

- **Board of Directors**  
**Asset, Real Estate and Infrastructure Policy Committee**

January 14, 2003 Board Meeting

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**8-6**

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**Subject**

Appropriate \$845,000 and authorize an amendment to an existing agreement, to an amount not to exceed \$745,000, to T & B Planning Consultants to provide master plan consulting services for various potential recreation areas adjacent to Diamond Valley Lake and Lake Skinner (Approp. 15334)

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**Description**

In March 2002, the Board directed staff to proceed with the development of the public-use portions of the recreational amenities at the Diamond Valley Lake (DVL) East Recreation Area using land-use planning consultants rather than a private master developer. Consequently, Metropolitan issued RFQ No. 552 to solicit qualifications from interested land-use planning consultants to assist in local planning and entitlement processes. A qualifications-based selection process was utilized in accordance with Metropolitan policy and procedures to identify T & B Planning Consultants as the preferred consulting firm.

A significant task included within the consultant agreement was the preparation and approval of a DVL Park Specific Plan for a portion of the East Recreation Area. To expedite approval of the DVL Park Specific Plan, a professional services agreement was negotiated and executed under the Chief Executive Officer's authority. Timely approval of the specific plan was required to facilitate the entitlement for the Southern California Water Education Center and the Western Center for Archaeology and Paleontology with the city of Hemet, the governing land-use planning authority. Expedient entitlement of the museum facilities will allow design and construction schedules to be met, so that time sensitive federal and state funding may be pursued.

With the successful conclusion of the DVL Park Specific Plan process, the Board directed staff to present a course of action for the development of a master plan for potential recreation areas around DVL and Lake Skinner. In November 2002, the Diamond Valley Recreation Special Committee (DVRSC) was presented with a proposal from T & B Planning to provide such service. T & B Planning consultants offer local expertise in land use planning and recreation development opportunities primarily in Riverside and Orange Counties. They also have specific knowledge of Metropolitan's DVL Recreation Program through their active involvement in the preparation of the DVL Park Specific Plan and entitlement processes.

The proposed deliverables for the master plan process include detailed milestones, schedule and budget estimates. The master plan process will also present to the Board on a monthly basis options on conceptual land use plans, in addition to opportunities and constraints analysis. It will incorporate, where appropriate, county and local city land use designations. Through input and direction from the Board, a final master plan for the potential recreation areas will be developed. Future land use decision will then be acted upon consistent with this adopted master plan.

T & B Planning Consultants existing agreement for local planning and entitlement purposes is in an amount not to exceed \$240,000 per year for each of two years. This amendment to their existing agreement would fund the scope of work for master planning activities consistent with the above and what was presented to the November 2002 DVRSC in an amount not to exceed \$265,000. This amount does not include market feasibility analysis or cost and demand analysis for the proposed conceptual planning models. This service will be better accomplished using a specialist consultant and will be offered for board consideration at a later date.

## Policy

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Metropolitan Water District Administrative Code § 5108: Capital Project Appropriation  
 Metropolitan Water District Administrative Code § 8117: Professional and Technical Consultants

## California Environmental Quality Act (CEQA)

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CEQA determination for Staff Recommendation:

The proposed action is exempt under the provisions of CEQA, since an existing agreement would be amended for additional planning services only. That is, the proposed action would involve only the development of a conceptual plan associated with feasibility and planning studies for possible future actions, as well as basic data collection and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These activities may be strictly for information gathering purposes, or as part of a study leading to actions which a public agency has not yet approved, adopted, or funded. As such, this proposed action qualifies under a feasibility and planning studies exemption (Section 15262 of the State CEQA Guidelines) and a categorical exemption (Class 6, Section 15306 of the State CEQA Guidelines).

The CEQA determination is: Determine that pursuant to CEQA, the proposed action qualifies under both a feasibility and planning studies exemption and a categorical exemption (Class 15262 and Class 6, Section 15306 of the State CEQA Guidelines).

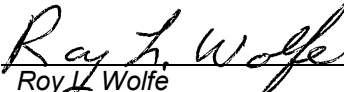
## Staff Recommendation

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Adopt the CEQA determination and

- a. Increase Approp. 15334 by \$845,000 to a total of \$16.395 million; and
- b. Authorize an amendment to an existing agreement with T & B Planning Consultants to an amount not to exceed \$745,000 for additional master planning services.

**Fiscal Impact:** \$300,000 in unbudgeted and \$545,000 in budgeted CIP funds. If the Board approves this recommendation, then the fiscal year 2003/2004 CIP expenditure plan will be adjusted accordingly.

  
 Roy L. Wolfe  
 Manager, Corporate Resources

12/19/2002  
 Date

  
 Ronald R. Gastelum  
 Chief Executive Officer

12/20/2002  
 Date

## Attachment 1 – Financial Statement for Diamond Valley East Recreation Program

BLA #2065

**Financial Statement for Diamond Valley East Recreation Program**

A breakdown of Board Action No. 5 for Approp. No. 15334 for planning of recreation facilities for the Diamond Valley East Recreation Program is as follows:

	<b>Previous Board Action No. 4 <u>(Nov. 2002)</u></b>	<b>Current Board Action No. 5 <u>(Jan. 2003)</u></b>	<b>New Total Appropriated <u>Amount</u></b>
Labor			
Design and Specifications	164,000	0	164,000
Owner Costs (Program Management)	3,748,000	100,000	3,848,000
Materials and Supplies	15,000	0	15,000
Incidental Expenses	121,000	0	121,000
Professional/Technical Services	9,111,000	745,000	9,856,000
Equipment Use	13,000	0	13,000
Contracts	2,100,000	0	2,100,000
Remaining Budget	<u>278,000</u>	<u>0</u>	<u>278,000</u>
<b>Total</b>	<b>\$ 15,550,000</b>	<b>\$ 845,000</b>	<b>\$ 16,395,000</b>

**Funding Request**

<b>Program Name:</b>	Diamond Valley East Recreation		
<b>Source of Funds:</b>	Construction Funds (General Obligation, Revenue Bonds, Pay-as-You-Go)		
<b>Appropriation No.:</b>	15334	<b>Board Action No.:</b>	5
<b>Requested Amount:</b>	\$ 845,000	<b>Capital Program No.:</b>	15334-R
<b>Total Appropriated Amount:</b>	\$ 16,395,000	<b>Capital Program Page No.:</b>	E-25
<b>Total Program Estimate:</b>	\$ 59,250,000	<b>Program Goal:</b>	Other