



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Governor's Office of Planning & Research

June 29, 2022

Jun 30 2022

TO: Lori Schmitz
Environmental Scientist
Division of Financial Assistance
Special Project Review Unit
1001 I Street 16th Floor
Sacramento CA 925814

STATE CLEARINGHOUSE

RE: RIVERSIDE COUNTY (COUNTY), MITIGATED NEGATIVE DECLARATION (MND) FOR THE CUP 200001 / CZ 2000004 / CEQ200003 COMMERCIAL CENTER PROJECT (PROJECT); SCH #2022050541

Hello Lori,

The County recently issued an Initial Study/Mitigated Negative Declaration (IS/MND) for public review (SCH#2022050541) and received a comment letter from the California Water Boards dated June 27, 2022. The following responds to the specific comments made by the Water Boards regarding the proposed project referenced above:

Comment 1: The State Water Resources Control Board, Division of Drinking Water (State Board) states it is responsible for issuing water supply permits pursuant to the Safe Drinking Water Act. A drinking water 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). As a result, the State Board indicated the Project may require a new or amended water supply permit.

Response 1: If the Project requires it, the applicant will obtain the necessary permit from the State Board according to its established regulatory process and procedures.

Comment 2: The State Board asked if the 400,000-gallon tank would become part of the Eastern Municipal Water District (EMWD) system. In a related email the State Board asked if the tank was related to the potable water supply for the site or just the fire suppression system.

Response 2: The applicant and project engineer indicate that the onsite water tank and related pumps are only to assure the fire suppression system has adequate pressure for fire flows. The tank will be privately owned and will **not** be owned by EMWD. This fire suppression system will be completely separate from the potable water supply for the site although both will need to connect to the proposed 1,300-foot pipeline extension needed to access the closest EMWD supply line.

The State Board's email also asked about references in IS/MND text to the potable and fire suppression systems and the water tank – there are two citations as shown below (deleted text shown in ~~strikeout~~, added text shown in underline):

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

IS/MND Page 101 (this text is correct as stated)

It should be noted the fire protection requirements for this site require installation of a separate water tank with a capacity of approximately 400,000 gallons and a diameter of 48 feet to serve the two proposed fire hydrants and the requiring building fire sprinkler system. This fire suppression system must be kept totally independent of the potable water system for onsite uses.

IS/MND Page 143 (this text is correct as stated)

The fire protection requirements for this site require installation of a separate water tank with a capacity of approximately 400,000 gallons and a diameter of 48 feet to serve the two proposed fire hydrants and the required building fire sprinkler system. The County requires that this fire suppression system be kept totally independent from the potable water system for onsite uses. The current Project Plans show the water tank in the southern end of the site with a fire pump utility cabinet just north of the water tank. The Project engineer indicates local water pressure is relatively low, so the pump is proposed to help maintain adequate onsite water pressure.

Comment 3: PDF page 152 of the IS/MND lists the “California Department of Public Health” as the regulatory authority for a water system permit. The State Board requested that reference be changed to the “State Water Resources Control Board, Division of Drinking Water” instead.

Response 3: The IS/MND text on page 143 is corrected as follows (deleted text shown in ~~strikeout~~, added text shown in underline):

EMWD is a public water agency formed in 1950 and annexed into the service area of the Metropolitan Water District of Southern California (MWD) in 1951. It is currently one of MWD’s 26 ~~member agencies~~. ~~EMWD presently operates~~ its water supply system under a system permit issued by the California Department of Public Health State Water Resources Control Board, Division of Drinking Water.

Comment 4: The State Board requested that after the IS/MND is adopted, they would like the County to send them the following: (1) a copy of the draft and final MND and Mitigation Monitoring and Reporting Plan (MMRP); (2) a copy of any comment letters received and the lead agency responses as appropriate; (3) a copy of the Resolution or Board Minutes adopting the MND and MMRP; and (4) a 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.

Response 4: After adoption, these materials will be sent to Lori Schmitz with the State Board as requested.

Conclusion. These comments and their responses do not constitute significant new information and does not change the analysis or conclusions of the IS/MND or any mitigation in the IS/MND. Therefore, recirculation of the IS/MND for additional public comment is not required and no further action is required in this regard.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Hildebrand, Planning Director

Brett Dawson

Brett Dawson, Project Planner