

May 19, 2022

San Benito County  
Attn: Abraham Prado  
2301 Technology Parkway  
Hollister, CA 95023



SAN BENITO COUNTY (COUNTY), PLN210054 BETABEL COMMERCIAL DEVELOPMENT  
CONDITIONAL USE PERMIT PROJECT (PROJECT); SCH 2022040455

Dear Mr. Abraham Prado:

Thank you for the opportunity to provide input on the development of 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 new public water supply permit if it serves 25 or more people daily for at least 60 days out of the year or has 15 or more connections. A project requires a permit amendment 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 Project will include construction of a restaurant, barn, recreation center, information center, convenience store, gas station, farm-stand, open air classroom, raptor rehab center, public restrooms, one or two motels with 125 rooms total, accessory buildings, pool, picnic area, a monument sign, a 500-seat outdoor event center with concession stand and restrooms, a septic system, trails, and landscaping. Plans also include a new public water system to serve the development with two 92,000-100,000-gallon water storage tanks. The Project may also include the construction of a 1,000 square-foot water packaging plant. The proposed Project will serve enough individuals to meet the definition of a new public water system and will require a new water supply permit application prior to commencing construction.

The State Water Board, DDW, as a responsible agency under California Environmental Quality Act (CEQA), would like to see the following things addressed in the EIR:

- Discuss if the proposed Project will create a new public water system or if a nearby public water system will extend water service to serve the new development. Discuss the feasibility of consolidating with a nearby public water system versus creating a new public water system. In accordance with the California Health and Safety Code, Section 116527(b) (1) Before a person submits an application for a permit for a proposed new public water system, the person shall first submit a preliminary technical report to the State Board at least six months before initiating construction of any water-related improvement.
- If a new water supply permit or a water supply permit amendment will be needed because of the Project, add "The State Water Resources Control Board, Division of Drinking Water" to a list of agencies whose approvals are required for the Project and

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

“water supply permit” added to the list of approvals. Please direct communication to the Division of Drinking Water, Monterey District’s email address at [dwpdist05@waterboards.ca.gov](mailto:dwpdist05@waterboards.ca.gov).

- Provide a description of the new and existing potable water system components and ensure these components are evaluated in the EIR.
- Provide a discussion and supporting documentation on potential impacts of the Project to the Gilroy-Hollister Valley- North San Benito groundwater basin; on recharge; on the amount of water needed to serve the Project; on if sufficient water is available for normal, dry, and multi-dry years; on how the Project will influence groundwater management of the basin; and a discussion on existing nearby wells that may be influenced by the Project.
- Discuss potential upstream flooding impacts on the Project, downstream flooding impacts from the Project, related to the protection of water quality.

Central Coast Regional Water Quality Control Board (Central Coast Water Board), Waste Discharge Requirements (WDR) Unit also has the following comments regarding coordination and the EIR:

- The County of San Benito does not have an approved Local Agency Management Plan for the oversight of onsite wastewater treatment systems. As a result, the applicant shall apply for a wastewater discharge permit from the Central Coast Water Board. We encourage the applicant to reach out to the Central Coast Water Board staff at [RB3-WDR@Waterboards.ca.gov](mailto:RB3-WDR@Waterboards.ca.gov) for a pre-application consultation early in the project’s planning process.

Once the CEQA document is ready to be circulated for public review, please ensure that the State Water Board, DDW Monterey District Office and the Central Coast Water Board, WDR Unit is notified. The State/Regional Water Board staff will review the draft CEQA document and provide additional comments, if necessary.

Please contact Jennifer Epp of the Central Coast Water Board at (805) 594-6181 or [Jennifer.Epp@waterboards.ca.gov](mailto:Jennifer.Epp@waterboards.ca.gov), if you have any questions regarding the Central Coast Water Board CEQA comments.

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 the State Water Board CEQA comments.

Sincerely,

*Lori Schmitz*

Lori Schmitz  
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Special Project Review Unit  
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Cc:

Office of Planning and Research, State Clearinghouse

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Monterey District

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Central Coast Water Board, WDR unit