

May 26, 2022

Riverside County  
Attn: Russell Brady  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501



RIVERSIDE COUNTY (COUNTY), ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE STONERIDGE COMMERCE CENTER PROJECT (PROJECT); SCH # 2020040325

Dear Mr. Russel Brady:

Thank you for the opportunity to review the Environmental Impact Report (EIR) 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 pursuant to the Safe Drinking Water Act. 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 (CCR) title 22, chapter 16 et. seq). The above referenced Project will require a new or amended water supply permit.

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

- Please note the replacement of the existing drinking water tank with two new tanks will require a discretionary action from the State Water Board, DDW. Please update the document to better reflect this. Please also add, under "Table 3.5 Matrix of Project Approvals/Permits, Other Agencies-Subsequent Approvals and Permits" (PDF page 175), "State Water Resources Control Board, Division of Drinking Water" and "Approval of a Water Supply Permit".
- Potable water services for the Project will be provided by the Eastern Municipal Water District (EMWD). In the CEQA document the proposed water system infrastructure is not considered a part of the defined "Project Site" area, but instead is listed as part of a defined "Off-site Impacts" area (PDF page 167). It appears that the portion of the Project that falls within the "Off-Site Impacts" area was not considered every time the "582.6-acre Project" was discussed and analyzed in the various checklist sections and was also not considered as part of the implementation of MM 4.7-1. Please address in the checklist sections the missing discussions and analysis of Project infrastructure and impacts that fall within the "Off-site Impacts" area of the Project, that were not otherwise addressed, along with updating the Project acre area in the mitigation measure.
- Address any chemical treatment that will be transported to, used, and/or stored at the booster pump station and tank during construction and operation under the Hazards and Hazardous Materials analysis. If hazardous materials will occur at these locations, please discuss how close to the schools the hazardous materials will be from the schools.

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

- The CEQA document indicates “A 12-inch water main also is proposed within Orange Avenue and would connect to domestic water infrastructure planned to the east of the Project site (which would be constructed by others in the future)” (PDF page 161). Please further describe what domestic water infrastructure this main will connect to. Please explain if this new infrastructure will require a State Water Board, DDW permit and if the infrastructure is required to service the development. If it will require a permit and is required for the development then, please assess the impacts of the construction and use of the infrastructure in this document or explain a tiered document the infrastructure will be assessed in prior to this Project’s construction.

Once the EIR is certified, please forward the following items in support of EMWD’s permit application to the State Water Board, DDW Riverside District Office to [DWPDIST20@waterboards.ca.gov](mailto:DWPDIST20@waterboards.ca.gov):

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

Please contact Lori Schmitz of the State Water Board at (916) 449-5285 or [Lori.Schmitz@waterboards.ca.gov](mailto:Lori.Schmitz@waterboards.ca.gov), if you have any questions regarding State Water Board CEQA comments.

Sincerely,

*Lori Schmitz*

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

Chun Huang  
District Engineer  
Riverside District Office