTIAL RECIRCULATION OF ENVIRONMENTAL IMPACT REPORT (EIR)] FOR THE NORTH MCKAY RANCH SUBDIVISION PROJECT (PROJECT); SCH #2019049166

Dear Mr. Desmond Johnston:

Thank you for the opportunity to review the Environmental Impact Report for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits administered under the Safe Drinking Water Act and will require a new or amended water supply permit for the above referenced Project. A project requires a permit if it includes water system consolidation or changes to a water supply source, storage, or treatment or a waiver or alternative from Waterworks Standards (California Code of Regulations title 22, chapter 16 et. seq).

The proposed Project includes constructing a residential and commercial mixed-use development, a sewer line, a water storage tank, and upgrading the water main on Walnut Street between Holly Avenue and Cypress. The Project will occur on 81-acres of land over 20 years.

The proposed land uses would include single-family dwellings, multi-family dwellings, and neighborhood commercial. The 320 residential units may include a mix of 146 single-family houses and 174 multi-family units. Two proposed commercial parcels would contain approximately 22,000 square feet of commercial space. Approximately 21.73 acres would remain as undeveloped open space that would be dedicated to the County for future trail management or conveyed in fee.

The proposed off-site water storage tank would be owned and managed by the Humboldt Community Services District (HCSD) and would support the proposed development. The Project would also require the new utility service area be annexed into the Humboldt County Services District.

The State Water Board, DDW, as a responsible agency under CEQA, has the following comments on the County's recirculated draft EIR.

- The construction of a new water distribution tank will require an amended domestic water supply permit from the State Water Board, DDW, Klamath District, (Title 22, Division 4, Chapter 16, Article 2, 64556 [a][1].) In addition, the regulations require the water system to submit plans and specifications to the District prior to its construction. The recirculated EIR included a water modeling analysis attached as Appendix J. The

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

study indicated an estimated 250,000-gallon tank would need to be added to ensure water pressure is sustained. Please add, under section 2.4.1 Discretionary and Ministerial Actions, that a drinking water supply permit amendment will be needed. Please also add, under 2.4.2 Responsible and Trustee Agencies, that the State Water Board, DDW is a responsible agency.

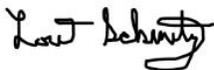
Please note, the original draft EIR mentioned that “CDPH is responsible for regulating public drinking water systems, including enforcing Title 22 Standards, which also define secondary drinking waters standards, established primary for reasons of consumer acceptance (i.e., taste) rather than for addressing health issues,” (PDF page 220). For future reference, the authority for regulating drinking water systems is now vested with the State Water Board, DDW.

Once the EIR is certified, please forward the following items in support of Humboldt Community Services District’s permit application to the State Water Board, Klamath District Office:

- Copy of the original circulated EIR, draft and final recirculated EIR, Findings, Statement of Overriding Consideration (SOC), and Mitigation Monitoring and Reporting Plan (MMRP);
- Copy of any comment letters received and the lead agency responses as appropriate;
- Copy of the Resolution or Board Minutes adopting the EIR, MMRP, Findings, and SOC;
- Copy of the stamped Notice of Determination filed at the Humboldt County Clerk’s Office and the Governor’s Office of Planning and Research, State Clearinghouse.

Please contact Scott Gilbreath of the Klamath District Office, at (530) 224-4876 or [Scott.Gilbreath@waterboards.ca.gov](mailto:Scott.Gilbreath@waterboards.ca.gov) if you have any questions regarding permitting requirements.

Sincerely,



Lori Schmitz  
Environmental Scientist  
Division of Financial Assistance  
Special Project Review Unit  
1001 I Street, 16<sup>th</sup> floor  
Sacramento, CA 95814

Cc:

Office of Planning and Research, State Clearinghouse

Scott Gilbreath  
Water Resources Control Engineer  
Klamath District