

Turnstone Consulting

WATER TRANSFER PROJECT EIR MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

EIR DRAFT WORK SCOPE

April 14, 2003

Turnstone Consulting will work with the Monterey Peninsula Water Management District to prepare a Draft EIR on the District's proposal to terminate the existing Water Transfer Program. It is assumed that no Initial Study will be necessary. It is also assumed that considerable amounts of information will be provided by District staff.

Task 1: Project Description

Monterey Peninsula Water Management District (MPWMD or District) staff will provide background information about the proposed project, including the following information typically found in an EIR Project Description: project location—presumed to be the entire area of the MPWMD—accompanied by a simple map in pdf format that can be included in the EIR; objectives of the MPWMD in proposing the project; an explanation of the proposal to discontinue the water transfer program, including an explanation of the water transfer program as it has been operated since 1993 to provide context for the proposal to discontinue it, and an explanation of how the existing water transfer program does not increase the overall water supply available to MPWMD; and a list of approvals required and the agencies taking the required actions.

Turnstone Consulting will review the background information and, in up to two telephone conference calls obtain any clarification necessary for Turnstone staff to understand the project. Turnstone will prepare a draft EIR Project Description Section and submit it to District staff for review. Turnstone will revise the description based on one round of comments from District staff.

Task 2: Notice of Preparation and Scoping

Turnstone staff will summarize the above Project Description for use in a formal Notice of Preparation pursuant to CEQA Section 21080.4. A Draft NOP will be provided to the District for review and comment. Turnstone will finalize the NOP and mail up to 50 copies to an address list of agencies and individuals provided by the District

District staff will provide public notice of a formal public scoping meeting to be held in a split session—an afternoon and evening on the same day. Turnstone Principal Barbara W. Sahm will explain the purpose of a scoping meeting, summarize the proposed project, and facilitate receipt of oral comments by agencies and members of the public. Written comments provided during the 30-day public comment period will be provided to Turnstone by District staff; Turnstone will prepare a brief summary of issues raised at the scoping meeting and in written comments.

Task 3: EIR Format and Final Approach

Turnstone will prepare a detailed outline and sample format for the EIR, based on its experience, and on prior MPWMD documents if supplied. The outline will indicate approach and level of detail expected for each topic, and will include a brief outline of up to three alternatives, including the No Project alternative.

Turnstone will revise the outline based on one set of consolidated comments by MPWMD staff, and will provide the revised outline to its staff and MPWMD staff who are participating in EIR preparation.

Task 4: Background Information

MPWMD staff will provide the following background information:

- A brief description of existing water supply for the District's customers, and constraints imposed on the water supply by the State Water Resources Control Board and other agencies, which establish the maximum amount of water available to the District to serve its customers.
- Details on the history of use of the water transfer program since 1993, including at least:
 - Acre feet transferred each year
 - Types of "sellers" of unused water, and a forecast of likely future sellers if that is a reasonable thing to estimate.
 - Number of residences and/or businesses that could be served by the acre feet transferred each year under current conditions.
 - Other information District Planners consider important using historic information to project likely future water transfer activity.
- A summary of conservation efforts by District customers and the results in terms of numbers of households or persons served per acre-foot per year in 1980, 1990 and 2000, or other appropriate comparison years, to document increased conservation on the part of customers.
- Projections, based on historical records, of potential annual water transfers if the program were to continue through 2020 or some other reasonable analysis year.
- A copy of the adopted Urban Water Management Plan.
- Available information on groundwater use in the District, and in neighboring water supply areas as available, and the condition of groundwater (overdrafted, threatened, etc.) in each area, to include details about any limitations on groundwater use and any District programs to control groundwater use, and their effectiveness.
- Other information about water supply, including other potential sources that could be available in nearby jurisdictions outside the District's area, relevant to the issues raised concerning discontinuing the transfer program.

MPWMD staff and Turnstone staff will collaborate on establishing a reasonable amount of future growth that could occur if the water transfer program were to continue, based on information listed above and other information available from the District. This will be in the form of total number of residential units and/or total amount of commercial development. It will not establish any locations for this growth.

Turnstone staff will compile the following land use information (via internet when possible), relying mainly on the new draft County General Plan:

- Housing Needs Assessment for Monterey County and the various cities served by the MPWMD, from AMBAG, the County Planning Department, and the City Community Development Departments or Planning Departments or cities served.
- Monterey County General Plan Update and EIR, and General Plans from other appropriate jurisdictions, as needed to identify current and planned land uses.
- Redevelopment Plans from various jurisdictions served by the District.

Task 5: Economic Analysis of Growth Potential

Based on the issues already raised in opposition to discontinuing the Water Use Credit Transfer Program, an economic analysis of the growth potential in the areas served by the District is needed, including an analysis of whether any existing or potential new businesses or new residential development might relocate outside the District if water supply were found to be available in adjacent jurisdictions. The analysis will also include an assessment of whether relocation might cause or exacerbate any existing blighted areas in cities within the District's jurisdiction. This analysis will be used in the EIR as a basis for assessing potential land use impacts that could result from the proposal to discontinue the transfer program.

Task 6: Administrative Draft EIR

The ADEIR will include the following sections:

- a. Introduction. Turnstone will draft an Introduction that summarizes the existing water supply sources, and existing limitations on available water and provides background on the purpose of the EIR, based on information supplied by the District. Turnstone will draft an explanation of the EIR organization and the EIR process.
- b. Project Description. To be finalized from Task 1.
- c. Environmental Setting, Impacts, and Mitigation Measures. This section will include analysis of the limited number of topics necessary to discuss the potential physical environmental impacts that could result from implementation of the proposed project:

1. Land Use.

Existing land uses within the District's jurisdiction will be summarized, and population and economic growth projections for the area encompassed in the District will also be summarized, based on information from AMBAG and the draft County General Plan. The Setting section will also include a brief discussion of planned redevelopment in the various cities in the District.

Likely economic and residential growth will be summarized based on the economic analysis prepared in Task 5. Water demand that could result from this growth will be calculated with the assistance of District staff. The potential impacts to planned growth in redevelopment areas and elsewhere in the District from the change in water supply with the project will be identified. This analysis will assume that the same amount of water could be available through water use credit transfers as has been available during the 10-year operation of the transfer program.

The analysis will quantify the housing opportunities potentially lost as a result of the proposed project if all transfers were to be used for housing, and relate this potential impact to the Housing Needs Assessment prepared by AMBAG. The discussion will not focus on loss of affordable housing, but will note that if housing development is limited, this generally affects the affordability of housing in the area.

The analysis will identify the potential for loss of commercial growth due to relocation if relocation is found to be likely based on the economic analysis in Task 5, and assess whether relocation might be induced by the loss of water supply from the transfer program. The analysis will use information in the economic analysis in Task 5 to identify whether relocation or loss of commercial growth would be sufficient to result in increases in blight in developed areas.

2. Water Supply.

This section will include a discussion of the amount of water that has been available under the transfer program in relation to the total volume of water supplied by the District, based on information made available by District staff. It will summarize the limited information available on whether or not the water use credit transfer program has resulted in any savings, with qualitative discussions of the overall potential for increased use as a result of the program.

This section will also qualitatively discuss the potential for impacts to existing water supplies if relocation of development to sites outside the District is found to be a likely result of the proposed discontinuation, based on the economic analysis in Task 5. These impacts could include additional overdraft of already impacted groundwater supplies.

- d. **Issues Determined Not to Be Significant.** Turnstone will prepare brief discussions of the following topics, explaining why the proposed project would not result in significant environmental impacts (note that if any are later determined to require more detailed analysis, the scope and budget will need to be adjusted accordingly): transportation, air quality, noise, biological resources, community services, geology and seismicity, visual and urban design, cultural resources. The discussion will be based on the draft County General Plan, and various community General Plans, where appropriate.
- e. **Statutory Sections.** Turnstone will prepare a brief discussion of Growth Inducement, Significant Unavoidable Effects, and Significant Irreversible Changes, based in part on the economic analysis in Task 5, above.
- f. **Alternatives.** Turnstone and MPWMD staff will identify up to two alternatives, in addition to the No Project alternative, based on Task 2 above. One alternative is likely to be retaining the transfer program but limiting its use to affordable housing. Analysis of the alternatives will be qualitative, except that the No Project alternative (continuing the existing transfer program) will include a discussion and analysis of the approximate amount of housing that could result from continuation and whether that development could have significant environmental impacts.
- g. **Summary.** Turnstone will prepare a summary for the EIR.

Up to eight copies of the Administrative Draft EIR will be provided to the MPWMD for internal review and comment

Task 7: Draft EIR

Turnstone will revise the Administrative Draft EIR based on one set of consolidated comments from MPWMD staff and will prepare a Draft EIR for publication. Up to 100 copies of the Draft EIR will be provided, including 15 copies for the State Clearinghouse. The document will also be provided to the District in electronic format (CD). It is assumed that the District will prepare the State Clearinghouse Notice of Completion Form and will provide appropriate public notice of the availability of the Draft EIR and background documents.

Turnstone staff will attend one formal public hearing on the Draft EIR, assuming the District's typical practice of a 1- to 2-hour afternoon session and a 2+ hour evening session on the same day.

Task 8: Meetings and Consultation

Turnstone staff will attend up to 4 meetings at MPWMD offices, and will participate in up to 6 telephone conference calls of about one half hour or more concerning the EIR, in addition to the public scoping meeting in Task 2, the public hearing in Task 5 and the conference calls in Task 1. Additional meetings and consultation can be provided on a time-and-materials basis as requested by the District.

Additional Tasks:

The scope of work and budget for preparation of Responses to Comments will be established following the end of the public comment period, when the nature and extent of comments is known.