
COBB AREA COUNTY WATER DISTRICT

16320 High Rd/ P.O. BOX 284 COBB, CA 95426 PH 707-928-5262 FAX 707-928-5263
cal@cobbareawater.com < EMAIL > ben@cobbareawater.com

October 27, 2025

SUBJECT: WILL SERVE WATER

PARCEL# 013-056-04

ADDRESS: 16540 Hwy 175 Cobb, 95426
TO WHOM IT MAY CONCERN,

Service Assurance

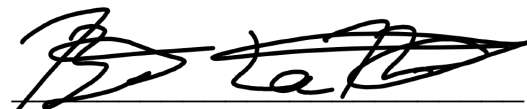
The Cobb Area County Water District (CAWD) can provide water service to the property located at 16540 Hwy 175, Cobb, CA 95426. Upon receipt of the flow requirements for the planned future park, the district will determine a water main of suitable size to meet the needs of the project.

Hookup Process and Fees

The hookup fee will be calculated based on the expense required to extend the water main to the property corner. Once this infrastructure is in place, CAWD will install a water meter equipped with the necessary backflow prevention device to ensure safe and compliant water delivery.

Commitment to Service

The Cobb Area County Water District looks forward to providing water service to the address at 16540 Hwy 175, Cobb, CA 95426 and supporting the development of the future park.



Benjamin Lee Murphy

General Manager

Cobb Area County Water District

From: [Lori Baca](#)
To: [Michelle Irace](#)
Subject: RE: Request for Agency Review: Cobb Community Park PL 25-96
Date: Thursday, May 15, 2025 4:14:57 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)

Michelle,

The parcel is outside of any Special Districts service area, no comment. Cobb Area Water is the water district up there

Thanks!

Lori A. Baca
Customer Service Supervisor
Lori.Baca@lakecountyca.gov
Office Number (707) 263-0119
Fax (707) 263-3836



From: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Sent: Thursday, May 15, 2025 3:18 PM
Subject: Request for Agency Review: Cobb Community Park PL 25-96

Hello,

Please find the attached Request for Review for the Cobb Community Park proposed at 16540 State HWY 175, Cobb, by the County of Lake Public Services Department. Please provide comments related to your department/agency's requirements or any environmental concerns you may have by **May 30, 2025**.

If you are not an agency or department with jurisdiction over this project, you have been Ccd for informational purposes or because you have asked to receive such notifications. If you wish to be removed from future notifications, please let me know.

Thank you,



Michelle Irace

Resource Planner, Community Development Department
255 N. Forbes St. Lakeport, CA 95453
Phone: (707) 263-2221 x 38121

David Bingham commented on Receive Agency Comments:

"

Message: An Encroachment Permit must be obtained from the Department of Public Works to construct any improvements within the Public Right-of-Way including but not limited to the driveway access to main parking lot, maintenance and fire access road, and block retaining wall.

The 4 stall parking lot at the North side of the project does not comply with the Lake County Zoning Ordinance SEC. 21-46.15 (e) & (f) and will not be approved by the Department of Public Works as proposed on the site plan dated April 8, 2025.

"

Where: 16540 STATE HWY 175

Type: Planning Application

Number: PL-25-96

[View Details](#)



Powered by OpenGov

From: [Bryant, Claire@Wildlife](mailto:Bryant.Claire@Wildlife)
To: [Michelle Irace](#)
Cc: [Wildlife R2 CEQA](#); [Wood, Dylan@Wildlife](mailto:Wood.Dylan@Wildlife); [Sheya, Tanya@Wildlife](mailto:Sheya.Tanya@Wildlife); [Kilgour, Morgan@Wildlife](mailto:Kilgour.Morgan@Wildlife)
Subject: [EXTERNAL] CDFW Comments on the RFR for the Cobb Community Park
Date: Thursday, May 29, 2025 4:09:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)

Dear Michelle Irace:

The California Department of Fish and Wildlife (CDFW) received and reviewed the request for review from Lake County Community Development for the Cobb Community Park (Project) pursuant the California Environmental Quality Act (CEQA) statute and guidelines. ^[1] [^](#)

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish, wildlife, native plants, and their habitat. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may need to exercise its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Fish & G. Code, § 1802.) Similarly for purposes of CEQA, CDFW provides, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY [^](#)

The Project site is located at 16540 Highway 175, Cobb, CA, Assessor Parcel Number (APN) 013-056-40.

The Project consists of a primary recreation area in the southwest corner of the 12.88-acre project site. The recreation area would consist of a parking lot, picnic area, restroom, grass play field, playground, outdoor gathering area, and pathways connecting the amenities. Additional projects objectives are a 0.2 mile accessible trail, additional natural surface trails, an enclosed dog run, a 0.1 mile retaining wall paralleling Golf Road, two trailheads, a secondary parking lot, a pedestrian bridge over Kelsey Creek, Kelsey Creek restoration, maintenance and emergency vehicle access with gates. Utilities installed on site will include a well and irrigation system, a septic tank and 90 linear-feet leach field. The project will require approximately 775 cubic yards of earthwork (contained on-site) and 18,750 square feet of new impervious surface to be laid.

COMMENTS AND RECOMMENDATIONS[^]

CDFW offers the comments and recommendations below to assist Lake County Community Development Department in adequately identifying and, where appropriate, mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the Project's avoidance of significant impacts on biological resources with implementation of mitigation measures, CDFW concludes that a Mitigated Negative Declaration is appropriate for the Project.

CDFW is primarily concerned with the project impacts to oak woodland, riparian habitat, and rare plants.

COMMENT 1: Oak Woodland and Riparian Habitat Compensatory Mitigation, Biological Report Mitigation Measures BIO 5-6, page 10-12

Issue: The Biological Report states that impacts to oak woodlands and riparian habitat will be avoided through project design that minimizes the need to remove trees. However, as the project description includes the establishment of 18,750 square feet of new impervious surface in a densely treed area, some trees will be impacted and removed. The attached arborist letter states that 47 California black oaks (*Quercus kelloggii*), 11 valley oaks (*Quercus lobata*), and 3 canyon live oaks (*Quercus chrysolepis*) with diameter at breast height (dbh) of greater than 5 inches were observed within the development area. Oak trees are very slow growing, and are characterized by large, spreading canopies which provide shade, perching, nesting, and foraging habitat for a wide variety of wildlife. Removal of trees will cause a temporal loss of habitat for wildlife, as replacement oak trees take decades to attain comparable size and structure to those on the project site. Mitigation measures BIO-5 and BIO-6 call for a compensatory mitigation ratio of 1:1 with a 75% survival rate at five years. This ratio and survival rate does not account for immediate loss of habitat in the short term and will not sufficiently reduce the impact to a less-than-significant level.

Recommendation or Recommended Mitigation Measure: CDFW recommends the environmental document provide mitigation at a planting ratio biologically appropriate

to reduce impacts to a level of less than significant. A ratio no less than 5:1 to compensate for loss of oak woodland habitat and 5:1 to compensate for loss of riparian habitat is advisable. In addition, the environmental document should include specifics of where the mitigation trees will be planted and establish success criteria for mitigation plantings. CDFW recommends these oak mitigation areas be permanently protected via a conservation easement to ensure the perpetual existence of oak woodland within or near the Project site.

COMMENT 2: Protection of Rare Plants, Biological Report Mitigation Measure BIO-1, page 5, 7

Issue: The Biological Report indicates that up to seven rare plant species have the potential to occur on the project site, but none were observed. However, the floristic survey was conducted outside of the blooming period for all but one of the plants with potential to occur on the project site, so the results of the survey would not substantiate a negative finding. Mitigation measure BIO-1 requires a focused survey for rare plant species to occur within one month prior to construction. Depending on construction start times this may not be within the blooming period of the species with potential to occur, which decreases the likelihood of observation and accurate identification. As a result, the proposed Mitigation Measure BIO-1 does not reduce potential impacts to a less-than-significant level.

Recommendation or Recommended Mitigation Measure: CDFW recommends Mitigation Measure BIO-1 be updated to incorporate the following measures:

A pre-construction plant survey for special-status plant species with the potential to be impacted by project activities shall be conducted by a qualified biologist in accordance with the field methodology portion of the *“Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* (CDFW, March 20, 2018).” This survey will occur during the appropriate blooming times (May-October) of the special-status plant species prior to the start of project activities, regardless of the start date of project activities.

If any special-status plant species are present and will be affected by the project, adequate avoidance measures shall be incorporated into the project. If special-status plant species cannot be avoided, suitable species-specific mitigation must be developed in consultation with CDFW, which may include a combination of transplantation to the nearest local population, on-site and off-site plant preservation, and compensation measures.

COMMENT 3: Lake and Streambed Alteration Agreement (LSAA), Cobb Park Draft Project Description, Table X-X

Issue: The project description indicates that the Kelsey Creek pedestrian bridge may have impacts within the bank of the channel on page 5 and includes restoration within the riparian zone for compensatory mitigation in the Biological Report. Table X-X states that an LSAA will be obtained if needed.

Recommendation or Recommended Mitigation Measure: CDFW recommends Table X-X be updated to reflect the information below:

Notification to CDFW is required, pursuant to Section 1602 of the Fish and Game Code if the project proponent proposes activities that will substantially change or use material from the bed, channel or bank of a river, stream, or lake, and may deposit debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

Please note that other agencies may use specific methods to delineate Waters of the U.S, etc., including the ordinary high water mark, 100-year flood plain, etc. These methods often do not include all needed information for CDFW determine the extent of fish and wildlife resources that may be impacted by activities subject to Notification under Section 1602 of the Fish and Game Code. More information can be found at <https://wildlife.ca.gov/Conservation/Environmental-Review/LSA>.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special-status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be submitted online or mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

Pursuant to Public Resources Code § 21092 and § 21092.2, CDFW requests written notification of proposed actions and pending decisions regarding the proposed project. Written notifications shall be directed to: California Department of Fish and Wildlife North Central Region, 1701 Nimbus Road, Rancho Cordova, CA 95670 or emailed to R2CEQA@wildlife.ca.gov.

CDFW appreciates the opportunity to comment on the request for review for the Cobb Community Park to assist Lake County Community Development in identifying and

mitigating Project impacts on biological resources. CDFW personnel are available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts. Questions regarding this letter or further coordination should be directed to Claire Bryant, Environmental Scientist, at 530-333-7748 or Claire.Bryant@wildlife.ca.gov.

From: Michelle Irace <Michelle.Irace@lakecountyca.gov>

Sent: Thursday, May 15, 2025 3:18 PM

Subject: Request for Agency Review: Cobb Community Park PL 25-96

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Hello,

Please find the attached Request for Review for the Cobb Community Park proposed at 16540 State HWY 175, Cobb , by the County of Lake Public Services Department. Please provide comments related to your department/agency's requirements or any environmental concerns you may have by **May 30, 2025**.

If you are not an agency or department with jurisdiction over this project, you have been Ccd for informational purposes or because you have asked to receive such notifications. If you wish to be removed from future notifications, please let me know.

Thank you,



Michelle Irace

Resource Planner, Community Development Department

255 N. Forbes St. Lakeport, CA 95453

Phone: (707) 263-2221 x 38121

Email: michelle.irace@lakecountyca.gov

STAY CONNECTED:



^[1] CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

June 4, 2025

Michelle Irace
County of Lake
Public Services Department

Re: PL 25-96 Cobb Community Park
16540 State Hwy 175, Cobb, CA

Dear Michelle,

Thank you for providing PG&E the opportunity to review your proposed plans for Cobb Community Park dated May 15, 2025. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects-pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (916) 217-1057 or Vincent.Fazzi@pge.com.

Sincerely,

Vince Fazzi
Land Management

Central Valley Regional Water Quality Control Board

18 September 2025

Michelle Irace
County of Lake
255 North Forbes Street, 3rd Floor
Lakeport, CA 95453
michelle.irace@lakecountyca.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, COBB COMMUNITY PARK GENERAL PLAN CONFORMITY AND INITIAL STUDY (PL-25-96), SCH#2025080737, LAKE COUNTY

Pursuant to the State Clearinghouse's 18 August 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Cobb Community Park General Plan Conformity and Initial Study (PL-25-96), located in Lake County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by

the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

A handwritten signature in blue ink that reads "Peter G. Minkel". The signature is written in a cursive, flowing style.

Peter G. Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

Lars Ewing
County of Lake, Public Services Department
lars.ewing@lakecountyca.gov

State Water Resources Control Board

September 15, 2025

Michelle Irace
Lake County
255 N. Forbes Street
Lakeport, CA 95453

COMMENT LETTER ON THE LAKE COUNTY (COUNTY), INITIAL
STUDY/MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL DOCUMENT)
FOR THE COBB COMMUNITY PARK GENERAL PLAN CONFORMITY AND INITIAL
STUDY [PL-25-96] (PROJECT); STATE CLEARINGHOUSE #2025080737

Dear Ms. Irace:

Thank you for the opportunity to review the Environmental Document for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for regulating public water systems and issuing water supply permits pursuant to the Safe Drinking Water Act. This Project is within the jurisdiction of the State Water Board, DDW Mendocino District.

A public water system, as defined in the California Health and Safety Code (Health & Saf. Code) § 116275 subd. [h], is “a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year.” If a new public water system will be formed by the Project, an application must be submitted, and a permit must be obtained from the DDW Mendocino District before water can be provided for human consumption. “Human consumption” means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.” Health & Saf. Code § 116275 subd. [e].

Note, Health & Saf. Code § 116527 subd. (b) requires that any person submitting a permit application for a proposed new public water system must first submit a technical report at least six months before initiating construction of any drinking water-related improvements. The technical report must include an examination of the possibility of connecting to or being annexed by an existing adjacent community water system. Please see the attached What is a Public Water System flyer.

The State Water Board, DDW, as a responsible agency under the California Environmental Quality Act has the following comments on the County's Environmental Document:

- The Project will develop a community park, with a restroom and drinking fountain (PDF page 4). The park will be used by up to 30 people daily and up to 47 people during events (PDF page 8). Water will be supplied by a new well (PDF page 5). This would meet the definition of a public water system. If no nearby systems agree to serve the Project, the applicant will need to submit a technical report to DDW Mendocino District (Health and Saf. Code § 116527 subd. [b]).
- The proposed Project is within the service area of the Cobb Area County Water District. If connecting to the community system is feasible, discuss this possibility in the Environmental Document.
- If the new well is needed and will be operated by the Cobb Area County Water District, explain this in the document.
- If a new public water system will be created by the Project:
 - In Table 1, please add "The State Water Board, Division of Drinking Water" as an approving agency and "domestic water supply permit" as the approval.
 - Provide a description of the new and existing water system components. Consider water storage, treatment, and fire flow in addition to the new well. Also, discuss the staff required to operate the system.
 - The Clean Water Act and Porter-Cologne Water Quality Control Act direct the Water Boards to regulate the discharge of pollutants into waters of the United States and Waters of the State. On April 7, 2015, the State Water Board adopted an Amendment to the Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, and Estuaries that added "Final Part 1 Trash Provisions" (the "Trash Amendments") finding that "trash shall not be present in inland surface waters, enclosed bays, estuaries, or along shorelines or adjacent areas in amounts that adversely affect beneficial uses or cause nuisance." The Project will increase public access to Kelsey Creek. Please discuss how the Project will keep trash from significantly impacting the creek. Will educational signage, enforcement of park hours, trash bin placement near the bridge, operations and maintenance that includes trash removal from the creek area, or other actions be a part of these plans?
 - Cal. Code. Regs. § 64572 and Cal. Code. Regs. § 64560 requires separation of drinking water service lines and domestic supply wells from sources of potential contamination. The Project site includes a dog run (PDF page 3). Please indicate if Cal. Code. Regs. can be met or if a waiver or alternative to Waterworks Standards (Cal. Code. Regs. § 64551.100) will be needed. If a waiver is needed, the water system will need to provide the DDW Mendocino District with alternate plans and a waiver approval should be listed as a DDW approval in the Environmental Document.

Once the Environmental Document is adopted, please forward the following items in support of new public water system's permit application to the State Water Board, DDW Mendocino District Office at ddwsantarosa@waterboards.ca.gov:

- The Environmental Document and Mitigation Monitoring and Reporting Plan (MMRP);
- All comment letters received and the lead agency responses as appropriate;
- The Resolution or Board Minutes adopting the Environmental Document, MMRP, and approving the Project; and
- The Notice of Determination filed at the County Clerk's Office and the State Clearinghouse.

Please contact Lori Schmitz of the State Water Board at (916) 449-5285 or Lori.Schmitz@waterboards.ca.gov, for questions regarding this comment letter.

Sincerely,

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

Cc:

State Clearinghouse

Zachary Rounds
District Engineer
Mendocino District




What is a Public Water System?



A public water system is defined as a system that provides water for human consumption¹ to 15 or more connections or regularly serves 25 or more people daily for at least 60 days out of the year.

What types of Public Water Systems are there?

Many people think of public water systems as large city or regional water suppliers, but they also include small housing communities, businesses and even schools and restaurants that provide water. A public water system is not necessarily a public entity, and most public water systems are privately owned. There are three legal distinctions between the types of public water systems: community, non-transient non-community, and transient. The type of water system is based on how often people consume the water. Drinking water regulations impose the most stringent monitoring requirements on community and non-transient non-community water systems because the people they serve obtain all or much of their water from that system each day.

	Community Water Systems are city, county, regulated utilities, regional water systems and even small water companies and districts where people live.
	Non-community non-transient water systems are places like schools and businesses that provide their own water. The same people have a regular opportunity to consume the water, but they do not reside there.
	Transient water systems include entities like rural gas stations, restaurants and State and National parks that provide their own potable water source. Most people that consume the water neither reside nor regularly spend time there.

What does it take to be a public water system?

Being a public water system means providing affordable, safe drinking water to your customers 24 hours a day, 7 days a week, 365 day a year. This includes the associated legal, fiscal, and operational responsibilities, and future planning. Public water systems typically are run more efficiently when costs can be spread out over a large group of people to obtain good economies of scale. Small public water systems without a very high level of managerial, technical and financial capacity tend to be unsustainable.

Public water systems are required to have domestic water supply permits. The first step of the process to obtain a permit for a new public water system is to complete a preliminary technical report. The report involves contacting other existing public water systems to see if the service area of the proposed system could, instead, be served by an existing system. It also evaluates the long-term costs of creating a new public water system. **The preliminary technical report must be submitted at least 6-months prior to any water related construction.** A copy of the preliminary technical report template and the subsequent permit application materials can be obtained by contacting the State Water Resources Control Board, Division of Drinking Water's District Office. A map with District Offices can be found at the following website:

http://www.waterboards.ca.gov/drinking_water/programs/documents/ddwem/DDWdistrictofficesmap.pdf

¹ Human consumption means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including but not limited to, preparing food and washing dishes per Section §116275(e) of the Health and Safety Code.

What are the requirements to create and maintain a public water system?

A new water system applicant should consider all requirements for a public water system that are listed below and on the following page. **Typically, a public water system will incur costs associated with most or all of the required elements.** Other requirements may also be applicable, depending on whether the system is a public or private entity, such as requirements imposed by other programs with the State Water Board, such as Division of Water Rights, and other regulatory agencies, such as Local Area Formation Commissions, Public Utilities Commission, city and county governments. The section from the California Code of Regulations (CCR) Title 22, discussing the specific requirements or the section of the California Health and Safety Code (CHSC) is identified in parentheses. If the requirement comes from another regulatory section, the location is noted. Note that this is a partial list of regulatory requirements.

- Permitting engineering and technical reports (§64552), including pump tests (§64554), at least two water supply well sources for communities (§64554c and §64561), a 50-foot radius source protection zone around all new wells (§64560), a minimum of a 50-foot annular seal on new wells (§64560), a well flow meter (§64561) and initial monitoring
- Construction, including elevated storage or backup electricity for pumps to maintain 40 pounds per square inch (psi) minimum pressure at all times (§64602), proper construction of distribution systems (§64570- 64580), adequate storage capacity (§64554 and 64585) and fire capacity (contact local fire official)
- As-built maps (§64604)
- Annual water-treatment chemicals (§64590) and equipment for distribution monitoring of any added chemical treatment (dependent on the type of needed treatment)
- Ongoing raw water chemical monitoring sampling and analysis (§64431-64445.2)
- Ongoing raw water bacteriological monitoring sampling and analysis (§64430)
- Ongoing treated water bacteriological monitoring sampling and analysis (§64421-64430)
- Maintenance of bacteriological plans (§64422) and emergency notification plans for water quality emergencies (§64463-64466)
- Ongoing lead and copper monitoring including sampling and analysis and maintenance of a lead and copper plan (§64670-64690.80)
- Ongoing disinfection byproducts monitoring and maintenance of an associated plan (64530-64537.6)
- Maintaining a customer water quality complaint program (§64470)
- Main flushing (§64575), valve and meter maintenance (§64600), and maintaining system maps (§64604)
- Cross connection program and annual back-flow device testing (from Title 17, §7583-7605)
- Licensed water treatment operator and distribution staff (§64413.1-64413.7)
- Written procedures for system maintenance, for example pipeline break procedures, etc. (64580, 64582, & 64583)
- Source capacity planning studies and permit amendments for any additional growth (§64558 and §64556)
- Annual Consumer Confidence Report preparation and distribution (§64480-64483)

Requirements continue on next page...

...Requirements to create and maintain a public water system, continued

- Annual Electronic Report submittal to State Water Resource Control Board-Division of Drinking Water (CHSC §116530)
- Records of the estimated life of all pumps, treatment, storage, and distribution system and an annual capital improvement plan to fund infrastructure replacement (CHSC §116540)
- Metering and billing staff (CHSC §116540)
- Emergency reserves for drought, regulatory changes, public notice of bacteriological or chemical failures, etc. (CHSC §116540)
- Maintaining of business licenses, annual drinking water permit fees (CHSC §116565) and payment of any State enforcement fees for actions resulting from water system noncompliance (CHSC §116577)
- Appropriate working area for staff, chemicals, and records (§64470, §64423.1)
- Insurance and liability for staff, with duties including climbing tanks, handling hazardous chemicals, etc
- Management staff that is knowledgeable about drinking water. Staff coordinate the above and maintain financial controls (per Corporation Code and Government Code requirements and CHSC §116540)
- If the source is surface water, there may be additional requirements:
 - A water treatment plant meeting all Surface Water Treatment Rule requirements (§64650-64666),
 - Continuous operator supervision of the water treatment plant when in service (§64660)
 - Chemical monitoring equipment, at minimum turbidity and chlorine (§64655-64656.5, §64659)
 - Operations Plan (§64661) and Alarms (§64659)
 - Monthly monitoring reports to the Division of Drinking Water (§64662-64664.2)
 - Additional raw water sampling requirements (§64654.8)



Is there any flexibility on these requirements?

All public water systems are subject to the same health based standards and laws whether they are a big city, a small community, or a rural restaurant. However, there are some minor adjustments that are made to monitoring frequencies based on population and water system type. Each public water system is expected to continuously supply high quality water meeting all the applicable requirements.

How do I find an existing public water system to serve my project area?

California Water System Area Boundaries:

[https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?](https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?id=272351aa7db14435989647a86e6d3ad8)

[id=272351aa7db14435989647a86e6d3ad8](https://gispublic.waterboards.ca.gov/portal/apps/webappviewer/index.html?id=272351aa7db14435989647a86e6d3ad8) This website provides a map of the boundaries of public water systems. It is currently under development and does not include all public water systems, but is searchable by address or county and includes other useful map layers.

Drinking Water Watch: <https://sdwis.waterboards.ca.gov/PDWW/>

All active and inactive public water systems in California are provided on this website as well as a contact phone number or address for the public water system. The listing can be filtered by county, but no map is provided.

Contact the Division of Drinking Water District Office Serving Your Area and Ask: If you are unable to find a public water system nearby, contact the District Engineer for additional support. A webpage link of Division District offices and contacts is provided on the first page of this document.