

APR 12 1994

8-8



MWD

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Daren E. Duff
EXECUTIVE SECRETARY

March 17, 1994

To: Board of Directors (Water Problems Committee--Action)
From: General Manager
Subject: Formal Terms and Conditions for 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

The San Diego County Water Authority (Authority) Board of Directors has requested consent to annex certain territory designated as Olympic Training Center Boathouse Annexation to The Metropolitan Water District of Southern California (Metropolitan) concurrently with the annexation of said area to Otay Water District (Otay) and the Authority. The subject annexation area is shown tinted red on the attached map. The annexation area comprises a total 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 request to annex the uninhabited territory was made to Metropolitan by the Authority's Resolution 94-10 (copy attached) which was adopted by the Authority's Board on March 10, 1994.

Metropolitan's Board, at its January 11, 1994 meeting, granted informal approval to this annexation. 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.

On October 4, 1993, the San Diego Local Agency Formation Commission (LAFCO) approved this annexation by their Resolution No. DA93-109, a copy of which is attached.

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 processing charge, the annexation charge is \$14,892.48 if the annexation is completed by December 31, 1994. The \$5,000 processing charge has already been paid. If the

annexation is completed during the 1995 calendar year, the annexation charge will be based on the then current per-acre rate.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City of Chula Vista, acting as Lead Agency, has prepared Environmental Impact Report No. 90-12. Your Board and its advisory committees are required to consider the information contained in the EIR prior to reaching a decision on the proposed action. Pertinent pages from the EIR are attached to this letter to facilitate your review of the document. The full EIR and referenced EIR No. 89-11 are available for review in the Executive Secretary's office.

Metropolitan, as a "Responsible Agency, has responsibility for mitigating or avoiding only the direct or indirect effects of those parts of the overall project which it decides to carry out, finance or approve" [State CEQA Guidelines, Section 15096 (g) (1)]. In this case, the City of Chula Vista has adopted the necessary mitigation measures, but has found that the project will contribute to unavoidable cumulatively significant aesthetic impacts. No further environmental documentation is required for your Board to act on this project.

Transmitted herewith is a form of resolution fixing the terms and conditions for the annexation, including payment in cash of \$14,892.48 if completed by December 31, 1994 or the then current per-acre rate if completed during the 1995 calendar year. The resolution includes Metropolitan's standard provisions.

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) consider the environmental effects of the proposed annexation as shown on the environmental documentation (a copy of which is held in the Executive Secretary's office) in reaching a decision on this action; and (2) adopt the transmitted resolution granting the Authority's request for consent to the concurrent annexation of Olympic Training Center Boathouse Annexation to Otay, the Authority and Metropolitan, and fixing Metropolitan's terms and conditions for the annexation, including a cash payment of \$14,892.48 if completed by December 31, 1994 or at the then current per-acre rate if completed during the 1995 calendar year.


for John R. Wodraska

GWW\WsauB24

Attachments

RESOLUTION 8437

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA CONSENTING TO THE
ANNEXATION OF OLYMPIC TRAINING CENTER
BOATHOUSE ANNEXATION UPON CONCURRENT ANNEXATION
TO SAN DIEGO COUNTY WATER AUTHORITY
AND FIXING THE TERMS AND CONDITIONS OF SAID
ANNEXATION TO THE METROPOLITAN WATER DISTRICT OF
SOUTHERN CALIFORNIA

A. WHEREAS, the Board of Directors of the San Diego County Water Authority (Authority), a county water district, situated in the County of San Diego, State of California, pursuant to Resolution 94-10 adopted March 10, 1994, in accordance with the provisions of the Metropolitan Water District Act, has applied to the Board of Directors of The Metropolitan Water District of Southern California (Metropolitan) for consent to annex thereto certain uninhabited territory situated in the County of San Diego, particularly described in an attachment to the San Diego Local Agency Formation Commission Resolution adopted October 4, 1993, concurrently with the annexation thereof to the Authority, such annexation to Metropolitan to be upon such terms and conditions as may be fixed by the Board of Directors of Metropolitan; and

B. WHEREAS, on October 4, 1993, the San Diego Local Agency Formation Commission approved the proposed annexation, by Resolution No. DA93-109; and

C. WHEREAS, the Board of Directors of Metropolitan has considered the information contained in the Environmental Documentation in relation to the proposed Olympic Training Center Boathouse Annexation; and

D. WHEREAS, it appears to this Board of Directors that such application should be granted, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan considered the information in the Environmental Documentation; and subject to the following terms and conditions, does hereby grant the application of the governing body of the Authority for consent to annex Olympic Training Center Boathouse Annexation to Metropolitan and does hereby fix the terms and conditions of such annexation:

Section 1. The annexation of said area to the Authority shall be made concurrently with the annexation thereof to Metropolitan, and all necessary certificates, statements, maps, and other documents required to be filed by or on behalf of the Authority to effectuate the annexation shall be filed on or before December 31, 1995.

Section 2. Prior to filing a request for a certificate of completion of the annexation proceedings with the San Diego Local Agency Formation Commission, the Authority shall pay to Metropolitan, in cash the sum of \$14,892.48 if the annexation will be completed by December 31, 1994. If the completion occurs during the 1995 calendar year, the then current per-acre rate shall be utilized in the annexation charge calculation.

Section 3.

a. Metropolitan shall be under no obligation to provide, construct, operate, or maintain feeder pipelines, structures, connections, and other facilities required for the delivery of water to said area from works owned or operated by Metropolitan.

b. The Authority shall not be entitled to demand that Metropolitan deliver water to the Authority for use, directly or indirectly, within said area, any Metropolitan water, except for domestic or municipal use therein.

c. The delivery of all water by Metropolitan, regardless of the nature and time of use of such water, shall be subject to regulations promulgated from time to time by Metropolitan.

d. Except upon the terms and conditions specifically approved by the Board of Directors of Metropolitan, water sold and delivered by Metropolitan shall not be used in any manner which intentionally or avoidably results in the direct or indirect benefit of areas outside Metropolitan, including use of such water outside Metropolitan or use thereof within Metropolitan in substitution for other water outside Metropolitan.

E. BE IT FURTHER RESOLVED that the Executive Secretary be, and she hereby is, directed to transmit forthwith to the governing body of the Authority a certified copy of this resolution.

I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held April 12, 1994.

Executive Secretary
The Metropolitan Water District
of Southern California

GWW\WsauB25

the Secretary of the Board of Directors requesting the San Diego County Water Authority to approve the annexation, establish informal terms and conditions and request informal terms and conditions from the Metropolitan Water District of Southern California; and

WHEREAS, by Resolution No. 93-47, adopted October 14, 1993, the Board of Directors of the San Diego County Water Authority informally approved the annexation, established informal terms and conditions and requested informal terms and conditions from the Metropolitan Water District of Southern California; and

WHEREAS, On January 11, 1994, the Board of Directors of the Metropolitan Water District informally approved the annexation, established informal terms and conditions; and

WHEREAS, by Resolution No. 3297, dated March 16, 1994, a letter was received from the Secretary of the Board of Directors of the Otay Water District requesting the San Diego County Water Authority to approve the annexation, establish formal terms and conditions and request approval and formal terms and conditions from the Metropolitan Water District of Southern California; and

WHEREAS, it is in the interests of the San Diego County Water Authority to obtain formal terms and conditions from the Metropolitan Water District of Southern California for the concurrent annexation of the property described in Exhibit B to those agencies and to the Otay Water District;

NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED AND ORDERED

by the Board of Directors of the San Diego County Water Authority as follows:

1. That the Board of Directors of The Metropolitan Water District of Southern California be and are hereby requested to determine and establish formal terms and conditions for the concurrent annexation to said Metropolitan Water District of Southern California and the San Diego County Water Authority of the property described in Exhibit B attached hereto upon annexation of said property the Otay Water District.

2. That the General Manager is authorized and directed to forward certified copies of this resolution to The Metropolitan Water District of Southern California.

PASSED and ADOPTED on this 10th Day of March, 1994.

AYES: Unless noted below, all Directors voted Aye.

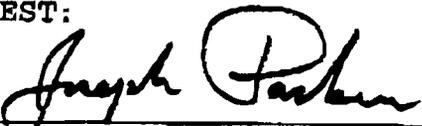
NOES:

ABSENT: Carlson, Johnson, Newton, Slater, Throckmorton, Wright

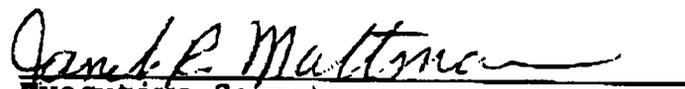
ABSTAIN:


John M. Leach, Chairman
Board of Directors

ATTEST:


Joseph Parker, Secretary
Board of Directors

I, Janet R. Maltman, Executive Secretary of the Board of Directors of the San Diego County Water Authority, do hereby certify that the above and foregoing is a full, true and correct copy of Resolution No. 94-10 of said Board and that the same has not been amended or repealed.


Janet R. Maltman
Executive Secretary
Board of Directors

TMN/ljd

49702

LEGAL DESCRIPTION

Those properties located in the City of San Diego, County of San Diego, State of California, described as follows:

Beginning at the Northeastly terminus of the centerline of Wueste Road designated as North 46°33'30" East 200.32 feet as shown on Parcel Map 16318 filed in the Office of the County Recorder of said county, said point being the beginning of a tangent 400.00 foot radius curve; thence along the centerline of said Wueste Road through a central angle of 45°03'24" a distance of 314.55 feet to the TRUE POINT OF BEGINNING; thence leaving the centerline of said road North 84°19'16" East 113.55 feet to a tangent 75.00 foot radius curve concave Southwesterly; thence Southeastly along the arc of said curve through a central angle of 116°53'16" a distance of 153.01 feet; thence South 21°12'32" West 462.90 feet; thence South 68°50'31" East 341.35 feet; thence North 53°01'11" East 207.80 feet; thence North 29°27'13" East 97.62 feet; thence North 49°18'16" West 131.89 feet; thence North 35°11'51" West 137.06 feet; thence North 69°22'18" West 131.39 feet; thence North 21°12'32" East 182.34 feet to a tangent 105.00 foot radius curve concave Southwesterly; thence Westerly along the arc of said curve through a central angle of 116°53'18" a distance of 214.21 feet; thence South 84°19'16" West 221.92 feet to a non-tangent 400.00 foot radius curve concave Westerly to which a radial line bears North 77°08'25" East, said curve on the centerline of Wueste Road as shown on said Parcel Map; thence Southerly along said centerline through a central angle of 14°21'41" 100.26 feet to the TRUE POINT OF BEGINNING.

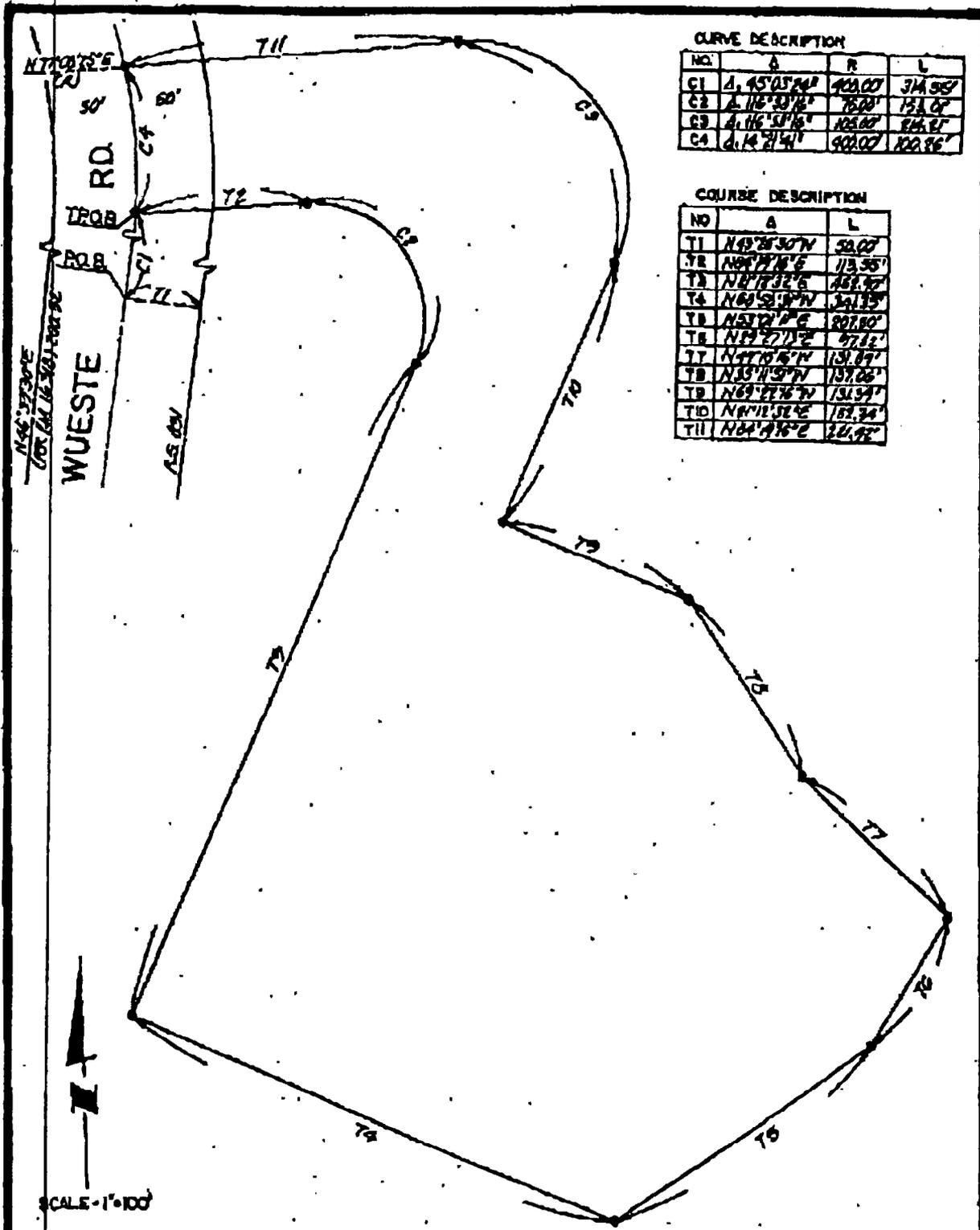
Chris D. Ciremele

Chris D. Ciremele

L.S. 5267
J-10839



40780



CURVE DESCRIPTION

NO.	A	R	L
C1	A. 45° 05' 24"	900.00'	374.55'
C2	A. 116° 30' 12"	75.00'	151.07'
C3	A. 116° 30' 16"	100.00'	244.87'
C4	A. 14° 21' 51"	900.00'	100.86'

COURSE DESCRIPTION

NO	A	L
T1	N 49° 25' 30" W	52.00'
T2	N 89° 17' 16" E	113.55'
T3	N 89° 17' 32" E	152.87'
T4	N 69° 51' 07" W	241.85'
T5	N 57° 17' 16" E	207.80'
T6	N 62° 27' 12" E	57.82'
T7	N 47° 10' 16" N	131.87'
T8	N 45° 11' 51" W	137.06'
T9	N 69° 17' 16" W	131.59'
T10	N 89° 17' 32" E	152.84'
T11	N 64° 17' 16" E	24.92'

SCALE - 1"=100'

OTAY WATER DISTRICT

REV. DATE	DESCRIPTION	RECORDS F/P _____	COORDINATES
		REG. DATE _____	MAP NO. _____
		OTAY W.D. DEED NO. _____	SCALE _____
		MAP CUST. NO. _____	DRAWN BY _____
			W.D. NO. _____

40123

RESOLUTION NO. 3297

A RESOLUTION OF THE BOARD OF DIRECTORS OF OTAY WATER DISTRICT REQUESTING FORMAL TERMS AND CONDITIONS OF THE BOARD OF DIRECTORS OF SAN DIEGO COUNTY WATER AUTHORITY AND THE BOARD OF DIRECTORS OF THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA FOR THE CONCURRENT ANNEXATION OF CERTAIN TERRITORY TO SAN DIEGO COUNTY WATER AUTHORITY AND TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, KNOWN AS THE "OLYMPIC TRAINING CENTER BOATHOUSE" (FN 3820/WO 8025)

WHEREAS, the Otay Water District ("Otay") is a municipal water district organized and existing under the Municipal Water District Law of 1911, and its corporate area has been annexed to San Diego County Water Authority ("CWA") and to the Metropolitan Water District of Southern California ("MWD"); and

WHEREAS, the owners of the land described in Exhibit A have taken steps to file a Petition with LAFCO to annex the land described in Exhibit A to Otay to obtain water service to said land; and

WHEREAS, in order to provide such service, it will be necessary that the land be annexed to the CWA and MWD; and

WHEREAS, it would be to the benefit and best interest of Otay and of the territory sought to be annexed that said territory be concurrently annexed to the CWA and MWD.

NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED AND ORDERED by the Board of Directors of the Otay Water District as follows:

1. The Board of Directors does hereby request CWA to advise Otay as to the formal terms and conditions that would be imposed by CWA and MWD, respectively, for the land described in Exhibit A to be annexed concurrently to CWA and MWD.

2. The Secretary of this District is hereby ordered and directed to send to the CWA two certified copies of this resolution and to supply such additional information as may be required for the above requests.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Board of Directors of Otay Water District held on the 16th day of March, 1994.

Eugene E. Haden
President

ATTEST:

Anna Butler May
District Secretary

40722

LEGAL DESCRIPTION

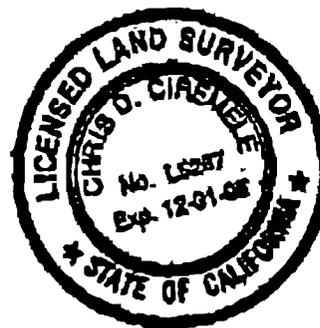
Those properties located in the City of San Diego, County of San Diego, State of California, described as follows:

Beginning at the Northeasterly terminus of the centerline of Wueste Road designated as North 46°33'30" East 200.32 feet as shown on Parcel Map 16318 filed in the Office of the County Recorder of said county, said point being the beginning of a tangent 400.00 foot radius curve; thence along the centerline of said Wueste Road through a central angle of 45°03'24" a distance of 314.55 feet to the TRUE POINT OF BEGINNING; thence leaving the centerline of said road North 84°19'16" East 113.55 feet to a tangent 75.00 foot radius curve concave Southwesterly; thence Southeasterly along the arc of said curve through a central angle of 116°53'16" a distance of 153.01 feet; thence South 21°12'32" West 462.90 feet; thence South 68°50'31" East 341.35 feet; thence North 53°01'11" East 207.80 feet; thence North 29°27'13" East 97.62 feet; thence North 49°18'16" West 131.89 feet; thence North 35°11'51" West 137.06 feet; thence North 69°22'18" West 131.39 feet; thence North 21°12'32" East 182.34 feet to a tangent 105.00 foot radius curve concave Southwesterly; thence Westerly along the arc of said curve through a central angle of 118°53'16" a distance of 214.21 feet; thence South 84°19'16" West 221.92 feet to a non-tangent 400.00 foot radius curve concave Westerly to which a radial line bears North 77°08'25" East, said curve on the centerline of Wueste Road as shown on said Parcel Map; thence Southerly along said centerline through a central angle of 14°21'41" 100.28 feet to the TRUE POINT OF BEGINNING.

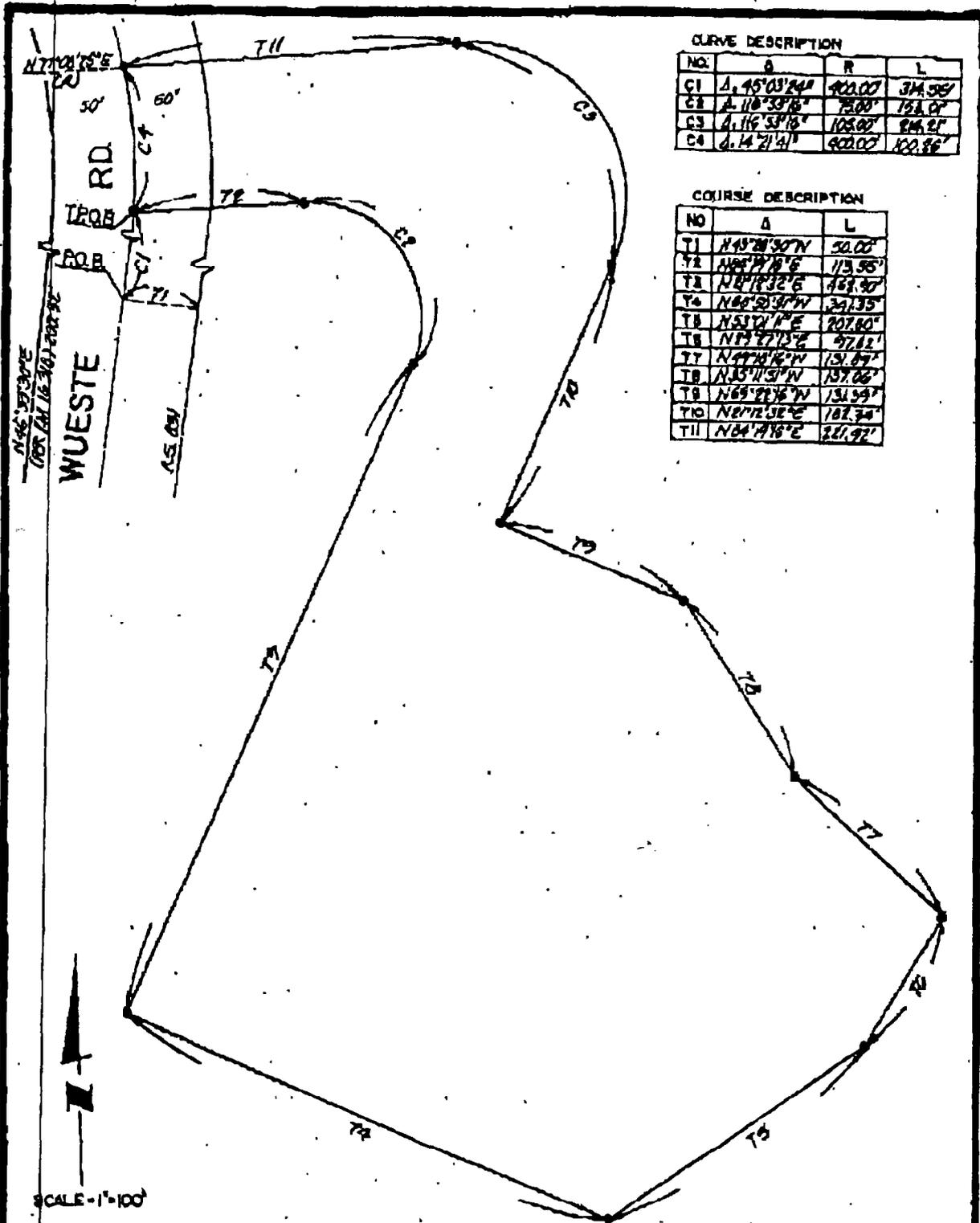
Chris D. Ciremele

Chris D. Ciremele

L.S. 5267
J-10839



40722



CURVE DESCRIPTION

NO.	B	R	L
C1	A. 45°03'44"	402.00'	314.55'
C2	A. 116°33'16"	75.00'	192.00'
C3	A. 116°33'16"	105.00'	246.21'
C4	A. 14°21'41"	402.00'	100.86'

COURSE DESCRIPTION

NO	B	L
T1	N45°21'50"W	50.00'
T2	N88°21'18"E	113.95'
T3	N47°13'32"E	167.90'
T4	N69°20'37"W	241.35'
T5	N53°11'18"E	207.60'
T6	N17°27'15"E	97.42'
T7	N47°10'12"W	151.67'
T8	N35°11'51"W	137.06'
T9	N69°22'16"W	131.59'
T10	N87°12'35"E	182.74'
T11	N64°19'18"E	221.92'

OTAY WATER DISTRICT

RECORDERS F/P _____		COORDINATES	
REC. DATE _____		MAP NO. _____	
OTAY W.D. DEED NO. _____		SCALE _____	
INSTR. DIST. NO. _____		DRAWN BY _____	
REV. DATE _____		W.D. NO. _____	
DESCRIPTION _____			

Minute Item: 6

Ref. Nos.: DA93-109; SA93-109

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF SAN DIEGO
ADOPTING AN AMENDMENT TO THE SPHERE OF INFLUENCE
FOR THE OTAY WATER DISTRICT
AND
MAKING DETERMINATIONS AND APPROVING THE
"BOATHOUSE ANNEXATION" TO THE OTAY WATER DISTRICT**

On motion of Commissioner Jacob, seconded by Commissioner Loscher, the following resolution is adopted:

WHEREAS, pursuant to Government Code Section 56425, the San Diego Local Agency Formation Commission is required to develop and determine a sphere of influence for each local governmental agency within the County; and

WHEREAS, the Commission adopted a sphere of influence for the Otay Water District on July 1, 1985; and

WHEREAS, an application has been made to amend the sphere of influence for the Otay Water District; and

WHEREAS, a resolution of application was submitted to this Commission for annexation of territory to the Otay Water District, which resolution was adopted by the Board of Directors of said District as Resolution No. 3251, dated August 18, 1993, pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, the territory proposed for a sphere amendment and annexation is as described in the application on file with the Local Agency Formation Commission; and

WHEREAS, the Executive Officer of the Commission has filed his report on said sphere amendment and annexation, which report was received and considered by the Commission; and

WHEREAS, pursuant to Government Code Section 56427, the Executive Officer of this Commission set a public hearing on the proposed sphere amendment for October 4, 1993, and gave notice of the date, time, and place of said hearing in accordance with Government Code Sections 56834 and 56835; and

WHEREAS, all owners of land have consented in writing to the annexation;

NOW THEREFORE, BE IT RESOLVED, that this Commission hereby finds, determines, and orders as follows:

(1) The hearing was held on the date set therefore, and due notice of said hearing was given in the manner required by law.

(2) At that hearing the Commission called for, heard, and considered all interested parties and read and considered the report of the Executive Officer.

(3) The Commission adopts the findings included in the resolution of approval of the City of Chula Vista for the impacts identified in the Environmental Impact Report, and certifies that the mitigation is within the jurisdiction of the City and not LAFCO because the affected resources and services are within the city limits.

(4) The Commission has considered the factors enumerated in Section 56425 prior to adopting the amendment to the sphere of influence for the Otay Water District.

(5) The Commission hereby determines that territory shall be included in the sphere of influence for the Otay Water District as that territory shown on Map B, attached hereto and adopts the Statement of Determinations as provided in Exhibit B pursuant to Section 56425 of the Government Code.

(6) The Commission hereby approves the annexation with modified boundaries, as described in Exhibit A attached hereto, subject to the following terms and conditions:

- a) Petitioners shall pay the following to the Otay Water District:
 - 1) Annexation fees in the amount of \$16,234 for annexation to Improvement District No. 22;
 - 2) State Board of Equalization filing fee of \$200, if such fee is not paid to LAFCO;
 - 3) All other applicable local or state agency fees.
- b) Any taxable property in the area to be annexed shall be subject to taxation after annexation thereof for the purposes of the improvement district, including the payment of the principal and interest on bonds and other obligations of the improvement district, authorized and outstanding at the time of annexation as if the annexed property had always been a part of the improvement district.

c) Concurrent annexation to the Metropolitan Water District (MET), and the San Diego County Water Authority (CWA) subject to the terms and conditions of both MET and CWA.

(7) The boundaries of the territory as described in Exhibit A are definite and certain.

(8) The boundaries of the territory do not conform to lines of assessment and ownership.

(9) The district is a registered-voter district.

(10) The territory includes 4.74 acres and is uninhabited.

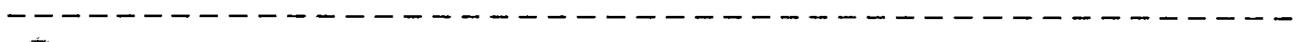
(11) The territory proposed for annexation is hereby designated the "Boathouse Annexation" to the Otay Water District.

(12) The Commission hereby designates the Otay Water District as the conducting authority and authorizes the Board of Directors to conduct proceedings in compliance with this resolution without notice and hearing.

(13) The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Section 56853 of the Government Code.

Passed and adopted by the Local Agency Formation Commission of the County of San Diego this 4th day of October, 1993, by the following vote:

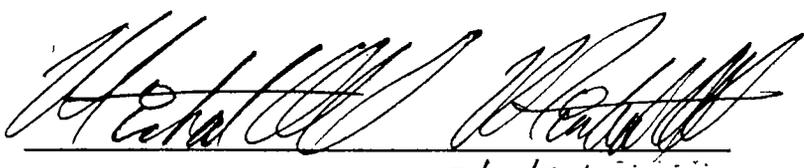
- AYES: Commissioners Keller Childs, Fromm, Jacob, Loscher, MacDonald, Moore, and Sasso
- NOES: None
- ABSENT: Commissioners Shoemaker and Wolfsheimer
- ABSTAINING: None



STATE OF CALIFORNIA)
) SS
 COUNTY OF SAN DIEGO)

I, MICHAEL D. OTT, Executive Officer of the Local Agency Formation Commission of the County of San Diego, State of California, hereby certify that I have compared the foregoing copy with the original resolution adopted by said Commission at its regular meeting on October 4, 1993, which original resolution is now on file in my office; and that same contains a full, true, and correct transcript therefrom and of the whole thereof.

Witness my hand this 8th day of October, 1993.



MICHAEL D. OTT 3/10/94
 Executive Officer
 San Diego Local Agency Formation Commission

DA93-109

**"BOATHOUSE ANNEXATION" TO
THE OTAY WATER DISTRICT**

All that portion of Rancho Janal Lower Otay Reservoir, in the City of Chula Vista, County of San Diego, State of California, according to Map thereof No. 989, filed in the County Recorder's Office of San Diego County, May 21, 1906, lying within the following described boundaries:

Beginning at the northerly terminus of that certain line designated as north $46^{\circ}33'30''$ east, 200.32 feet as shown on Parcel Map No. 16318, filed in the County Recorder's Office of said county;

Thence south $43^{\circ}26'30''$ east 50 feet to a non-tangent 400.00 foot radius curve concave westerly to which a radial line bears south $43^{\circ}26'30''$ east from said point being also on the center line of Road Survey No. 831 (Wueste Road) map on file in the County Engineer's Office of said county;

Thence northeasterly 314.55 feet along said center line and curve through a central angle of $45^{\circ}03'24''$ to the true point of beginning;

Thence leaving said center line north $84^{\circ}19'16''$ east 113.55 feet to the beginning of a tangent 75.00 foot radius curve concave southwesterly;

Thence southeasterly 153.01 feet along said curve through a central angle of $116^{\circ}53'16''$;

Thence south $21^{\circ}12'32''$ west, 462.90 feet;

Thence south $68^{\circ}50'31''$ east, 341.35 feet;

Thence north $53^{\circ}01'11''$ east, 207.80 feet;

Thence north $29^{\circ}27'13''$ east 97.62 feet;

Thence north $49^{\circ}18'16''$ west, 131.89 feet;

Thence north $35^{\circ}11'51''$ west, 137.06 feet;

Thence north $69^{\circ}22'16''$ west, 131.39 feet;

Thence north $21^{\circ}12'32''$ east, 182.34 feet to the beginning of a tangent 105.00 foot radius curve concave southwesterly;

Thence northwesterly 214.21 feet along said curve through a central angle of $116^{\circ}53'16''$;

Thence south $84^{\circ}19'16''$ west, 221.92 feet to a non-tangent 400.00 foot radius curve concave westerly a radial line bearing north $77^{\circ}56'30''$ east from said point being also on said center line of Wueste Road;

Thence southerly 100.21 feet along said center line and curve through a central angle of $12^{\circ}45'31''$ to the true point of beginning.

Approved by the Local Agency Formation
Commission of San Diego

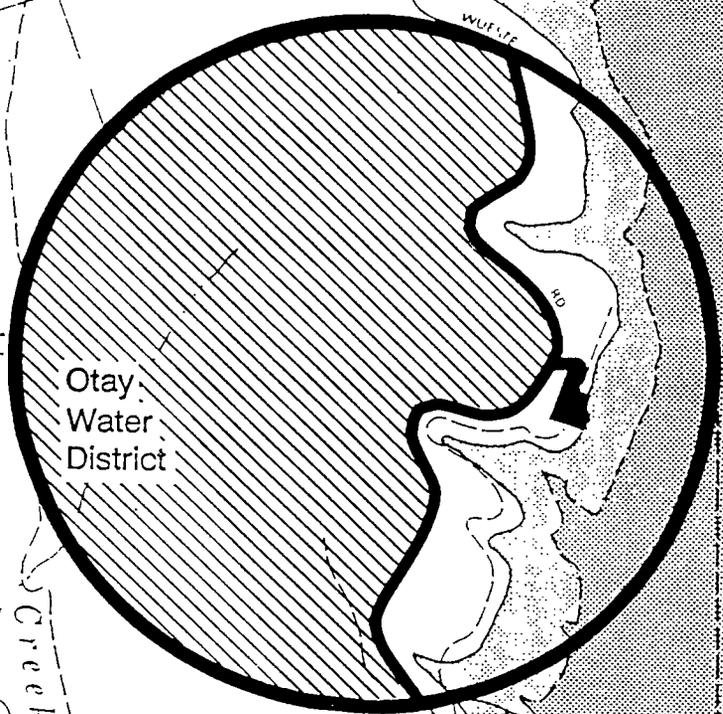
OCT - 4 1993



ih:na
LAFCO
10/4/93

Exhibit A
Page 2 of 2

R A N C H O



Otay Water District

RESERVOIR

Approved by the Local Agency Formation Commission of San Diego.

OCT - 4 1993

Michael D. Ott

- SA93-109 Adoption of an Amendment to the Sphere of Influence for the Otay Water District
- DA93-109 Proposed "Boathouse Annexation" to the Otay Water District

13
County

Final Supplemental Environmental
Impact Report (EIR 90-12) for the
Olympic Training Center Boathouse

SCH #9001070

Prepared for:
The City of Chula Vista

June 1992

SECTION 1 INTRODUCTION AND SUMMARY

1.1 PURPOSE/HISTORY/PROCEDURES

Purpose of the Supplemental EIR

This Recirculated Draft Supplemental Environmental Impact Report (SEIR) for the Olympic Training Center (OTC) Boathouse Facility Conditional Use Permit (CUP) has been prepared for the City of Chula Vista, in compliance with the California Environmental Quality Act (CEQA). This document is supplemental to the Olympic Training Center Sectional Planning Area (SPA) Plan SEIR (City of Chula Vista EIR 89-11, certified in April 1990) which addressed the environmental consequences of the overall OTC project, and supplemental to the EastLake III General Development Plan EIR (certified in November 1989).

CEQA of 1970 requires the preparation of an EIR or other CEQA environmental documents for any discretionary action under consideration by a public agency. The purpose of an EIR is to inform the public and decision makers about the nature of a project under consideration, potential impacts which could result from the project's implementation, and mechanisms which could reduce, avoid or mitigate the potential impacts.

A SEIR is required under CEQA (Section 21166) when one or more of the following events occurs:

- a) Substantial changes are proposed on the project which will require major revisions to the EIR;
- b) Substantial changes occur with respect to circumstances under which the project is being undertaken, which will require major revisions in the EIR;
- c) New information becomes available which was not known at the time of the previous EIR certification.

The project, subject to the above criteria, is defined as a SEIR, due to changes in circumstance and project characteristics, as described in the following paragraphs.

Background Information/Project History

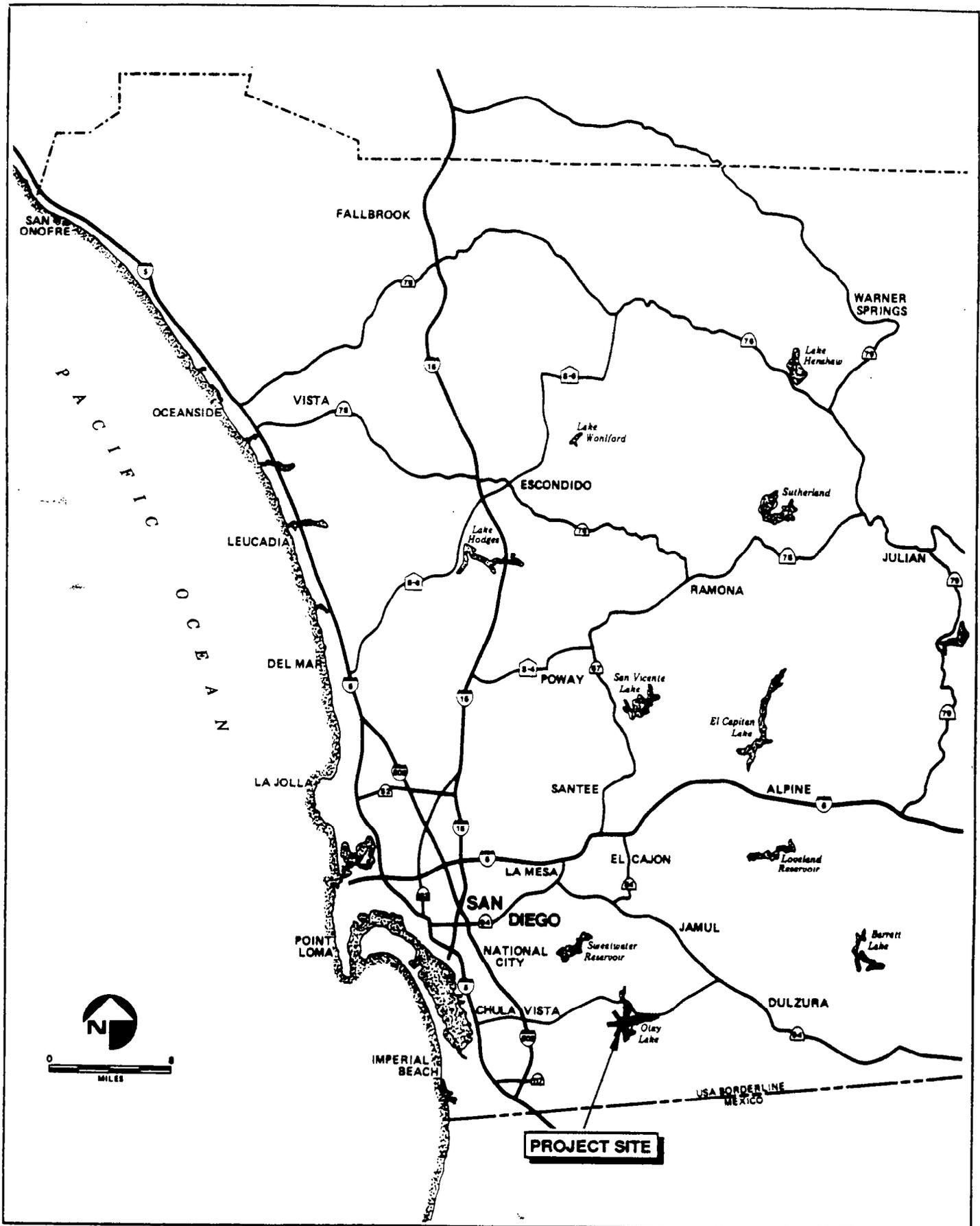
The subject site is located in the eastern territories area of Chula Vista, immediately west of Lower Otay Reservoir (Figure 1-1). Figure 1-2 provides a vicinity map of the site and its boundaries. Figure 1-3 illustrates the site and its relationship to the Otay Reservoir, jurisdictional boundaries and the City of San Diego boat launching facility.

When the OTC project was under consideration by the City of Chula Vista in 1989/1990, the intent was to annex to the City of Chula Vista the OTC project site west of Wueste Road only, and to leave the proposed boathouse area (east of Wueste Road) under County jurisdiction (Figure 1-3 illustrates jurisdictional boundaries). Under such a scenario the City of Chula Vista could not take action on the area east of Wueste Road because that area would be under County jurisdiction; therefore the boathouse portion of the OTC project was intended to be processed through the County's development and environmental review system. This process was to have occurred after the City of Chula Vista approved the OTC SPA Plan and the Local Agency Formation Commission approved the annexation. Also, the precise boathouse location had not been chosen at that time and the facility had not been designed.

When the OTC project's annexation was under consideration by LAFCO, the annexation boundary was refined by LAFCO staff to incorporate additional acreage east of Wueste Road. The additional area, which includes the boathouse site, effectively extended the Chula Vista city jurisdiction to the lake's shoreline area. The project's annexation approval by LAFCO on March 6, 1990 resulted in the entire OTC area's inclusion within the City of Chula Vista (refer to LAFCO environmental documentation for annexation). These circumstances and Boathouse project characteristics led to the need for a Supplemental EIR exclusively on the Boathouse project, which is now under the jurisdiction of the City of Chula Vista and under consideration by the Cities of Chula Vista and San Diego (property owner).

Previous Environmental Documentation/Incorporation By Reference

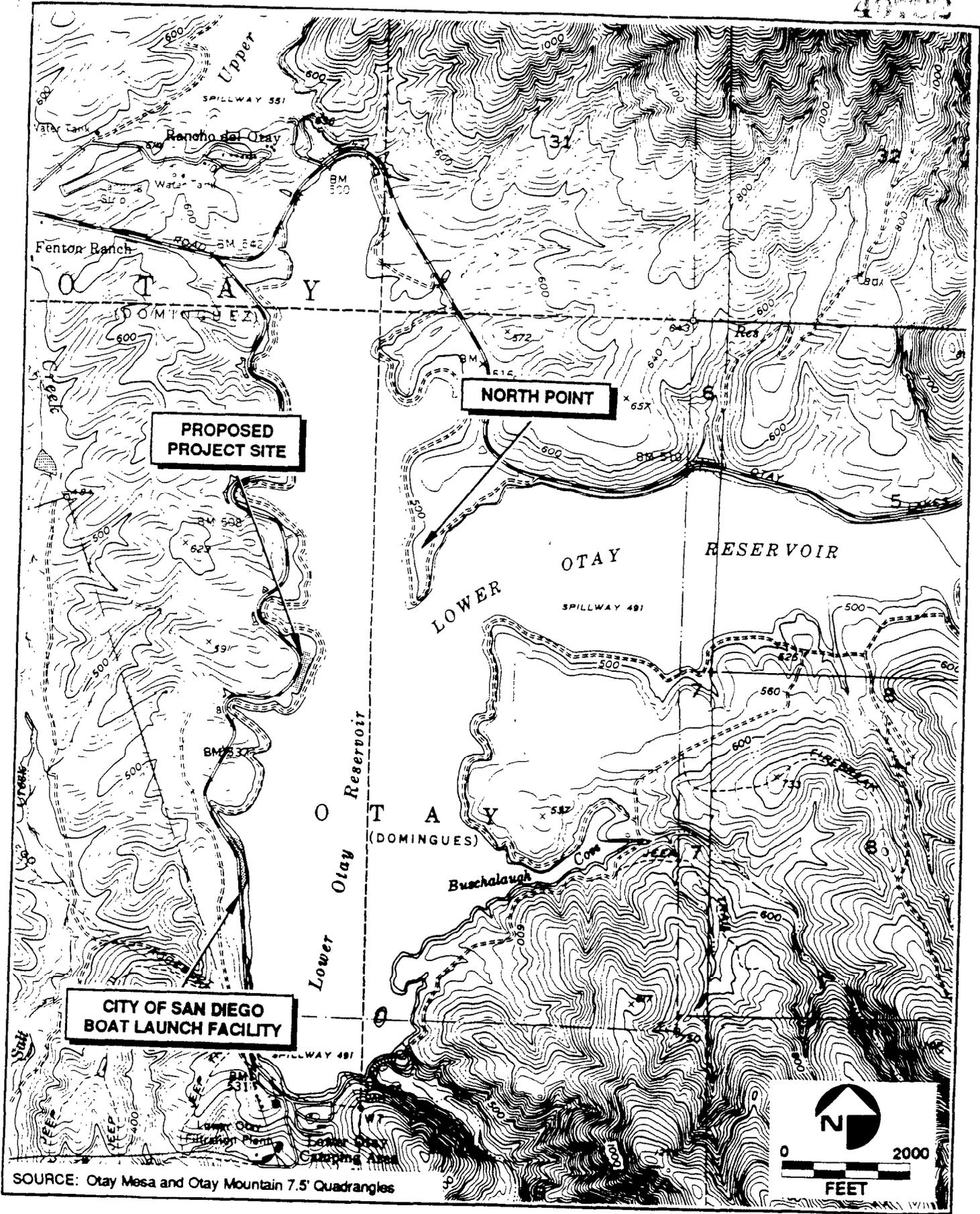
The project site is situated on the eastern edge of the EastLake Planned Community area of the City of Chula Vista, at the western edge of the Lower Otay Reservoir/Lake. Although not within the boundaries of the EastLake Planned Community, the site is now tied from a policy and land planning standpoint to the EastLake community and the City of Chula



OGDEN
 ■ ■ ■ ■

Regional Location of Project Site

FIGURE
1-1



SOURCE: Otay Mesa and Otay Mountain 7.5' Quadrangles



Vicinity Map and Site Topography

FIGURE
1-2

Vista. The OTC project's first conceptual approval was included in the EastLake III General Development Plan and annexation of the OTC and boathouse site area into Chula Vista; the second level approval was the OTC SPA Plan (see Figure 1-4).

The following previous City of Chula Vista environmental documents are utilized in this SEIR and are incorporated herein by reference. These documents can be obtained at the City of Chula Vista Planning Department:

Final EIR 89-11: Olympic Training Center SPA Plan (4/90)

Final EIR 89-9: EastLake III GDP/Pre-zone/Annexation (9/89)

Final EIR 88-2: City of Chula Vista General Plan Update (1989)

In addition to Chula Vista documents, the following City of San Diego, County of San Diego and LAFCO documents are referenced and incorporated by reference herein. These documents can be obtained at the Departments of Planning/Land Use at the respective agencies noted below:

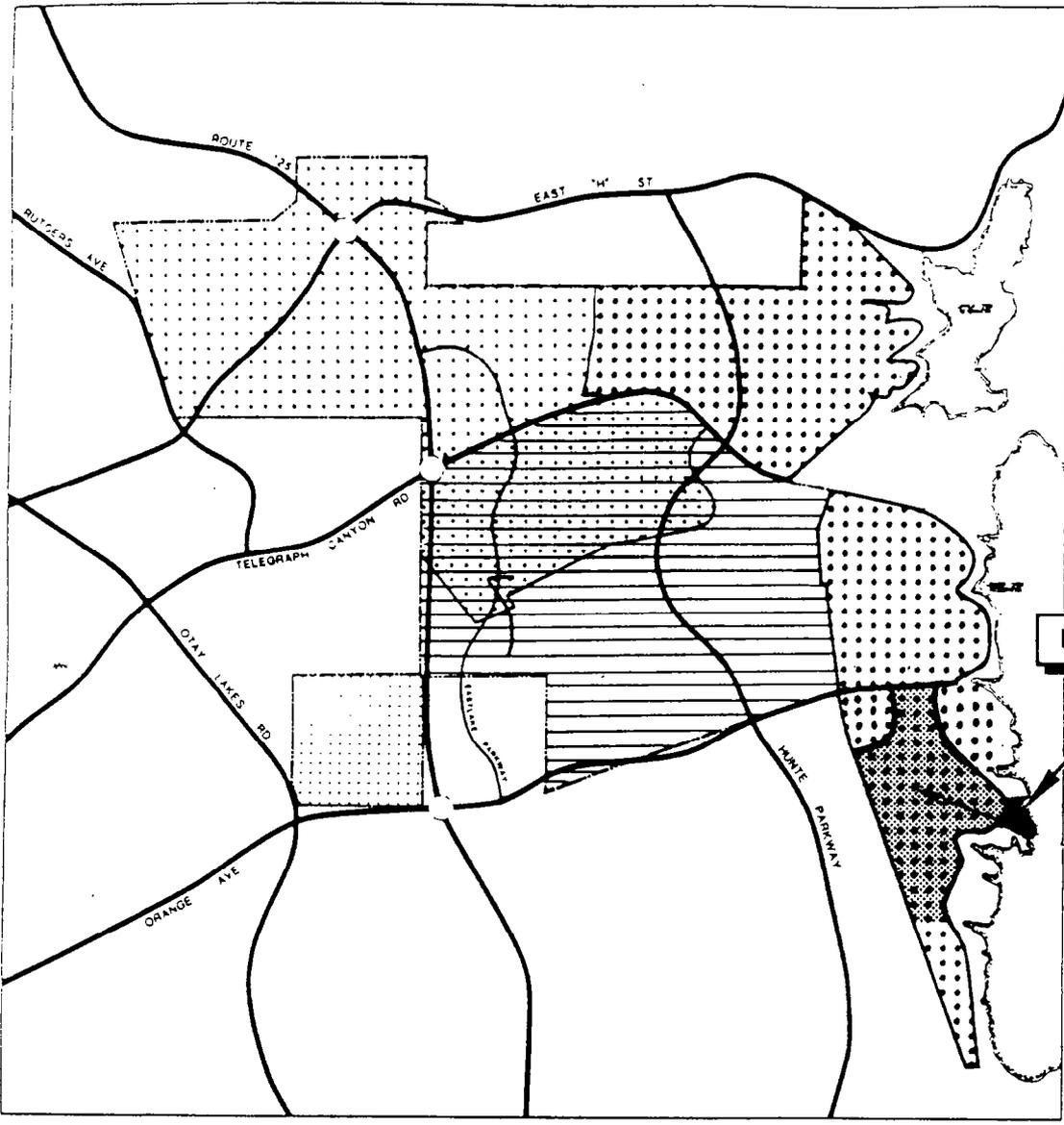
City of San Diego: CEQA documentation for City of San Diego Water Utilities Department Boat Launch Facility Expansion (July, 1990)

San Diego County LAFCO: CEQA documentation for the OTC area annexation (March 6, 1990)

Environmental Procedures/Responsibilities of Governmental Agencies

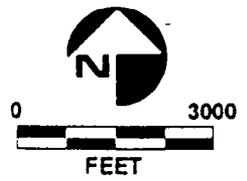
City of Chula Vista

The project site is within the incorporated boundaries of the City of Chula Vista. CEQA requires the preparation of an environmental document for any discretionary action under consideration by the City of Chula Vista. The City of Chula Vista is the Lead Agency for the proposed Conditional Use Permit (CUP) project and has determined that a SEIR is warranted. The City is responsible for action on the project. Responsible Agencies are listed below, along with each agency's involvement in the Boathouse project.



LEGEND

-  EASTLAKE I
-  EASTLAKE II
-  EASTLAKE III
-  EASTLAKE IV
-  PROJECT SITE



SOURCE: Cinti & Associates 1989



East Lake Planned Community Project Components

FIGURE
1-4

City of San Diego

The City of San Diego Water Utilities Department (WUD) owns the Lower Otay Reservoir and surrounding lakefront areas which include the proposed boathouse site. The City of San Diego WUD also currently owns and operates the nearby boat launching facility. The City of San Diego WUD and San Diego National Sports Training Foundation (Foundation) would enter into a lease agreement (for the location of the boathouse on WUD property), in conjunction with the CUP approval by Chula Vista. The WUD is involved in review of this Draft EIR.

County of San Diego

The County has jurisdiction over North Point, the lake and lands to the east, as illustrated in Figure 1-3. The County is also involved in review of the Draft EIR.

California Department of Fish and Game

The California Department of Fish and Game (CDFG) will review the Draft SEIR and provide input in regard to wetlands protection (California Fish and Game Code Section 1603) and consideration of sensitive species.

Federal Agencies

The U.S. Army Corps of Engineers (Corps), in consultation with the U.S. Fish and Wildlife Service (USFWS), will review the Draft EIR and provide input in regard to the Waters of the U.S. and wetlands issues and impacts (Section 404). The USFWS will also review the project and EIR with consideration of the Federal Endangered Species Act (Section 10A).

Public Review Procedures

A Notice of Preparation (NOP) was distributed by the City of Chula Vista to solicit input from agencies regarding the scope and content of the SEIR. The NOP review period ended on August 10, 1990. The NOP, distribution list and comments received on the NOP are included in Appendix A of this SEIR. Responses to comments received during the NOP period are incorporated in the text of the SEIR at the appropriate locations.

This Recirculated Draft SEIR responds to various concerns raised by commentators on the prior draft SEIR (dated January 1992). Readers are advised that if they feel that any points raised in their earlier comments on the prior draft are not adequately addressed in this Recirculated Draft SEIR, they must submit these points in a new comment letter before the end of the public comment period. This Recirculated Draft SEIR supersedes all previous drafts. All of the comments received on the January 1992 Draft SEIR in addition to comments received on this recirculated Draft SEIR will be included in the response to comments section of the Final SEIR.

This Recirculated Draft SEIR is available for review by the public and public agencies for a period of 45 days. Comments on the SEIR are invited and may be submitted to the City of Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 92010. The Recirculated Draft SEIR is available at the Planning Department and the Chula Vista City Library. The Planning Department will consider all written comments on the Draft SEIR before making recommendations to the Planning Commission and City Council, regarding the extent and nature of the environmental impacts of the proposed project.

The City of Chula Vista Planning Commission will hear further public input and will consider the Final SEIR when making recommendations to the City Council. The Council must certify the Final SEIR as complete and in compliance with CEQA before approving or disapproving the project CUP. Public input is encouraged at all hearings.

The Final SEIR would also be used by the City of San Diego City Council, as the CEQA documentation for the project's lease agreement between the City of San Diego WUD and Foundation.

Mitigation Monitoring Program (AB3180)

A draft mitigation monitoring program (MMP) has been prepared for the City of Chula Vista for the proposed project to comply with AB3180. The draft MMP is contained in Appendix B. AB3180 requires monitoring of only those impacts identified as significant or potentially significant. The monitoring program for the OTC Boathouse therefore, addresses the impacts associated with the following issue areas: recreational land use compatibility/operations, aesthetic/visual resources, geology and soils; hydrology/water

quality, biological resources, and traffic/circulation. No significant adverse cultural resources impacts were identified.

1.2 SCOPE OF THE SEIR AND IMPACTS FOUND NOT TO BE SIGNIFICANT

Environmental Issues of the Proposed Project

This Supplemental EIR addresses potential environmental impacts of the OTC Boathouse, currently under consideration by the Cities of Chula Vista and San Diego. The proposed project is described in detail in Section 2, Project Description. The SEIR contains the full range of sections required under CEQA for a Supplemental EIR: Introduction, Project Description, Impact Analysis, Alternatives Analysis, Summary of Unavoidable Significant Environmental Impacts, References and Consultant Identification.

Each of the issue areas/sections listed below were identified by the City of Chula Vista (with public input) as potentially significant environmental impacts. The SEIR reviews in sufficient detail these potential impacts associated with implementation of the project, constituting the scope of this SEIR:

- Recreational Use Compatibility/Operations
- Landform Alteration/Visual Quality
- Geology/Soils
- Drainage/Hydrology/Water Quality
- Biological Resources
- Cultural Resources
- Traffic/Circulation
- Alternatives

Alternatives to the Proposed Project

A major component of the Draft SEIR process is the Alternatives Section. Due to potential biological impacts, visual impacts and recreational use conflicts between the OTC Boathouse and nearby fishing and hunting recreational uses (operated from the adjacent City of San Diego boat launching facility), alternatives were identified. The proposed project's location and design is the result of review of a number of alternatives. The proposed site was found to result in less significant impacts than the alternatives assessed.

The alternatives reviewed during the Draft SEIR process are described and analyzed in detail in Section 4 (Alternatives). The importance of the proposed site and the alternatives in reducing potential impacts is considered a major factor in this project's CEQA process.

Issues Found Not to be Significant

Other issue areas considered not to be significant by the City of Chula Vista are listed below. Note that the conclusion of insignificance is based in part upon the previous environmental documentation listed on the preceding pages. In concept the Boathouse was considered in the OTC SPA Plan analyses contained in EIR 89-11. Those analyses are incorporated by reference herein.

- Land Use Consistency (General Plan and Zoning were addressed in EIR 89-11 for the OTC);
- Noise (insignificant; OTC impacts were addressed in EIR 89-11);
- Air Quality (insignificant; OTC impacts were addressed in EIR 89-11);
- Public Services and Utilities (insignificant; OTC impacts were addressed in EIR 89-11);
- Socioeconomic and Fiscal Factors (insignificant; OTC impacts were addressed in EIR 89-11);
- Mineral Resources (insignificant impact);
- Growth Inducing Impacts (insignificant; OTC impacts were addressed in EIR 89-11);
- The Relationship Between Local Short-Term Use of the Environment and the Maintenance and Enhancement of Long-Term Productivity (addressed in EIR 89-11);
- Cumulative Impacts Summary (addressed in EIR 89-11);
- Significant Irreversible Environmental Changes (addressed in EIR 89-11).

1.3 SUMMARY OF IMPACTS

The Summary of Impacts (Table 1-1) on the following pages provides an overview of impacts under each environmental topic, measures or actions to mitigate or reduce the impacts, and whether the impact can be mitigated to below a level of significance. It is

Table 1-1
SUMMARY OF IMPACTS

Issue/Impact	Mitigation	Level of Significance After Mitigation
<p><u>Recreational Use Compatibility:</u></p>	<p>Mitigation measures 1-12 contained in Section 3.1 address fishing, waterfowl, and other recreational and lake use conflicts. The USOC/OTC shall be responsible for preparation of Quarterly Management Reports (QMRs) which will, among other things, monitor the success of the mitigation measures outlined in Section 3.1.</p>	<p>Operations conflicts would be reduced to below a level of significance by mitigation measures 1-12 discussed in Section 3.1.</p>
<p><u>Aesthetics/Visual Resources:</u></p>	<p>The proposed landscape plan and reducing the building height will reduce visual impacts. Final landscape plans are required to be approved by the City with input from the City of San Diego. Further, the health and growth of site landscaping will be monitored.</p>	<p>Project-specific impacts will be reduced by measures herein; impacts will not be mitigated to below a level of significance. The cumulative aesthetic impact of ongoing development is unavoidable; the project would slightly contribute to this cumulative impact.</p>

Table 1-1 (Continued)
SUMMARY OF IMPACTS

Issue/Impact	Mitigation	Level of Significance After Mitigation
<u>Geology and Soils:</u>		
<p>Potential geologic impacts pertain to certain problematic lithologies and the seismicity in the project area. A possible adverse, lithologic impact may result from the occasional well-cemented, dense units of the Sweetwater Formation, causing difficulty in mechanical ripping during construction. The clayey portions of the Sweetwater Formation, which are expansive, could cause a shrink-swell effect that could damage foundations.</p>	<p>The project design will exclude the clayey expansive portions of the Sweetwater Formation from the upper three feet of subgrade to reduce the potential for damaged foundations. The proposed project design shall adhere to standards specified by the Uniform Building Code (UBC) to minimize damage associated with possible earthquake intensities.</p>	<p>Geologic and soil impacts will be reduced to below levels of significance with implementation of the prescribed measures.</p>
<p>Possible adverse, significant seismic impacts are related to ground-shaking caused by rupture on distant regional faults. The potential for inundation by seiche on the Lower Otay Reservoir exists.</p>	<p>Problems due to expansive soils will be compensated by selective grading and specially designed foundations as set forth in the Uniform Building Code. Erosional rates will be minimized through erosional control measures such as maintaining vegetative cover and revegetated buffer zones.</p>	
<p>Possible adverse, significant soil impacts include shrink-swell or expansive nature of soils and the erosional nature of particular soils. Soil types found within the site are moderately expansive and could cause damage to poorly constructed foundations.</p>		
<p>Project development could result in an increased sediment load in runoff water which is likely to drain into Lower Otay Reservoir.</p>		

**Table 1-1 (Continued)
SUMMARY OF IMPACTS**

Issue/Impact	Mitigation	Level of Significance After Mitigation
<u>Hydrology/Water Quality:</u>		
<p>Potential impacts to the potable water supply of the Otay Reservoir would occur due to increased runoff and sediment loads created by the project's impervious areas and during the initial construction period.</p>	<p>Measures prescribed for the drainage system in the Soakaway Basin Conceptual Design Report will reduce impacts associated with increased runoff. The project will incorporate appropriate erosion control measures including slope revegetation, maintenance of drainage devices, and vegetative buffers, as well as timely planning of inundation to avoid peak rainy seasons.</p>	<p>Surface drainage and water quality impacts will be reduced to levels below significance with implementation of mitigation measures.</p>
<p>Of primary concern is the impact to water quality from the potential discharge of urban runoff contaminants from parking lots, drives and other surfaces into the Otay Lakes Reservoir.</p>	<p>Implementation of the soakaway basin as described in the Surface Drainage will reduce water quality impacts associated with urban runoff contamination.</p>	
<u>Cultural Resources:</u>		
<p>No project-related impacts will occur to cultural resources. Archaeological sites at the project site were identified during testing as minimal lithic scatters with limited ability to provide important information.</p>	<p>No mitigation measures are required.</p>	<p>Important cultural resources are not present within the project area. No impact will occur and mitigation measures are not necessary.</p>

**Table 1-1 (Continued)
SUMMARY OF IMPACTS**

Issue/Impact	Mitigation	Level of Significance After Mitigation
<u>Biological Resources:</u>		
<p>Project development would result in impacts to approximately 3.0 acres of Diegan coastal sage scrub and 0.1 acre of wetland that is primarily freshwater marsh. Impacts to both these resources would be significant. Indirect impacts to California gnatcatcher as a result of increased human access and activity on the site is considered potentially significant.</p>	<p>A 2:1 mitigation ratio will be used for the high quality sage scrub (1.2 acre), and a 1:1 ratio will be used for the disturbed sage scrub (2.4 acres). A total of 3.6 acres of Diegan coastal sage scrub will be planted on the two southernmost slopes on the west side of the Olympic Training Center adjacent to the Salt Creek dedicated open space. Sensitive plant species should be used in the coastal sage scrub restoration if available. In addition, all areas disturbed by grading around the Olympic Training Center boat-house and access road will be revegetated with coastal sage scrub.</p>	<p>Implementation of the mitigation measures previously described would reduce the impacts to a level below significance. The potential indirect impacts due to possible erosion or material sliding into wetlands can be avoided by careful construction practices and implementation of standard erosion control measures. Potential indirect impacts to gnatcatchers will also be reduced to a level below significance by reducing human access to the coastal sage scrub on the project site with signs or barrier plantings and by eliminating access on the coastal sage scrub mitigation area on the Olympic Training Center site across Wueste Road.</p>
<p>Cumulative impacts include the loss of habitat and potentially occurring sensitive species populations on a regional basis due to increased human activity on the reservoir.</p>	<p>Since no areas exist around the lake margin to restore freshwater marsh habitat, impacts to freshwater marsh (0.1 acre) habitat shall be mitigated out-of-kind by planting native riparian tree species along the lake margin, outside of the freshwater marsh fringe.</p>	<p>The cumulative impacts to resident sensitive species and loss of coastal sage scrub will also be reduced to a level below significance with the implementation of mitigation to coastal sage scrub habitat and wetlands.</p>

**Table 1-1 (Continued)
SUMMARY OF IMPACTS**

Issue/Impact	Mitigation	Level of Significance After Mitigation
<u>Biological Resources</u> (cont.):	The proposed mitigation areas shall be approved by City of San Diego and City of Chula Vista staff in consultation with the U.S. Fish and Wildlife Service and the California Department of Fish and Game.	Implementation of the mitigation measures previously described and any additional conditions specified in the California Department of Fish and Game Streambed Alteration Agreement would reduce the impacts to a level below significant. U.S. Army Corps of Engineers has issued a Nationwide 404 permit for impacts to wetlands.
<u>Traffic/Access:</u>	No mitigation is necessary for day-to-day use of the OTC Boathouse facility. During small events (less than 100 people), shuttling of people from the OTC main campus will be necessary once the OTC Boathouse parking (38 spaces) is full.	Implementation of the mitigation measures will reduce potential parking impacts to below a level of significance.

intended that Table 1-1 conveys at a general level the environmental consequences of the project and the underlying conclusion of the EIR. Section 3 presents each topic's analysis in detail.

1.4 SUMMARY COMPARISON OF ALTERNATIVES

The alternatives matrix (Table 1-2) compares project impacts to impacts which would result from alternatives under consideration (Section 4). Each alternative's impacts are presented, by topic, in comparison to the project's impacts identified in the EIR. Section 4 provides a more detailed discussion of the alternatives.

**Table 1-2
COMPARISON OF ALTERNATIVES**

Environmental Impacts	Description				
	Proposed Project	Alternative Location 1: North Point Relocation	Alternative Location 2: Shared City of San Diego Boat Launch Facility	Originally Proposed Project Site	No Project
Recreational Compatibility/Operations	Lake use conflicts between fishing/boating and OTC training courses. Impact is identified as significant; can be mitigated by measures herein.	Major project conflict would be minimized by locating fishing boat launch near ideal fishing destinations, away from OTC launch and main training course. Impact reduced but not to below a level of significance.	Similar or greater impact as proposed project. Possibly greater operations, access and parking problems.	Similar impacts as proposed project.	Would not conform to General Plan goals and policies; would not fulfill project objectives
Aesthetics/Visual	Slight but significant impact to views from a portion of Wueste Road to the site and from the lake. Impact can be reduced but not fully mitigated. Project will also very slightly contribute to cumulative impacts which are unavoidable, as with any development on or near the lake.	Impacts associated with project site eliminated (no development). Impacts to North Point would be more significant, and unmitigable. Impacts to existing City of San Diego site would be similar to expected impacts of the approved City of San Diego boat launch expansion project.	No impacts to existing aesthetics as project site would remain undeveloped. Boat-house impacts to view from Wueste Road (to lake) would be similar or greater at this site than at the proposed project (structure would need to be higher at shared site).	Impacts to lake views would be similar or greater than the proposed project. Views from Wueste Road would be similar.	No visual impact.
Geology/Soils	Potential adverse impacts related to lithologies and the seismicity in the area would occur. Increase in erosion and sediment loads would result due to the expansive nature of onsite soils. Geologic and soil impacts would be mitigated to below levels of significance.	The impacts identified for the proposed project would be the same for this alternative since the geologic characteristics are similar to the project site.	Geologic conditions at the Alternative Location 2 site are similar to the proposed project, therefore mitigable impacts identified in the proposed project would be the same.	This alternative would result in similar mitigable geologic impacts to those identified for the proposed project due to their close proximity.	No geologic/soils impact would occur.

Table 1-2 (Continued)
COMPARISON OF ALTERNATIVES

Description					
Environmental Impacts	Proposed Project	Alternative Location 1: North Point Relocation	Alternative Location 2: Shared City of San Diego Boat Launch Facility	Originally Proposed Project Site	No Project
Hydrology/Water Quality	Surface drainage and water quality impacts would occur under the proposed project, however these impacts are mitigable to below levels of significance.	Hydrology/water quality impacts would be similar to the proposed project. Mitigation measures described for the proposed project would be applicable to this alternative.	Hydrology/water quality impacts would be similar to the proposed project. Mitigation measures described for the proposed project would be applicable to this alternative.	This alternative would result in similar mitigable hydrological impacts to those identified for the proposed project due to their close proximity.	Potential effects of sedimentation/erosion on the adjacent water resources would not occur under the No Project Alternative.
Cultural Resources	No project-related impacts will occur to cultural resources.	No cultural resources are present within the City of San Diego boat launch facility and therefore there will be no impacts in this area. Two large archaeological sites were detected in the North Point site. The sites' importance has not been determined yet, therefore impacts cannot be considered.	No cultural resources were identified within the City of San Diego boat launch facility site and therefore, no impacts are anticipated with this alternative.	No impacts will occur to cultural resources.	No cultural resource impact would occur.
Biological Resources	Impacts to onsite biological resources include 0.6 acres of Diegan coastal sage scrub, 2.4 acres of disturbed coastal sage scrub, and 0.1 acre of wetland habitat. Elimination of coastal sage scrub would result in significant site-specific and cumulative impacts. Measures described in the Biology section will mitigate these impacts to below levels of significance.	Development of the boat launch facility at this site could adversely affect approximately 11.4 acres of Diegan coastal sage scrub and approximately 2.4 acres of freshwater marsh habitat (wetland). The high quality of habitat and the relative lack of disturbance in the area indicate that impacts to gnatcatchers would be significant.	Impacts to biological resources would be minimal under this alternative compared to the proposed project. A total of 0.1 of freshwater marsh habitat (wetland) would be affected. Depending on the design and location onsite of the proposed OTC Boathouse, there could potentially be no impacts to biological resources under this alternative.	This alternative would result in impacts to approximately 1.2 acres of Diegan coastal sage scrub, 1.3 acres of disturbed coastal sage scrub, 0.5 acre of freshwater marsh, and 0.1 acre of riparian scrub. These impacts are significant. Nonsignificant impacts are related to the removal of two eucalyptus trees. Portions of a California gnatcatcher territory would also be disturbed,	No disturbance or destruction of onsite biological resources would occur under this alternative since there would be no development of the project site.

Table 1-2 (Continued)
COMPARISON OF ALTERNATIVES

Description					
Environmental Impacts	Proposed Project	Alternative Location 1: North Point Relocation	Alternative Location 2: Shared City of San Diego Boat Launch Facility	Originally Proposed Project Site	No Project
Biological Resources (cont.)		The project under this alternative could result in potentially adverse effects to the mitigation measures for the secondary treatment facilities of the Clean Water Program as implemented via the MSCP. These impacts would be significant. Any increase of human intrusion into the wetlands habitat at the North Point site would result in a significant, negative impact.		resulting in a significant impact. Cumulative impacts are related to the loss of habitat and sensitive species population.	
Traffic/Access	Potential traffic congestion impacts would occur during large special events. These impacts would be mitigated to below levels of significance.	Mitigable traffic congestion impacts would be the same as the proposed project at this alternative site.	Development under this alternative would result in site access and parking difficulties due to the decrease of available parking area. More traffic congestion would occur at this alternative site than at the proposed project site. Impacts are mitigable to below levels of significance.	Mitigable traffic impacts for this alternative site would be similar to the proposed project.	No traffic impacts would occur since the project site would not be developed.

SECTION 2 PROJECT DESCRIPTION

2.1 SITE LOCATION

The subject site is located in the eastern territories area of Chula Vista, immediately west of Lower Otay Reservoir (Figure 1-1). Figure 1-2 provides a vicinity map of the site and its boundaries. Figure 1-3 illustrates the site and its relationship to the Otay Reservoir, jurisdictional boundaries and the City of San Diego boat launching facility.

2.2 BACKGROUND: OLYMPIC TRAINING CENTER AND BOATHOUSE

Olympic Training Center (OTC)

The Olympic Training Center site at Lower Otay Lake was officially designated by the United States Olympic Committee (USOC) in November, 1988. The selection of the 150-acre site adjacent to Lower Otay Reservoir represents the culmination of two years of planning studies. In considering the San Diego region, the USOC considered four basic criteria:

- a superb year-round climate for outdoor training
- a major metropolitan population of sufficient size to support resident athletes with educational and employment opportunities
- proximity to a major airport with competitive services and airfares
- a market area that could facilitate the expansion of USOC and National Governing Bodies (NGB) awareness and athletic development

Over 30 sites in the greater San Diego region were examined by the San Diego National Sports Training Foundation (Foundation), the non-profit organization that presented the proposal to the USOC for development of the Center in this region. All sites were measured against the needs expressed by the USOC for land size, access, transportation, proximity to schools, colleges, jobs, and cultural amenities. After review of all potential

alternatives, the Olympic site at Otay Lake was selected by the Foundation and approved by the USOC.

The Olympic Training Center is part of the third major EastLake Community development phase, EastLake III. The General Development Plan, zoning and General Plan Amendment for EastLake III were approved by the Chula Vista City Council in December 1989, facilitating the subsequent annexation of the 1030-acre EastLake III property into the City (annexation approved by LAFCO).

OTC Boathouse

The proposed boathouse was an integral component of the OTC from inception. The Chula Vista/Otay Lake site was eventually chosen, due in part to the ideal waterfront opportunities provided by the Lower Otay Lake. Such conditions of available, partially disturbed land adjacent to waterfront acreage for canoeing, kayaking and rowing are rare conditions in southern California, and were determined by the USOC to be a critical component of a comprehensive year-round Olympic training facility.

The boathouse site would have been included in the OTC SPA Plan EIR (EIR 89-11, certified 4/90), however the site was not intended to be annexed into the City of Chula Vista (refer to Introduction Section, Project History for detailed discussion). With LAFCO's decision to annex the entire OTC and Boathouse site into the City of Chula Vista (1990), the boathouse site became under the jurisdiction of Chula Vista. Site design plans for the boathouse facility Conditional Use Permit (CUP), the subject of this SEIR, are now under review by the City of Chula Vista.

2.3 PROJECT OBJECTIVES

The purpose of the OTC, as described in detail in EIR 89-11, is to provide a complete training support system for athletes who desire to achieve their maximum potential in the Olympic games and other international athletic competitions. The boathouse facility is a critical and integral component of the OTC, allowing for year-round water sports training in the overall OTC support environment. The boathouse would provide the storage, launching and support base for canoeing, kayaking and rowing sports associated with the OTC training objectives. Without the boathouse facility these water sports activities of the OTC would not be possible.

The U.S. Olympic Committee (USOC) recognizes that the Lower Otay Reservoir is first and foremost a resource for potable water for the citizens of San Diego. The reservoir/lake also serves as a recreational resource for fishermen, recreational motorized boaters, waterfowl hunters, sailors and recreational rowers and paddlers. The USOC and Foundation recognize these uses as important in maintaining a future well-rounded mixture of lake uses. The Facilities Management Plan (Appendix B herein; FMP) also recognizes the need for, and commits to engage in, proper management and cooperative efforts to maintain successful lake activities. An objective of the OTC Boathouse program is therefore to attain a harmonious relationship with the other recreational uses of the lake.

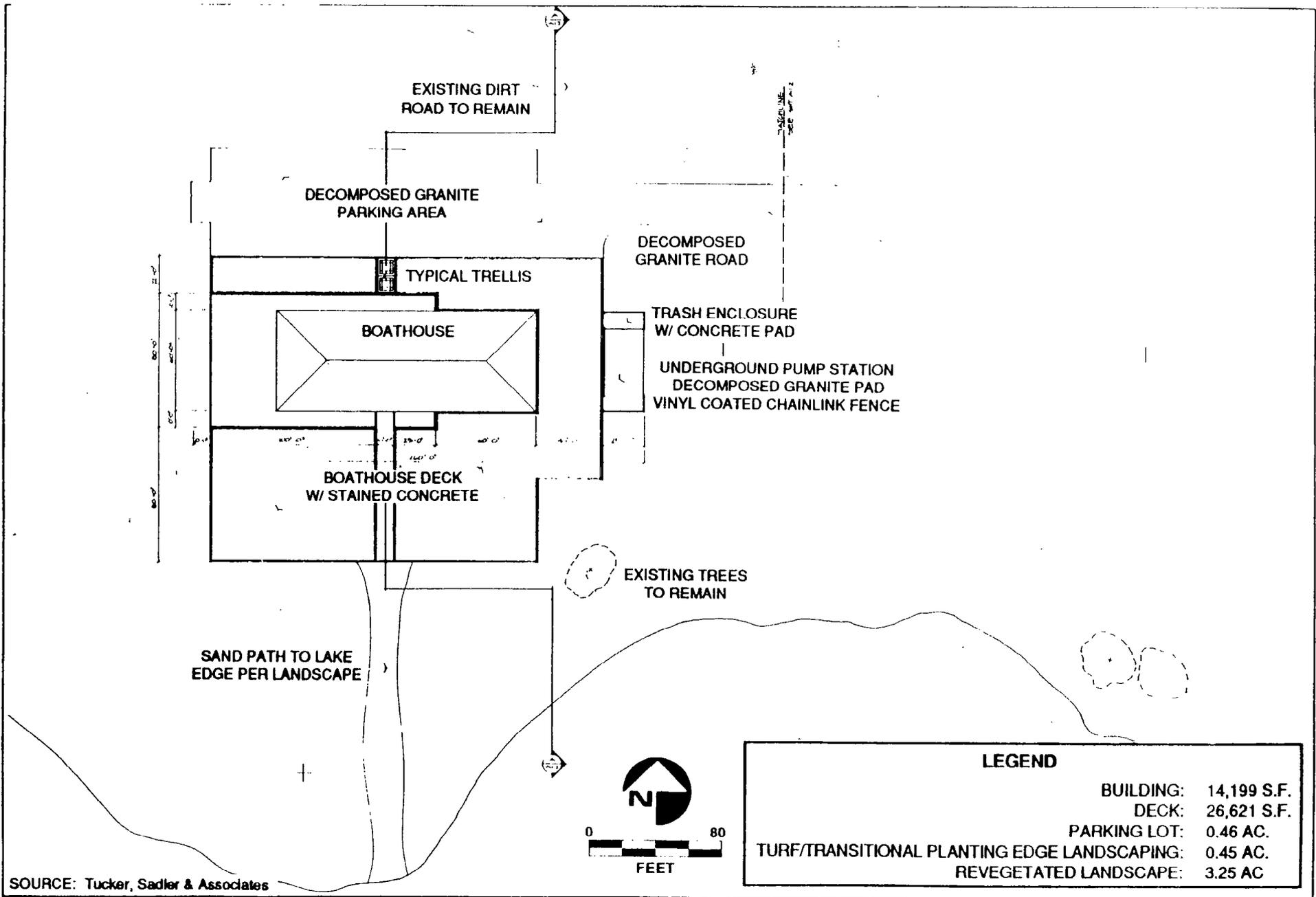
2.4 PROJECT COMPONENTS AND CHARACTERISTICS

Physical Characteristics/Components

Figures 2-1 through 2-9 illustrate the Boathouse site plan, dock facilities, proposed grading and other components of project design. The site encompasses a total of 3.1 land acres and 0.07 water surface acre (for the dock and ramp). The modular dock facility will cover approximately 3,000 square feet (0.07 acres) of water surface, and is described below and illustrated in Figure 2-2. Vehicular access is provided by Boathouse Road from Wueste Road; pedestrian access is also facilitated by the pathway from the OTC eastern edge to the boathouse (Figure 2-4). As shown, the boathouse is designed to be integrated into and efficiently connected to the main OTC site and facilities to the west.

Figure 2-4 illustrates the project's Landscape Plan. The project proposes a total grading area of approximately 3.0 acres, including 2.4 acres of previously disturbed land and 0.6 acres of undisturbed area. A total movement of 12,000 cubic yards (c.y.) of fill and 2,000 c.y. of cut will be required for the project. An additional 0.1 acres of wetland fringe area will be disturbed to create the sand pathway for lake/dock access. The project includes a parking lot area of 0.3 acres (13,312 square feet). A total of 3.6 acres of Diegan coastal sage scrub will be planted on the two southern most slopes on the west side of the Olympic Training Center adjacent to the Salt Creek dedicated open space. In addition, all areas disturbed by grading around the Olympic Training Center boathouse and the access road will be revegetated with coastal sage scrub.

2-4



SOURCE: Tucker, Sadler & Associates

LEGEND	
BUILDING:	14,199 S.F.
DECK:	26,621 S.F.
PARKING LOT:	0.46 AC.
TURF/TRANSITIONAL PLANTING EDGE LANDSCAPING:	0.45 AC.
REVEGETATED LANDSCAPE:	3.25 AC

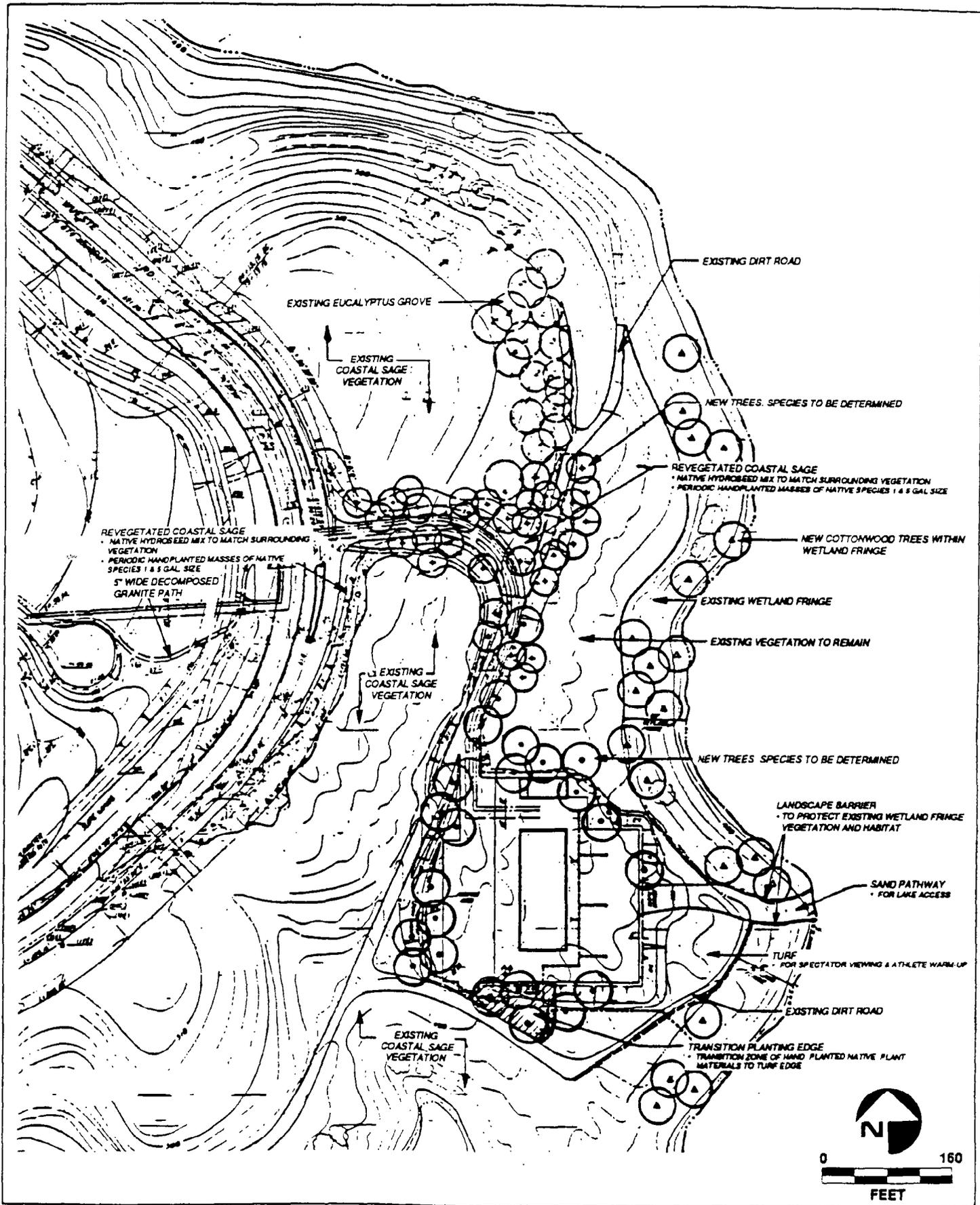


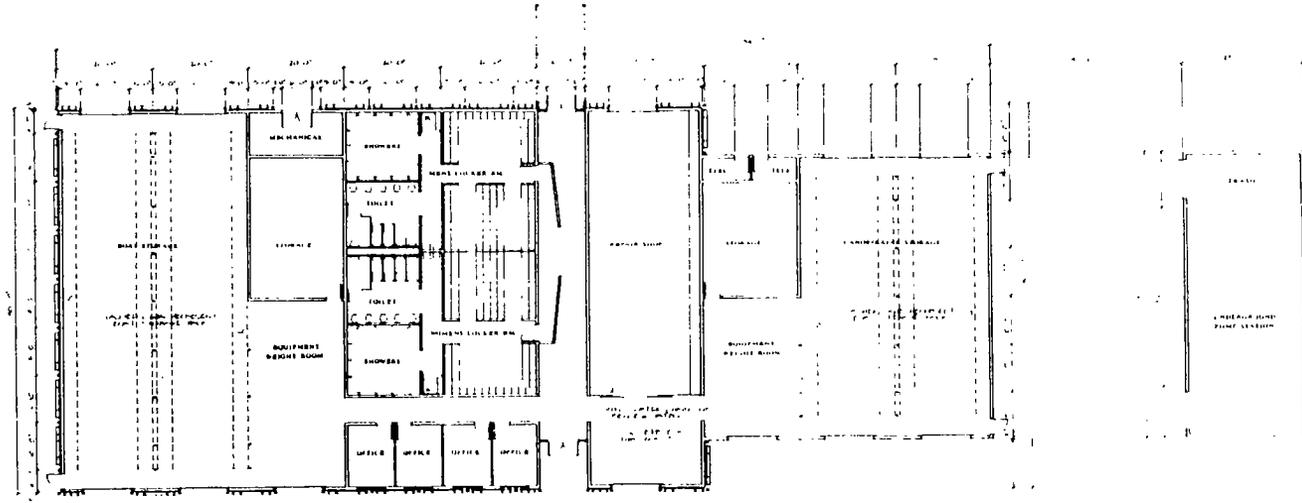
Site Plan

FIGURE

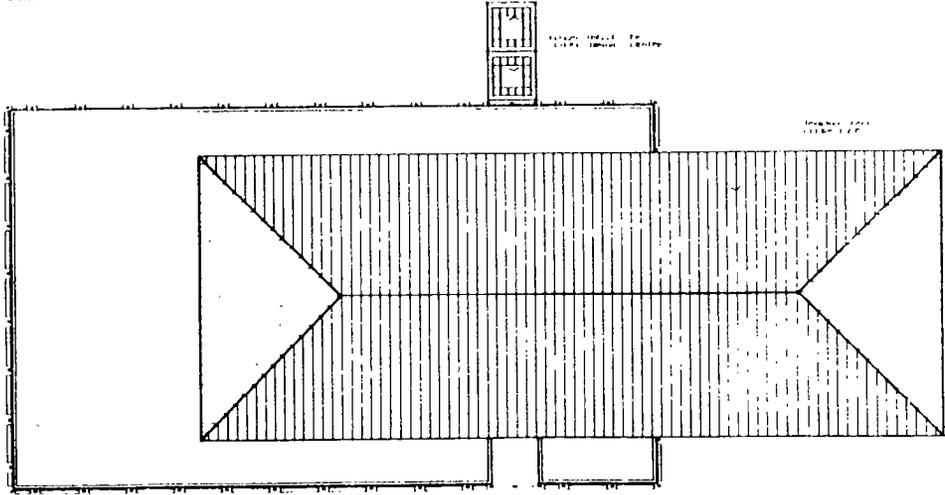
2-1

2004

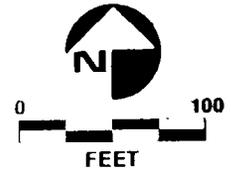




FIRST FLOOR PLAN



ROOF PLAN



SOURCE: Tucker, Sadler & Associates

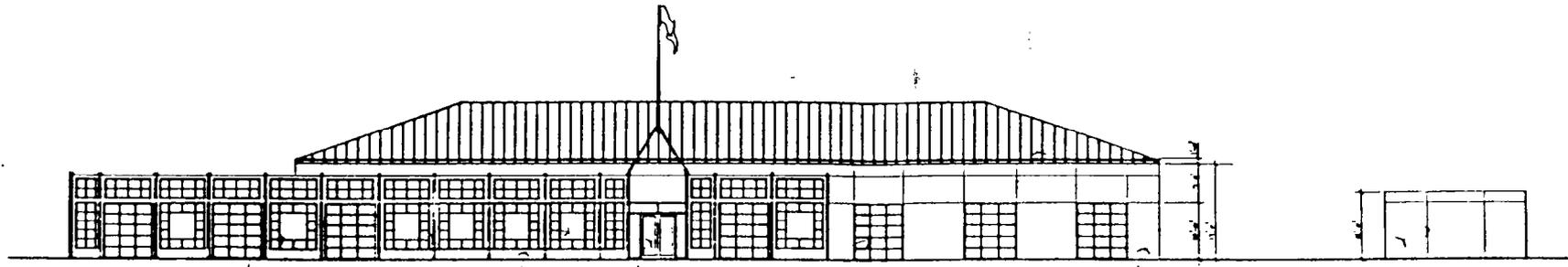
OGDEN
■■■■■

Floor and Roof Plan

FIGURE
2-5

000007

2-9



EAST ELEVATION

TYPICAL WINDOW
TRUSS FOR OUTSIDE
TRUSS CENTER

TRUSS TRUSS
BENT

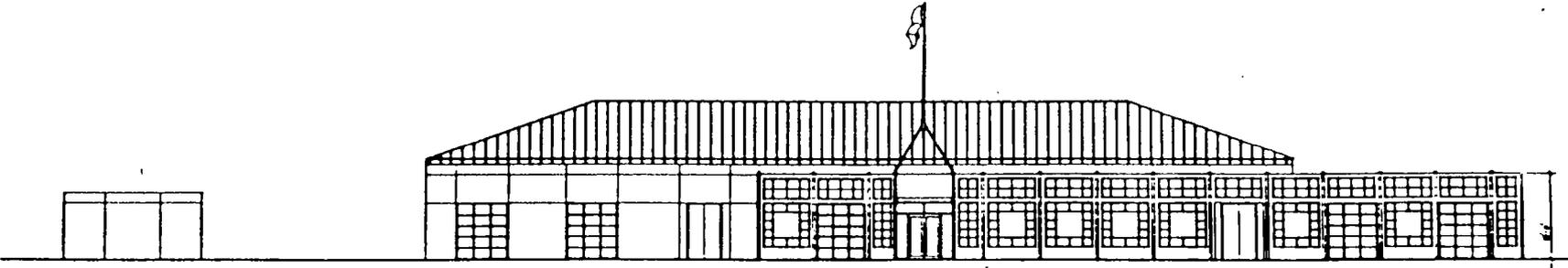
WALL WALL
BEHIND TRUSS
TRUSS

TRUSS TRUSS
WINDPROOF
SYSTEM

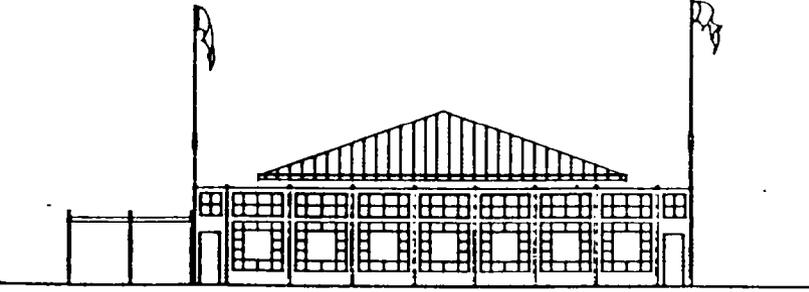
TRUSS TRUSS
TRUSS TRUSS
TRUSS TRUSS

TRUSS TRUSS
TRUSS TRUSS
TRUSS TRUSS

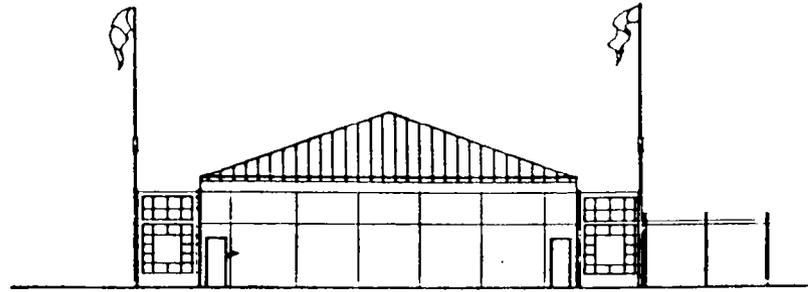
WALL WALL
BY REVERSE



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

SOURCE: Tucker, Sadler & Associates.

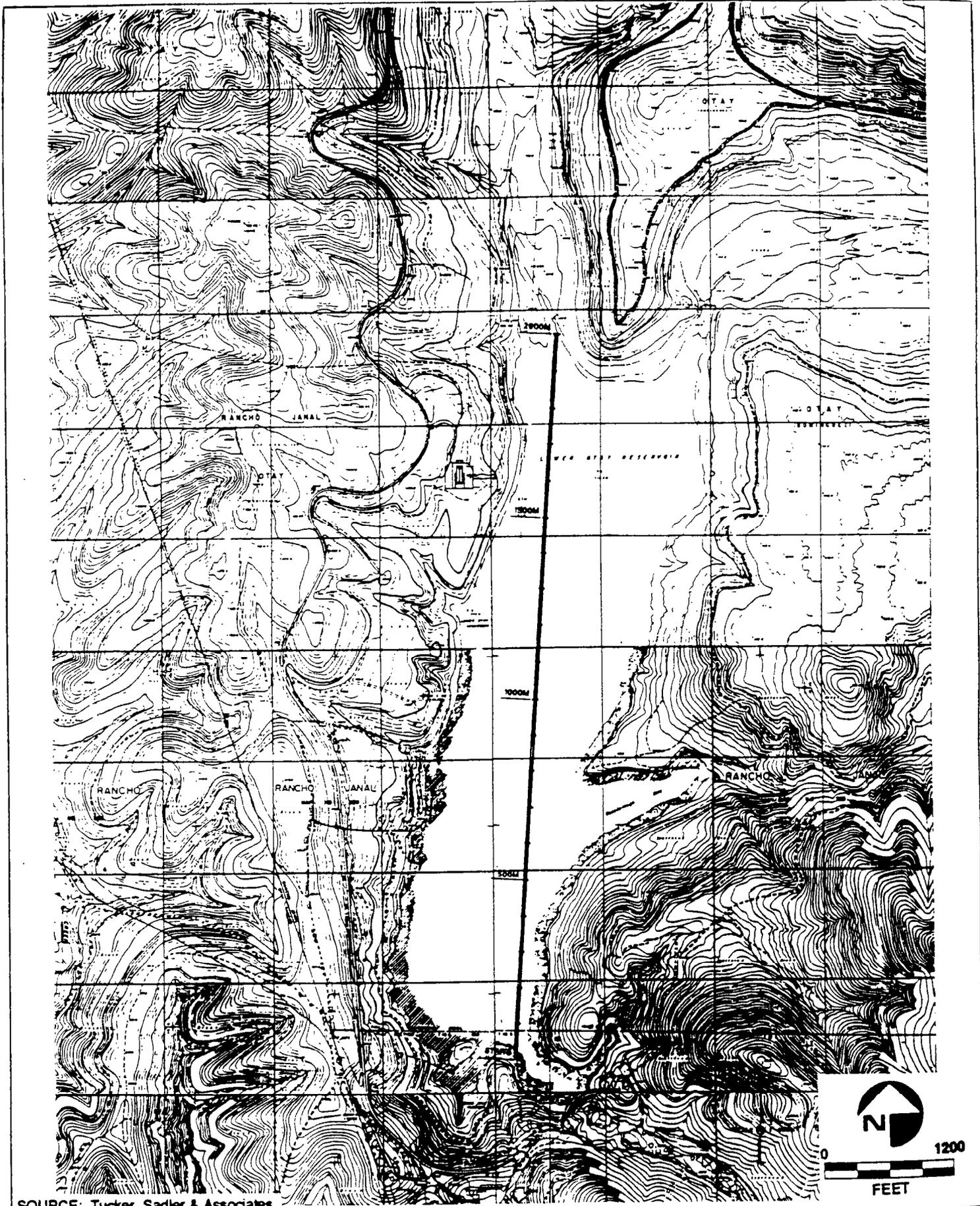


Building Elevations

FIGURE

2-6

2-6-66



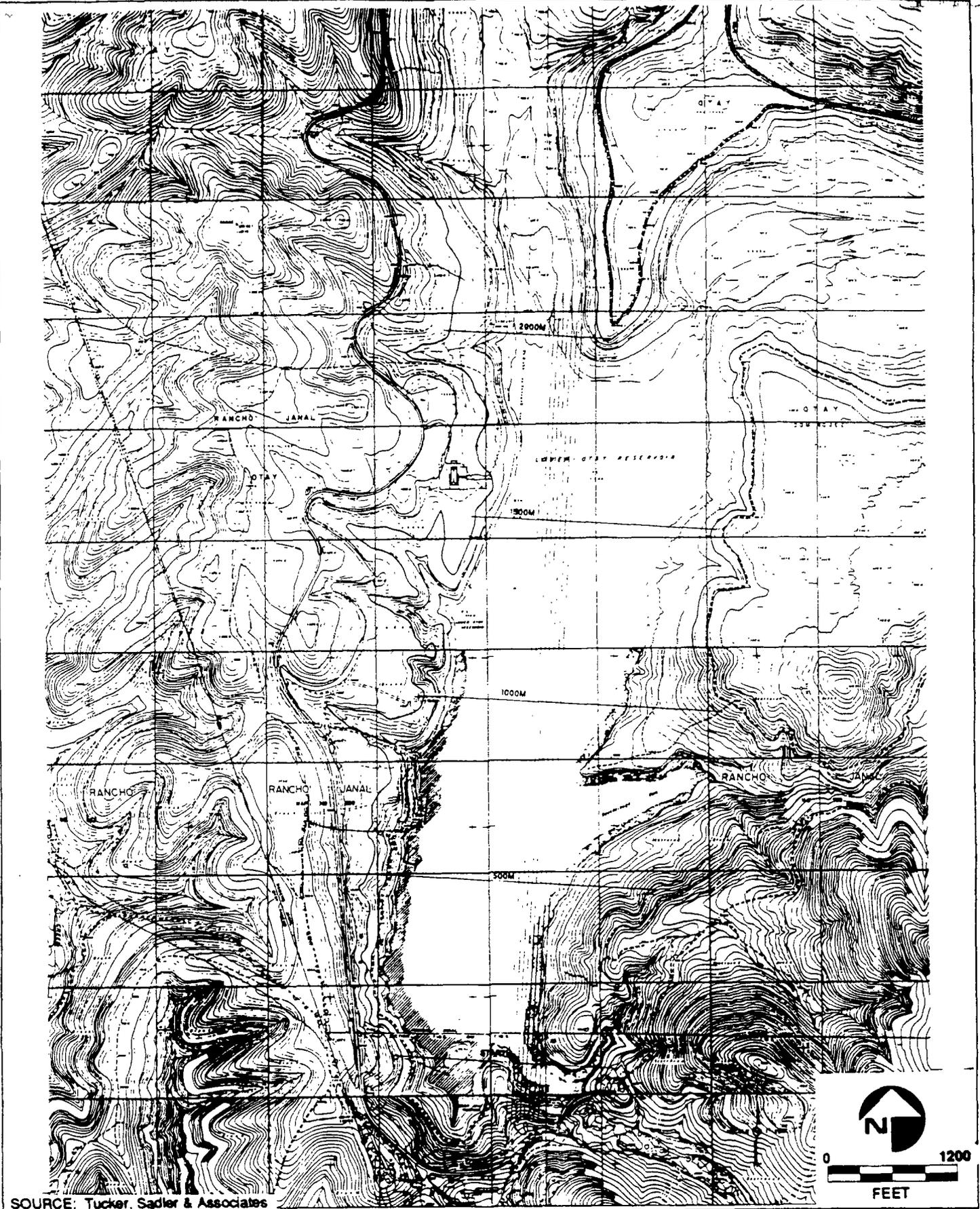
SOURCE: Tucker, Sadler & Associates

FIGURE

2-7

OGDEN
■■■■■

Training Course



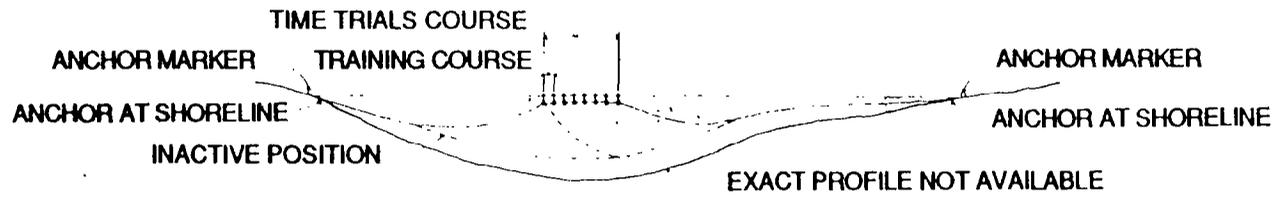
SOURCE: Tucker, Sadler & Associates

FIGURE

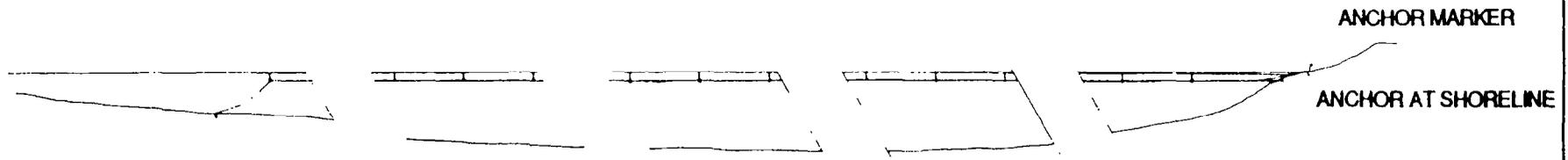


Time Trials Course

2-8



CROSS SECTION



LONGITUDINAL SECTION

VERTICAL SCALE: 1" = 400'
 HORIZONTAL SCALE: 1" = 800'

SOURCE: Tucker, Sadler & Associates

OGDEN
 ■ ■ ■ ■ ■

Course Sections

FIGURE
2-9

2-12

407007

The project consists of the following components:

The Boathouse Facility

The facility is proposed as a single-story, 14,199 square foot (sf) structure (not including the deck). The structure will be composed of the following elements:

- Boat/Canoe/Kayak Storage (5,509 sf). Rowing and paddling are each given 2 1/2 bays for storage, which is the minimum requirement for the programs. Rowing bays are 80 feet deep; canoe/kayak bays are 60 feet deep (Figure 2-8).

The 1/2 bay for each program will serve two additional purposes: one of "warm-up" room (stretching, focus strength training, etc.) for up to 30 athletes; the other use will be a briefing/video room function which must accommodate up to 30 athletes, coaches and various equipment.

- Repair Shop (1,983 sf). The repair area will be shared by both rowing and canoe/kayak programs. With a minimum width of 24 feet, the area allows for two of the largest boats (eight-man training shell) and benches on each side. Counters, storage bins, metal and woodworking tools and other materials will be housed in this shop area.
- Equipment (1,419 sf) and Storage (1,115 sf). Each program is given an area for storage of items such as spare boat parts, rigging, buoys, and equipment such as cables, slings and saw horses, etc.
- Lockers/Showers (2,417 sf). Men's and women's shower/locker room facilities are provided for year-round training. The facilities will accommodate up to 80–100 athletes of each sex.
- Offices (560 sf). Four offices are required for the programs, providing space for: rowing coach, canoe/kayak coach, boathouse coordinator, and water sports trainer.

- Mechanical room (190 sf) and telephone/electrical (114 sf). Fans to ventilate storage and repair areas, a boiler room for the heating system and electrical storage area are required.
- Corridor/Circulation (892 sf). Additional space is provided for interior circulation.
- The entire building will contain an automatic fire sprinkler system.
- The Fire Station Master Plan shall be in place and the Fire Threshold Standard will be met.
- Fire hydrants of the commercial type will be required with adequate fire flow.

Deck

With a size of 26,621 square feet, located in front, back and side of the boathouse, the deck will be used primarily for preparing and cleaning boats. A special drainage system will be installed to divert runoff away from the reservoir and into a soakway, where stormwater is filtered to separate out particulate matter and prevent its runoff into the lake. The deck will be situated at the same elevation as the boathouse (Figure 2-1); the sand pathway will provide access from the deck to the dock and lake (see below descriptions).

Sand Pathway to Lake

A 0.1-acre sand pathway will provide pedestrian access for the athletes and their boats to the dock. Boats will be carried by hand to the lake where launching will take place. It is expected that the 0.1-acre area will be identified as a wetland. A Nationwide 404 permit has been issued by the U.S. Army Corps of Engineers for this impact to wetlands. A landscape barrier will establish the parameters of the path and discourage disturbance of adjacent wetland areas.

Dock

The dock will consist of a system of portable interlocking modules, each weighing approximately 14 pounds. The dock facility will cover approximately 3,000 square feet

(0.07 acre) when all modules are in use (see Figure 2-2). The modules are made of high density polyethylene; a weather-resistant, non-toxic plastic designed to withstand corrosion and splintering. The portable modular system is specifically designed to allow for easy assembly and disassembly to meet changing water and weather conditions. Use of the modular system at the Otay Reservoir will provide flexibility to respond to potential lake level fluctuations. During lake level fluctuations individual modules can be added or removed from the central finger dock to extend launching boats away from environmentally sensitive wetlands, or bring docks closer to shore for the least intrusion into lake waters when the reservoir is at higher levels.

The floating modular dock will be connected to the shoreline via wire or line connected to a metal rebar which will be driven into the ground at the lake's edge. The wire or line will be connected to the module closest to the lake's edge. Interconnecting modules will be added in a straight line, extending into the reservoir sufficient to reach the 2-3 foot depth of water necessary to launch the boats.

Boathouse Road

Vehicular access to the boathouse will be provided from Wueste Road, across from the OTC main facility site. The boathouse road will require approximately 1.0 acre of grading in undisturbed coastal sage scrub habitat (refer to Section 3.6, Biological Resources). In order to minimize this grading area in sensitive habitat, the road's adjacent slopes will be relatively steep. The access road will have an all-weather driving surface with a minimum width of 20 feet with a maximum grade of 15 percent. The road will also provide adequate turning radius for fire apparatus. The road will be of decomposed granite, from the entrance at Wueste Road to the boat house parking lot. An entrance monument/sign will be located at the Wueste Road entrance.

Parking Lot

A 0.3-acre (13,312 sf) parking lot will provide 38 parking spaces. The lot will be located to the west of the boathouse, constructed of decomposed granite. The lot will serve the daily year-round training athletes living or staying offsite, coaches, trainers, and a limited amount of trailer loading and unloading of boats (no overnight trailer parking permitted). The camp-training athletes and year-round onsite/training athletes will walk, bike or be shuttled to the boathouse from the OTC Center and will thus not utilize the parking lot.

Training and Time Trials Courses

A 2,000-meter training course and time trials course will be located in the western (lower) leg of the reservoir. The course begins about 600 feet north of the inlet structure of the lake and ends just west of North Point (Figure 2-7). The course consists of a series of buoys in a double line, spaced 100 meters apart. When not in use, the cable lines rest on or near the bottom of the lake; when the course is in place, the lines are raised to about 6-10 feet below the surface by hooking a series of buoys which float to the top, serving as course markers. The course is designed to enable other boats to cross the course easily and safely. The course is anchored at the shoreline.

The training course will be in place all year, being dropped to the bottom of the Reservoir when necessary (i.e., due to special events being held by other recreational users). When rowing or canoe/kayak time trials (i.e., trials to select teams) are held at the Reservoir, up to six additional cables will be raised and additional buoys will be attached, spaced approximately 12 meters apart (Figures 2-8 and 2-9).

Sewage Pump Station

The pump station will be a small structure located adjacent to (immediately north of) the boathouse. The pump station is to pump sewage generated by the onsite facilities through dual, 4-inch sewer force mains west to the OTC system. If the primary pump brakes down the secondary pump will automatically kick in. Also, if one main becomes blocked, flows can be diverted to the second main. Other engineering safety elements of the system are described in the Boathouse Project Description prepared by the project applicant which is on file with the City of Chula Vista Planning Department.

Observation Area (Figure 2-4)

The main land-based observation area (0.5 acre) will consist of a small turf area just to the east and southeast of the structure. This area will also serve as a warm-up area for the athletes.

Native Revegetation and Landscaping Areas (Figure 2-4)

Landscaping will be planted throughout the site, to mix and transition the boathouse area to the natural surroundings. Native species and indigenous trees will be planted around the building site, and revegetation of coastal sage scrub related species will occur on the two southern most slopes on the west side of the Olympic Training Center adjacent to the Salt Creek dedicated open space. Sensitive plant species should be used in the coastal sage scrub restoration if available. In addition, all areas disturbed by grading around the Olympic Training Center boathouse (including the access road) will be revegetated with coastal sage scrub.

Facility Organization and Operations

Organization

The Boathouse Project Description prepared by the project applicant is on file with the City of Chula Vista Planning Department. This document describes the needs and daily routines of the boathouse athletes and coaches during their typical training programs. The Facilities Management Plan (Appendix C) provides an outline of operations organization, allowed athletic programs/events, use regulations and restrictions (operating hours, training and competition courses descriptions, management and maintenance requirements and related facility guidelines). Significant items are briefly described below.

The City of San Diego has legal authority over all operations of the reservoir; the City of San Diego Water Utilities Department operates the Lower Otay Reservoir. The OTC will be operated by the United States Olympic Committee (USOC). The USOC athlete program will be run by the two National Governing Bodies (NGBs) representing the sports of rowing and canoe/kayaking in the United States: United States Rowing Association (US Rowing) and the United States Canoe/Kayak Team (USCKT). A Boathouse Coordinator will coordinate activities at the boathouse for the USOC.

A Lower Otay Lake User's Council is proposed to be established to deal with the interactions between the various user groups on the Reservoir. This advisory committee would include, at a minimum, the OTC Boathouse site manager or designee, Lakes Committee member, a representative from each of the recreational use groups (hunting, fishing, sailing, rowing and canoe/kayaking) and a representative of the City Water Utilities

Department on scheduling and special conditions, and provide a forum for potential conflict resolution between user groups on a regularly scheduled basis.

The primary focus of the boathouse activity will be international competition training programs. When the boathouse is not being used for such training, it may be available for collegiate training and community youth and masters programs approved by the City of San Diego and the USOC. The Quarterly Management Reports will be prepared by the OTC for the City of San Diego to follow the facility's functions, and to use in planning and evaluation of the reservoir's uses. The focus of the boathouse use is described below.

Operations

The boathouse will serve rowers, kayakers and canoeists who will train on Lower Otay Reservoir in preparation for world class competitions. Use of the boathouse will be focused on athletes authorized by the U.S. Olympic Committee and the Sports' U.S. National Governing Bodies (US Rowing and USCKT). Although athletes will train year-round, the training year is broken down into four seasons, with the most intensive training during the spring and summer to prepare for competitions in late summer (competitive season). Long distance and endurance training generally occurs in fall and winter months. Operating hours would generally be from dawn to dusk with the primary training hours in early morning (5 to 10:30 am) and late afternoon (3 to 8:00 pm). Section 3.1 herein and Appendix C, Exhibits G and H provide estimates of the numbers of boats to be on the water during these primary training hours, during fishing and hunting seasons, respectively.

Training will involve athletes in boats, and coaches who may follow boats in a launch. It is estimated that two to four, fourteen-foot launches with outboard motor will be utilized by the OTC for coaching. These will be launched at the City of San Diego facility and kept at the OTC docks. Gasoline will be stored at the main OTC site, and brought by truck in "pop-on/off" tanks to the boathouse and dock. The tanks will be replaced as they run dry, by simply replacing a dry tank with a full one, eliminating spill hazards.

Events

Events involving more than 100 people other than OTC athletes and their coaches are not proposed as part of this project. The applicant has stated that races and other events are not

Events

Events involving more than 100 people other than OTC athletes and their coaches are not proposed as part of this project. The applicant has stated that races and other events are not required for the viability of the boathouse. Any such events would require a special use permit, which must be approved by the Cities of San Diego and Chula Vista. Any permit event, which would require exclusive use of a portion of the lake, would require submittal of information on the event, including projected dates and times required for exclusive use, estimated number and type(s) of boats to be involved, and an estimate of the number of participants expected to attend.

The Cities would indicate, in approving any special event request, conditions under which the event may be held, including requirements for event notices, course marshals, parking and shuttle arrangements, special event signage and potential compensation to the City of San Diego for lost revenue if applicable. In addition, any permit event to be sponsored by the USOC, USRowing and/or USCKT to be held on Lower Otay Reservoir will require a Zoning Administrator's Conditional Use Permit, including environmental review under CEQA and determination by the City. Such review procedures are separate from this SEIR.

Small events such as "speed order" (similar to a scrimmage) or team selection "trials" may be desired by the OTC and are permitted under the CUP. These small events would generally involve only athletes and their coaches. However, a certain amount of spectators would unavoidably be interested in even these small training/trial events. For small events, it is expected that up to 100 people (excluding coaches and athletes) can be accommodated at the boathouse site, including the deck and grass areas designed into the project. Shuttling of these people from the main campus parking area to the boathouse would be required once the onsite parking lot (38 spaces) is full. Additional viewing for small event spectators can be provided on the main site, at the boathouse venue overlook area. Because the boathouse is near the course finish line, no other provisions are anticipated for spectator viewing sites for small events. Some offsite spectators would be expected along the lake and would need to be regulated (refer to Section 3.1).

In addition to event spectators, during the day-to-day operations at the Olympic Training Center involving activities that provide for training of international competitors some visitors will naturally be drawn to watch the athletes. Provisions have been made for these

spectators throughout the Training Center campus, including an overlook directly uphill and across from the boathouse, adjacent to the athletic and throwing fields.

Site Management

The USOC will be responsible for maintenance of the boathouse and leased premises (Figure 2-10). The USOC will keep the facilities in a safe and clean condition, free of litter and safety hazards on a daily basis, and undertake all necessary repairs and regular maintenance responsibilities associated with the building and site. All maintenance activities will comply with all State Hazardous Materials (Hazmat) regulations, and County Department of Health Hazardous Materials Management Division procedures, as applicable.

No new boat fabrication will occur onsite. Repairs to and cleaning of existing boats and equipment are permitted within the area of the boathouse building and deck which drain into the soakway. Regarding the pump station, the USOC will enter into an agreement with the City of Chula Vista for maintenance. The pump station will be designed with adequate redundancy and emergency storage, pursuant to requirements of the Cities of San Diego and Chula Vista, and in consultation with the State and County Health Departments.

2.5 DISCRETIONARY ACTIONS REQUIRED

The discretionary actions addressed in this SEIR include a Conditional Use Permit (CUP) for the OTC Boathouse by the City of Chula Vista and a real property lease agreement between the City of San Diego and Foundation. The subject CUP is a City of Chula Vista requirement to implement the Boathouse portion of the OTC project. Subsequent project implementation steps through the City of Chula Vista include Design Review, grading and building permits.

The real property lease agreement between the City of San Diego and the Foundation will be required to implement the boathouse operations. Figure 2-10 illustrates the leased premises.