



**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

7-8

March 31, 1998

To: Board of Directors (Engineering and Operations Committee--Action)  
(Organization and Personnel Committee—Action)

From: *for* General Manager *Charles J. Meacham*

Submitted by: Chief Engineer *Dary Hayf*

Subject: *for* Amend Agreement No. 16258 for the Specific Plan and Subsequent  
Environmental Impact Report for the Eastside Reservoir Project Recreation  
Development

## RECOMMENDATION(S)

It is recommended that your Board amend Agreement No. 16258 with P&D Consultants to fund currently anticipated efforts on the Eastside Reservoir Project Recreation Areas Specific Plan and Subsequent EIR, to agreement value not to exceed \$850,000.

## EXECUTIVE SUMMARY

Recreational development is a planned and approved component of the Eastside Reservoir Project (ESRP). Unlike the construction and operational features of water conveyance facilities, recreational development is not exempt from the approval authority of local planning agencies. A Specific Plan for the recreational feature of the project is required to obtain development entitlements, and state law requires that a Subsequent Environmental Impact Report (EIR) be prepared to address the new and expanded recreation uses from those identified in the certified 1991 ESRP Final EIR. Prior to implementation of recreation development within the east and west recreation areas, Metropolitan's Board must approve the Specific Plan and certify the Subsequent EIR. These documents must also be approved by the County of Riverside (for development within unincorporated Riverside County) and the City of Hemet (for development within the city limits). Metropolitan's commitment of facilities and funding remains unchanged from the 1991 Final EIR, a financial commitment of \$58 million in Metropolitan funding.

The Specific Plan and Subsequent EIR must be completed expeditiously in order for construction of the entitled facilities to proceed in coordination with construction of the reservoir. Delays will increase costs and disrupt the schedule for the entire project. During a competitive procurement process completed in June 1996, P&D Consultants was selected out of a total of 35 proposals received to provide general on-call environmental planning and management services.

Metropolitan has entered into Agreement No. 16258 with P&D Consultants to provide these services.

Under the existing Agreement No. 16258, P&D Consultants performed the initial evaluations required to proceed with the entitlement process. Given the time constraints involved with completing the Specific Plan and Subsequent EIR and P&D Consultants' expertise in the types of services required for the preparation of these documents, work to complete the Specific Plan and Subsequent EIR is being executed through existing Agreement No. 16258. Both the Specific Plan and the Subsequent EIR are within the scope of services required for this agreement. The nature and scope of work required to complete the entitlement process, including coordination and negotiations with the City of Hemet and County of Riverside, require efforts that will exceed the existing \$210,000 agreement.

Not included in this amendment are:(1) CEQA clearance for body contact recreation; and (2) recreation changes as a result of negotiations with the County of Riverside, City of Hemet, and the public. As these additional requirements are more clearly indentified, a total budget amount of \$1,300,000 is expected to be necessary to complete the entitlement process. Futher amendments to Agreement No. 16258 will be requested of your Board as additional requirements are identified.

It is therefore recommended that the Board of Directors amend the contract amount of Agreement No. 16258 to finance the completion of the Specific Plan and Subsequent EIR. The Budget for ESRP remains unchanged at \$1,972,100,000.

### **JUSTIFICATION**

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Metropolitan selected the P&D Consultants staff and project management team to provide services to the Planning and Resources Division and Eastside Reservoir Project after a systematic review of the qualifications of the competing firms who responded to RFP 213 during a competitive proposal process. P&D Consultants has prepared planning and environmental documents throughout the Project region, and has consistently demonstrated its expertise in providing those services. From experience on other Metropolitan projects, P&D Consultants staff are familiar with and have a full understanding of Metropolitan objectives, needs, and schedule requirements, and all applicable laws and standards for preparing environmental and planning documents. They will apply those necessary strengths to the tasks required by the Planning and Resources Division and the Eastside Reservoir Project. P&D Consultants' knowledge of the project area, the local community, and the planning agencies with jurisdiction over recreation development will provide invaluable skills that would not be readily available from another contractor, and that will ensure that the tasks included in this contract are completed in a timely, cost-effective manner, with minimal delays to critical project schedules. Metropolitan will benefit both professionally and economically by utilizing the services of P&D Consultants.

### **ALTERNATIVE(S) TO PROPOSED ACTION**

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#### **Recirculate RFP to solicit additional proposals**

This would require substantial additional time with no guarantee of receiving a more qualified firm or better proposals. Project schedules would be significantly impacted.

**Utilize Metropolitan staff to conduct analysis and prepare required documents**

Metropolitan staff with the expertise necessary to do this work are currently committed to other District projects. Project schedules and costs would be significantly impacted if this effort was delayed.

**ACTIONS AND MILESTONES**

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1. MWD submit Draft Specific Plan/Subsequent EIR for public review June 25, 1998.
2. MWD certify Final Specific Plan/Subsequent EIR November 10, 1998.
3. Local agency approve Specific Plan/Subsequent EIR March 4, 1999.
4. Entitlement documents completed April 26, 1999.

**CEQA COMPLIANCE / ENVIRONMENTAL DOCUMENTATION**

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In October 1991, your Board certified the Final Environmental Impact Report for the Eastside Reservoir Project. Preparation of a Subsequent EIR pursuant to the provisions of the California Environmental Quality Act is currently in process. Board certification of the Subsequent EIR will be required as part of Board action on the Specific Plan.

**MBE / WBE**

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The Minority-Owned Business Enterprises (MBE) and Women-Owned Business Enterprises (WBE) participation levels established for Agreement No. 16258 are MBE: 15% and WBE: 5%. In executing the tasks required to support the ESRP Specific Plan and Subsequent EIR process, P&D Consultants will maximize the MBE and WBE sub-consultants usage in the attempt to achieve the participation levels.

**DETAILED REPORT**

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In October 1991, your Board approved the Eastside Reservoir Project and certified the Final Environmental Impact Report (EIR), which evaluated the environmental effects of the project in compliance with the requirements of the California Environmental Quality Act (CEQA). In the Final EIR, conceptual recreational development outside of the east and west dams was identified and evaluated as a Project component. Based on extensive community input, market analysis, and design and engineering studies, the recreation plan has been revised to include additional and expanded uses compared to those evaluated in the Final EIR. These uses are provided entirely from the private sector with no change in Metropolitan's scope and \$58 million funding commitment from the 1991 Final EIR. In November 1998, your Board authorized staff to proceed with development of the revised recreation plan. The Final EIR must also be revised to evaluate the plan and comply with the requirements of CEQA; a Subsequent EIR will be prepared, and must be certified by your Board.

Unlike the construction and operation of water supply facilities, recreational development is not exempt from the approval authority of local planning agencies. Development entitlements are required from the County of Riverside (for development within unincorporated Riverside County) and the City of Hemet (for development within the city limits). Those entitlements will be obtained through a Specific Plan which must be prepared by Metropolitan and approved by your Board, the County, and the City prior to construction of recreation facilities.

Prior to your Board's approval to proceed with the development of a revised recreation plan, a Request for Proposals (RFP No. 213) to provide general environmental planning and management tasks was issued in June 1996. Thirty-five proposals were received and evaluated by the Review Committee comprised of representatives from the Planning and Resources Division. From the proposals evaluated, the Review Committee short-listed 13 firms based upon each respondent's qualifications, experience, project approach, fee schedule, and MBE/WBE participation.

Critical Eastside Reservoir Project schedules for development of the Specific Plan and Subsequent EIR resulted in an immediate need by the Planning and Resources Division for a consultant with specific expertise in preparing these documents. With these qualifications in mind, the Review Committee further evaluated the list of the 13 short-listed firms. The final recommendation of the Review Committee was to retain the services of P&D Consultants. P&D Consultants is an established firm with over 30 years of experience in preparing planning and environmental documents. Metropolitan entered into Agreement No. 16258 with P&D Consultants for general environmental and planning tasks and to assist with the ESRP Specific Plan and Subsequent EIR.

P&D Consultants exhibited the strongest expertise in the types of services required for preparation of documents required for the recreational features of the project and were selected to perform these services. P&D Consultants has performed the initial environmental documentation leading to preparation of the Specific Plan and Subsequent EIR. The Scope is now fully defined for completion of this work. Remaining work is being executed through P&D Consultants because of their strong environmental documentation and project-specific expertise and given the time constraints involved in completing the Specific Plan and Subsequent EIR.

The nature and scope of work required to complete the Specific Plan and Subsequent EIR including coordination and negotiations with the City of Hemet and the County of Riverside, require efforts that will exceed the existing \$210,000 agreement.

It is therefore recommended that your Board amend the contract amount of Agreement No. 16258 to finance the completion of the ESRP Specific Plan and SEIR. The Budget for the ESRP remains unchanged at \$1,972,100,000.