

EXHIBIT 9-A**Turnstone Consulting****WATER TRANSFER PROJECT EIR  
MONTEREY PENINSULA WATER MANAGEMENT DISTRICT****EIR DRAFT SCOPE OF WORK**

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 the District will prepare a Notice of Preparation, that no Initial Study will be necessary. It is also assumed that considerable amounts of information and some portions of EIR sections will be prepared by District staff in collaboration with Turnstone.

*Task 1: Project Description*

Monterey Peninsula Water Management District (MPWMD or District) staff will provide a detailed description of the proposed project, including the following issues typically found in an EIR Project Description: project location (preferably 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 1995, to provide context for the proposal to discontinue it, and an explanation understandable to the lay reader 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 description and, in up to two telephone conference calls obtain any clarification necessary for staff to understand the project and complete the EIR Project Description Section.

*Task 2: 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 3: 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 1995, 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 residential additions that were proposed to receive water from transfers each year the program has operated
    - Number of residences that could be served by the acre feet transferred each year under current conditions.
    - Anything else 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.
- 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.

Turnstone staff will compile the following information

- 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.
- Residence Elements and Land Use Elements from appropriate jurisdictions, and other portions of General Plans as needed.
- Redevelopment Plans for residential development, if any, from various jurisdictions served.
- Traffic data for main highways from County Congestion Management Agency, if needed to discuss potential traffic impacts of growth that could result from the project or an alternative.

MPWMD staff and Turnstone staff will collaborate on a reasonable forecast of likely future development that could occur if the water transfer program were to continue, based on information listed above and other information available from the District.

*Task 4: Administrative Draft EIR*

The ADEIR will include the following sections:

- a. Introduction. MPWMD staff 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. 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 and Housing. Turnstone will introduce the topic by explaining that the proposed discontinuation of water transfers could affect housing production in the service area (using the District's common term for "service area" if any). The section will describe existing housing conditions in the District's service area, based on information from the various General Plans; describe the amount of housing determined by the State to be needed in Monterey County and how that need has been allocated to the various jurisdictions within the County; identify the amount of housing that could result if the transfer program were to continue, and therefore quantify the housing opportunities potentially lost as a result of the proposed project. This impact will be defined as potentially significant or less than significant, depending on significance criteria to be established by MPWMD staff and Turnstone. If identified as significant, the District and Turnstone will consider whether feasible mitigation measures are available. Turnstone assumes that loss of agricultural land will not need to be analyzed.
  - 2. Water Supply. MPWMD and Turnstone will collaborate on a brief discussion of existing supplies, a description of the "supply" available under existing conditions with the transfer program, and the change in supply with the proposed project. Significance of this issue will probably depend on the results of the land use analysis above.
- d. Issues Determined Not to Be Significant. Turnstone (and MPMWD) 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 analysis will be based on 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.
- 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 five copies of the Administrative Draft EIR will be provided to the MPWMD for internal review and comment

*Task 5. 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 or more hour evening session on the same day.

*Task 6: 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 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.

## Turnstone consulting

**WATER TRANSFER PROJECT EIR  
COST ESTIMATE THROUGH PUBLICATION OF DRAFT EIR**

Task 1: Project Description	\$ 5,700
Task 2: EIR Format and Final Approach	\$ 4,900
Task 3: Background Information	\$ 20,700
Task 4: Administrative Draft EIR	\$ 50,000
Task 5: Draft EIR	\$ 10,300
Task 6: Meetings and Consultation	\$ 8,200
Direct Costs	<u>\$ 10,200</u>
<i>TOTAL</i>	<i>\$110,000</i>

## Notes:

/1/ Task budgets are assumed not to be individual fixed-fee budgets. Thus, any amount not expended in one task can be invoiced in another task. Invoicing will be on a time-and-materials basis, based on the Turnstone Compensation Schedule for this project.

/2/ All Tasks except 5 and 6 assume considerable input from MPWMD staff as described in the Scope of Work; some input may be provided to Turnstone in EIR format.

/3/ Task 5 budget assumes one round of comments from MPWMD staff, consolidated with comments by any others requested by MPWMD to review the Administrative Draft EIR.

/4/ Direct Costs covers reproduction and copying; travel; travel, meals and lodging for one public hearing on the Draft EIR; postage and delivery; and printing up to 5 copies of the Administrative Draft EIR and up to 100 copies of the Draft EIR.

**TURNSTONE CONSULTING****COMPENSATION SCHEDULE****Monterey Peninsula Water Management District  
T03.112**

Company Principal	\$175/hour
Director	\$140 - \$170/hour
Senior Planner/Senior Scientist	\$115 - \$150/hour
Staff Planner/Staff Scientist	\$100 - \$130/hour
Project Planner/Project Scientist	\$80 - \$115/hour
Associate Planner/Associate Scientist	\$65 - \$100/hour
Project Coordinator/Editor/Assistant	\$70 - \$90/hour
Graphics/ Designer	\$75/hour
Word Processor	\$75/hour
Clerical/Field Technician	\$50/hour
Mileage is charged at	\$0.365/mile
Photocopies are charged at	\$0.10/page

Direct costs, such as subcontractor costs, travel, meals, lodging, rentals, printing, and graphic materials are subject to a 10% administrative charge.

Consultant will invoice Client monthly. Invoiced amounts are due and payable upon receipt. Client's account will be considered delinquent if Consultant does not receive full payment within thirty days after the date of invoice.

A service charge at the rate of 1.0 percent per month will be applied to delinquent accounts. Payment thereafter will be applied first to accrued interest and then to unpaid principal.

For situations requiring expert testimony or depositions, services will be provided at two times the standard hourly rates listed, with a minimum of four hours.

This schedule is in effect through December 2003 and subject to change thereafter.

## Turnstone Consulting

### WATER CREDIT TRANSFER PROJECT EIR SCHEDULE THROUGH PUBLICATION OF DRAFT EIR

Tasks 1 & 2: Project Description, EIR Approach	
Information from MPWMD by	April 11
Final PD by	April 18
Task 3: Background Information	
Water supply and other information from	
MPWMD by	April 18
Turnstone obtains land use information by	April 18
Task 4: Administrative Draft EIR	
Turnstone submit to MPWMD by	May 23
MPWMD staff comments to Turnstone by	May 30
Task 5: Draft EIR	
Turnstone publish Draft EIR	June 12
To State Clearinghouse by	June 16
45-day public review period through	July 30

Turnstone Consulting acknowledges the MPWMD goal to certify the Final EIR in September 2003. Turnstone believes this goal is achievable depending on the nature and extent of comments received on the Draft EIR.