



THE CITY OF SAN DIEGO

May 2, 2002

Laura Roman
Project Coordinator
Southeastern Economic Development Corporation
995 Gateway Center Way, Suite 300
San Diego, CA 92102

Dear Ms. Roman:

Re: Chollas Creek Enhancement Program, and Chollas Creek South Branch Phase I
Implementation Program and Wetlands Management Plan

The Planning Department appreciates your expeditious review of the Chollas Creek Enhancement Program. We are looking forward to additional collaboration on the project. This letter responds to comments SEDC made regarding the Chollas Creek Enhancement Program, dated April 24, 2002.

- Science Educational Center

In response to your comment regarding the Science and Educational Center, it was discovered that the phrase "75 percent of the pad" was printed at the time the Educational Center was to be located at the northern parcel adjacent to the creek, just north of the Euclid and Market Streets intersection and the description was conceptual at the time. However, given the new information, this will now be corrected in the final document. The Science and Educational Center will not occupy 75 percent of Redevelopment Site No. 5. The Planning Department will work with SEDC in the development of this parcel and ensure that the commercial activities are fully developed. The Educational Center is envisioned to be only large enough to accommodate an average class size of 20 in an open air structure to protect participants from the sun and rain. It is not intended to be a large structure.

- Wetlands Mitigation Credits

Wetland mitigation credits for the purpose of water quality improvement (no sensitive species mitigation) may be given on a case-by-case basis for certain wetland and habitat enhancement projects. Mitigation credits are subject to the findings of subsequent environmental documents for the specific projects in question, and will be handed on a case by case basis.

Planning Department

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- Economic Revitalization
SEDC's interpretation of the last bullet on page 87 of the Enhancement Program has been noted. The City is fully committed to working with SEDC to promote economic development within the Chollas Creek area and throughout Southeastern San Diego.
- Footbridge (Near 36th Street and Acacia Street)
The \$1.23 million Coastal Conservancy Grant was awarded to the City of San Diego with the stipulation that it be used first and foremost for the restoration of wetlands. If it is feasible to include the reconstruction of the bridge into the Segment 8 budget, we will include this for approval by the California Coastal Conservancy. Pursuant to the decision by the California Coastal Conservancy and funding availability the reconstruction cost of the footbridge may be covered by the grant.
- Wetland Buffers
The wetlands buffer language noted on page 90 of the Enhancement Program is language taken from the City of San Diego's Land Development Code. The Land Development Code is not being updated nor amended as part of the Enhancement Program, and therefore, this planning effort is unable to address this issue. The Chollas Creek Enhancement Program recommends a 20 foot setback from the creek edge to provide adequate space for both landscaping and a trail system to be implemented.
- Creek Wall Design
The 5 percent slope language in the Chollas Creek Enhancement Program is a printing error. The recommendation in the Chollas Creek Enhancement Program should read, on page 32: "Care should be taken to ensure that the grade of the creek wall slope is consistent with the Land Development Code requirements, Section 142.0133, which are currently 50% if the slope is greater than 10 feet in height, or 66% if the slope is less than 10 feet in height."

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Planning staff would like to thank the continuing involvement of SEDC staff in this project, and specifically in reviewing the draft Chollas Creek Enhancement Program and Phase I documents. We especially appreciate your expertise in the wetland restoration projects that are envisioned for the Chollas Creek area and look forward to a long and productive relationship in the implementation of the community resource that we can all be proud of.

Sincerely,

Lesley Henegar
Senior Planner

cc: Angeles Leira, Program Manager, City of San Diego
Carolyn Smith, President SEDC

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