

MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

8-11

December 16, 1993

To: Board of Directors (Water Problems Committee--Action)
From: General Manager
Subject: Informal Approval of Concurrent Annexation of Olympic Training Center Boathouse Annexation to Otay Water District, San Diego County Water Authority and The Metropolitan Water District of Southern California

Report

By letter dated October 27, 1993, the San Diego County Water Authority (Authority) has requested informal approval of the concurrent annexation of an uninhabited area designated as Olympic Training Center Boathouse Annexation to Otay Water District (Otay), the Authority and The Metropolitan Water District of Southern California (Metropolitan). This annexation area comprises a gross area of 4.75 acres of which 0.11 acres are located within a public street leaving a net area of 4.64 acres.

The proposed annexation area shown tinted red on the attached map is located in the eastern area of the City of Chula Vista City limits. The site is bounded on the west by Wueste Road, adjacent to Lower Otay Reservoir. It is approximately 7.5 miles east of downtown Chula Vista and 7 miles north of the United States/Mexico International Border. The site proposed to be annexed is a small portion of the approximately 160 acre United States Olympic Training facility which is already within Metropolitan's service area. The property is owned by the City of San Diego and is currently vacant.

Authority has submitted a Plan (included as Attachment A) for Implementing Water Use Efficiency Guidelines (Plan) pursuant to Section 3107 of Metropolitan's Administrative Code. Staff has reviewed the Plan and finds that it adequately addresses the requirements of the guidelines. The Authority states that the projected annual water demands for this proposed development will be approximately 1.14 AFY.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing

the \$2,132 per acre rate and the sum of \$5,000.00 for processing costs, the annexation charge amount is \$14,892.48.

This annexation is subject to the provisions of the California Environmental Quality Act (CEQA). CEQA will be complied with prior to the time that formal approval of this annexation is requested from Metropolitan. At that time, as required by CEQA, your Board will be requested to review and consider pertinent environmental documentation.

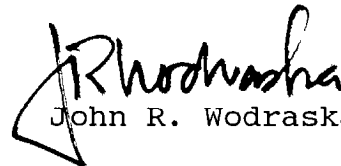
Board Committee Assignment

This letter is referred for action to the Water Problems Committee because of its authority to review and consider requests for annexation, pursuant to Administrative Code Sections 2481 (g) and 3102.

Recommendation

WATER PROBLEMS COMMITTEE FOR ACTION.

It is recommended that your Board and any committees acting upon this request: (1) approve the Plan for Implementing Water Use Efficiency Guidelines for this proposed annexation; and (2) give informal approval for the concurrent annexation of Olympic Training Center Boathouse Annexation to Otay, the Authority and Metropolitan conditioned upon a cash payment to Metropolitan of the annexation charge of \$14,892.48 if completed by December 31, 1994 or at the then current per-acre rate if completed after December 31, 1994, subject to such terms and conditions as may be fixed by your Board in granting formal consent to such annexation when a request therefor has been received.


John R. Wodraska

GWW/marb4



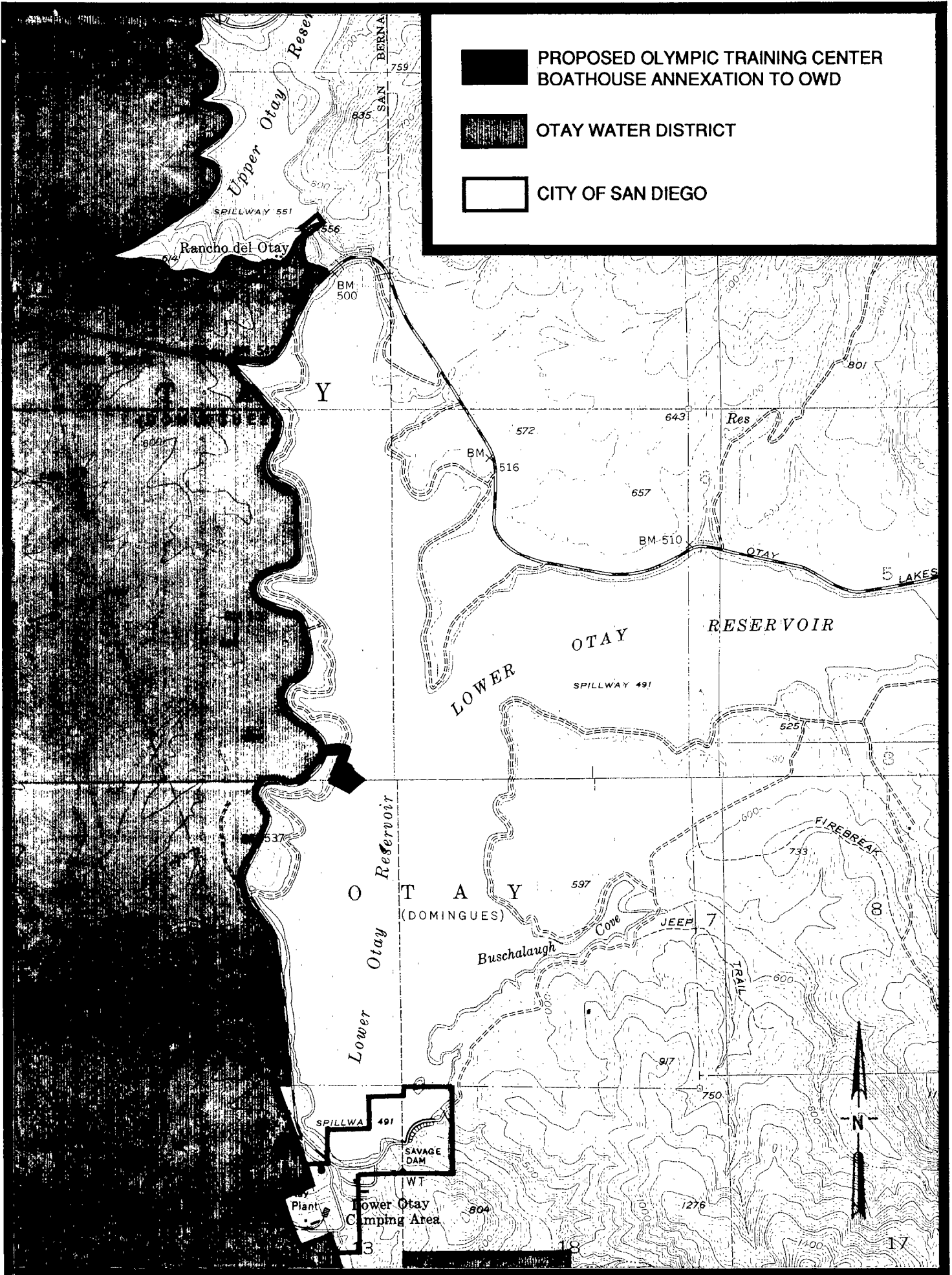
PROPOSED OLYMPIC TRAINING CENTER
BOATHOUSE ANNEXATION TO OWD



OTAY WATER DISTRICT



CITY OF SAN DIEGO



ATTACHMENT A

**United States Olympic Committee
Olympic Training Center Boathouse**
Annexation to Otay Water District, San Diego County Water Authority, and
Metropolitan Water District

PLAN FOR IMPLEMENTING WATER USE EFFICIENCY GUIDELINES
(Code Section 3107)

Prepared for The **San Diego
National Sports Training Foundation**
By McKinley Nielsen Associates, Inc.
October, 1993

This Plan for Implementing Water Use Efficiency Guidelines has been prepared, as required by the Metropolitan Water District, for the annexation of the Olympic Training Center Boathouse. Annexation of this 4.75 acres will allow water to be provided by the Otay Water District, a member agency of the San Diego County Water Authority, to a new boathouse to be constructed for the United States Olympic Committee. The Olympic Training Center boathouse is being constructed by the San Diego National Sports Training Foundation and will be used to train American rowers, canoeists and kayakers for world competition - including Olympic Games.

This Plan addresses how the project, and the agencies which will serve the project with water, will meet the requirements of Code Section 3107, the Water Use Efficiency Guidelines.

Plan for Implementing Water Use Efficiency Guidelines
Olympic Training Center Boathouse Annexation

Section 3107

a. Annual water demands shall be minimized by incorporating water conservation measures into the development plans : use of local groundwater, surface water, and reclaimed wastewater supplies shall be maximized to reduce demands on the District, and

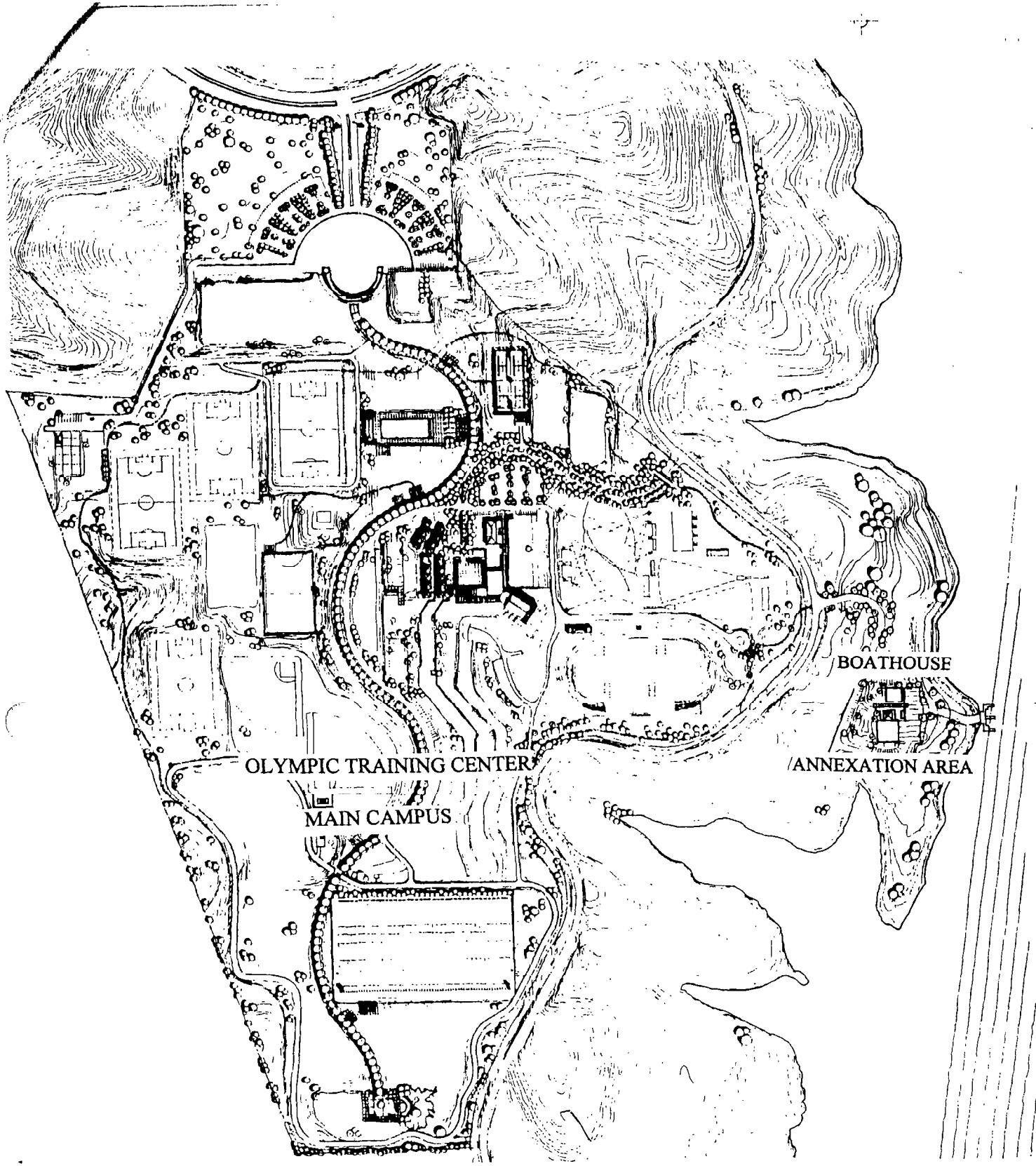
b. Peak demands on the District shall be minimized by construction and operation of local storage and groundwater production facilities

Project Specific

The Olympic Training Center (OTC) Boathouse has been designed to use all practicable water conserving measures. Institutional constraints prohibit the use of reclaimed water onsite, due to the projects' adjacency to the Lower Otay Reservoir, a potable water resource owned by the City of San Diego. However, the project will incorporate water-saving toilets and showers, and will be irrigated utilizing a state-of-the art computer irrigation system, designed specifically to conserve irrigation water use throughout the Training Center campus. In addition, landscaping at the site has been planned for low water use.

As noted, **water conservation** within the boathouse will be accomplished by the installation of water-saving toilets and shower heads. **Landscape irrigation conservation** will be achieved through the use of a centrally located irrigation computer system. The OTC has worked closely with the San Diego County Water Authority (CWA) to purchase and install a state-of-the-art central computer irrigation system on the Training Center campus. This system, which will operate at the boathouse as well as throughout the adjacent main campus, will minimize the use of water for irrigation at all landscaped areas. The system is expected to conserve over 58 million gallons of water per year (main campus and boathouse/annexation area combined.)

The Olympic Training Center is located west and adjacent to Lower Otay Reservoir. Approximately one-half of the OTC site, including the OTC boathouse (area to be annexed), drains into this potable water resource. This easterly half of the Training Center along with the Boathouse, will therefore be irrigated with potable water provided by the Otay Water District. A dual distribution system has been installed onsite, however, and the western side of the Training Center will be irrigated with **reclaimed water** produced by the District at their Jamacha reclamation facility.

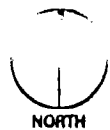


OLYMPIC TRAINING CENTER

MAIN CAMPUS

BOATHOUSE

ANNEXATION AREA



Member Agency/District Measures

The San Diego County Water Authority has developed an extensive program to encourage **water conservation measures** throughout the CWA service area. The Water Authority is a signator to the statewide "Best Management Practices" Memorandum of Understanding, and is an active participant in all of the Metropolitan Water District Best Management Practices programs.

In addition to promoting water conservation, CWA is participating in MET's **Groundwater Recovery Program** and is pursuing local groundwater sources in cooperation with its' member agencies. CWA is also cooperating with MET in the Local Projects Program to encourage development of **reclamation facilities**. CWA provides incentives to member agencies, including funds for reclamation feasibility studies and financial assistance to defray the cost of production of reclaimed water.

CWA is, in addition, currently studying options for additional emergency storage which will provide, as an additional benefit, new seasonal **storage capacity**. The study has identified thirteen potential sites for a new reservoir. These sites are currently undergoing more detailed review, and will be narrowed, in February 1994, to five selected potential sites. An EIR/EIS addressing environmental and other considerations for all five sites will then be prepared.

The Otay Water District, the CWA member agency which will serve the Olympic Training Center boathouse, owns and operates the Jamacha Basin **Reclaimed Water Facility**. Development and operation of this facility is consistent with the District's adopted mandatory use ordinance, Section 26 "Water Reclamation Plan and Implementing Procedures" (copy attached). This District policy states that "by developing and utilizing reclaimed water, the need for additional imported water can be reduced.....It is the policy of the District that reclaimed water shall be used within the jurisdiction wherever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment." The policy requires the use of reclaimed water for greenbelts, golf courses, parks and highway landscaped areas whenever feasible, and directs the development of a Water Reclamation Master Plan "to define, encourage, and develop the use of reclaimed water within the District's boundaries."

The Otay Water District is also involved in pursuing the use of **local groundwater** sources to augment other water supplies. The District has completed, in conjunction with

possibility of development of groundwater resources in the Sweetwater area. The Study is now entering Phase II, which will include preliminary designs to tap the identified groundwater resources.

In addition to the Middle Sweetwater River Study, the District is currently preparing a Well Masterplan. This study has identified five potential groundwater source sites, and is evaluating each as a potential new water supply source.

Finally, the District has completed an agreement with the Mainstream Company, which has begun operations to drill at a specified site within the District. The agreement stipulates that the District will avail itself of this new water supply if the well is capable of delivering a minimum 360 GPM.

The Otay Water District currently has no **surface water** sources. However, the District is engaged in a study to identify potential sources of surface water that may be utilized by the District. This study is focusing on the potential of cooperative agreement(s) with the Sweetwater Authority and/or City of San Diego for potential surface storage of emergency water.

Other **local storage** for the Otay Water District is provided by storage tanks. The new Eastlake Greens Reservoir is currently under construction. When complete, this facility will add an additional storage capacity for the District of 30 million gallons.

c. Reclaimed wastewater or other non-potable water shall be used on all golf courses,

Not applicable

decorative lakes

Not applicable

and other landscape areas exceeding one acre, including multi-family complexes,

Not applicable

commercial and industrial developments and similar areas

Institutional constraints prohibit the use of reclaimed water onsite, due to the projects' adjacency to the Lower Otay Reservoir, a potable water resource owned by the City of San Diego.

Reclaimed wastewater and other non-potable supplies shall be used for industrial processes and other suitable uses. If such supplies do not presently exist, a dual distribution system shall be constructed to accommodate such supplies when they

are needed in the future.

Not applicable

d. "Best Management Practices" conservation measures, as identified by the District from time to time, shall be applied in all new and existing developments within the annexed area.

Project Specific

The annexing area is the site for a new Olympic Training Center Boathouse. This project, which is part of a larger Training Center facility already located within the District, is designed to meet "Best Management Practices" to the greatest extent. This includes the use of low-flush toilets and water-conserving shower heads in the athlete's shower/locker rooms, and landscape irrigation controlled by a state-of-the-art mainframe computer installed at the main OTC campus.

Member Agency/District Measures

The San Diego County Water Authority is a signator to the statewide "Best Management Practices" Memorandum of Understanding and is an active participant in all of MET's Best Management Practices programs. The Water Authority pursues each of the program's elements (listed below), except conservation pricing - a practice available only to retail water providers.

As a member of CWA, the Otay Water District has adopted several policies and practices to encourage "Best Management Practices" as outlined by the Metropolitan Water District and CWA. Reflecting the "Urban Conservation Best Management Practices" list, these measures are described below:

1. Interior and Exterior Residential and Governmental/Institutional Water Audits

OWD has an active water audit program, which is handled by the District's Water Conservation Coordinator.

2a. Enforcement of ULFT Requirement in New Construction Beginning January 1992

The OTC Boathouse site is located within the jurisdiction of the City of Chula Vista. Although not a water purveyor, the City is the agency that enforces building construction codes and policies. This City does enforce the ULFT Requirements for new construction, and the requirements are being met in the new boathouse.

2b. Support of State and Federal Legislation Prohibiting Sales of Toilets that Use More Than 1.6 Gallons per Flush

The City of Chula Vista requires toilets that flush 1.6 gallons or less, and the OTC

2c. Residential Plumbing Retrofits

Not applicable

3. Distribution System Water Audits, Leak Detection and Repair

OWD audits its water loss reports to detect potential leaks. The District has a loss average of 5%, compared to the average 10%.

4. Metering with Commodity Rates for All New Connections and Retrofit of Existing Connections

OWD meters all its connections.

5. Large Landscape Water Audits and Incentives

The OWD water audit program begins with, and is tailored to specifically include, the District's largest water users. The District limits landscape irrigation to 48". Both the CWA and OWD have worked closely with the Olympic Training Center to encourage special water-saving efforts are in place for irrigation at the Training Center. Through an in-kind grant from the CWA, the Training Center has been able to install a state-of-the-art central computer system to minimize the use of water in landscape irrigation. This system, which will control landscape irrigation at the boathouse, is expected to conserve over 58 million gallons of water per year.

6. Support of and Compliance with "Water Conservation in Landscaping Act" (AB325) for Commercial, Industrial, Institutional, Governmental and Multifamily Developments.

Both CWA and OWD have been active in promoting xeriscape landscaping techniques throughout the region. OWD is the leading proponent of the xeriscape demonstration garden at Cuyamaca College. In addition, OWD has contributed, along with the Sweetwater Authority, partial funding for the development of a xeriscape demonstration garden at the Olympic Training Center.

7. Public Information, and

8. School Education

CWA is actively involved in public information and school education programs related to water conservation. It's member agency, the Otay Water District, has a Public Information Officer who works closely with the District's Water Conservation Coordinator to keep District constituents informed about water conservation measures, and makes presentations on water conservation to local schools.

The Olympic Training Center, in cooperation with both CWA and OWD, will participate in providing public information on water conservation through development of an onsite xeriscape demonstration garden. The project's xeriscape garden (plan attached) is integrated into the Center's public tour viewing point. Information about the low-water use landscaping, planted throughout the site, will be available to visitors, as well as pamphlets on xeriscape gardening, which will be provided by CWA and OWD. The Training Center will be visited by up to 500,000 visitors each year. In addition, an estimated 35,000 local school-children will visit the site each year on educational field trips. All these visitors will be exposed to the public education elements of the xeriscape garden and the OTC water-conservation program.

9. Commercial and Industrial Water Conservation

Not applicable

10. New Commercial and Industrial Water Use Review

Not applicable

11. Conservation Pricing

OWD uses conservation pricing. Monies from this program are used to fund the District's water conservation program. Attached is the District's Code of Ordinance, Section 25, "Rates and Conditions of Water Service."

12. Support of and Compliance with "Water Conservation in Landscaping Act" (AB325) for Single Family Homes

Not applicable

13. Enactment and Enforcement of Water Waste Prohibition Ordinances

Pursuant to California Water Code Sections 375 et seq., OWD has adopted Section 39, "District Water Conservation Program", for the purpose of conserving the water supplies of the District and "based upon the need to conserve water supplies and to avoid or minimize the effects of any future shortage." A copy of OWD Section 39 is attached.

14. Designation of a Water Conservation Coordinator

Both CWA and OWD have designated Water Conservation Coordinators.

15. Financial Incentives

CWA has provided specific financial incentive to the Olympic Training Center through its in-kind donation for the irrigation computer system. OWD provides financial incentives for water conservation through its rate structure (see item 11, Conservation Pricing) and through grants to projects such as the Cuyamaca College and the Olympic Training Center xeriscape demonstration garden projects.

16. Ultra Low Flush Toilet Replacement Program

CWA participates in the Metropolitan District's ULFT replacement program.

At least one model home constructed in each new development within the annexed area shall demonstrate a water conserving landscape

Not applicable

e. Local storage, groundwater production capacity, system interconnections, and other measures shall be able to sustain a 7-day interruption in service from the District.

In November, 1990, the County Water Authority adopted an Incremental Interruption and Conservation Plan (IICP) to promote water conservation planning. The Plan applies to all member agencies of the CWA.

Pursuant to the CWA IICP, OWD has adopted a long-term masterplan to move toward sustaining a minimum ten-day interruption in service. The District can, and has, sustained an outage of seven days or greater, primarily through the application of water conservation measures. In addition to water conservation measures, OWD has **system interconnections** with Helix Water District and the City of San Diego, and local (District-wide) **water storage**, which is implemented through the use of storage tanks, is being expanded. A new, 30 million gallon storage facility, Eastlake Greens Reservoir, is currently under construction. In addition, the District is actively pursuing local **groundwater resources**, as described previously under items a) and b).

The Member Agency within which the annexed area is located shall be responsible for assuring compliance with these provisions and report to Metropolitan regarding such compliance.

The San Diego County Water Authority will be responsible for assuring compliance with these provisions. In addition to continuing its cooperative effort with the Olympic Training Center on the computerized irrigation system, CWA will review and approve specifications for toilets and showers for the OTC boathouse to insure the use of low water use fixtures throughout the project.