



Chollas Creek South Branch Implementation Program

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Special Thanks

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TECHNICAL TEAM

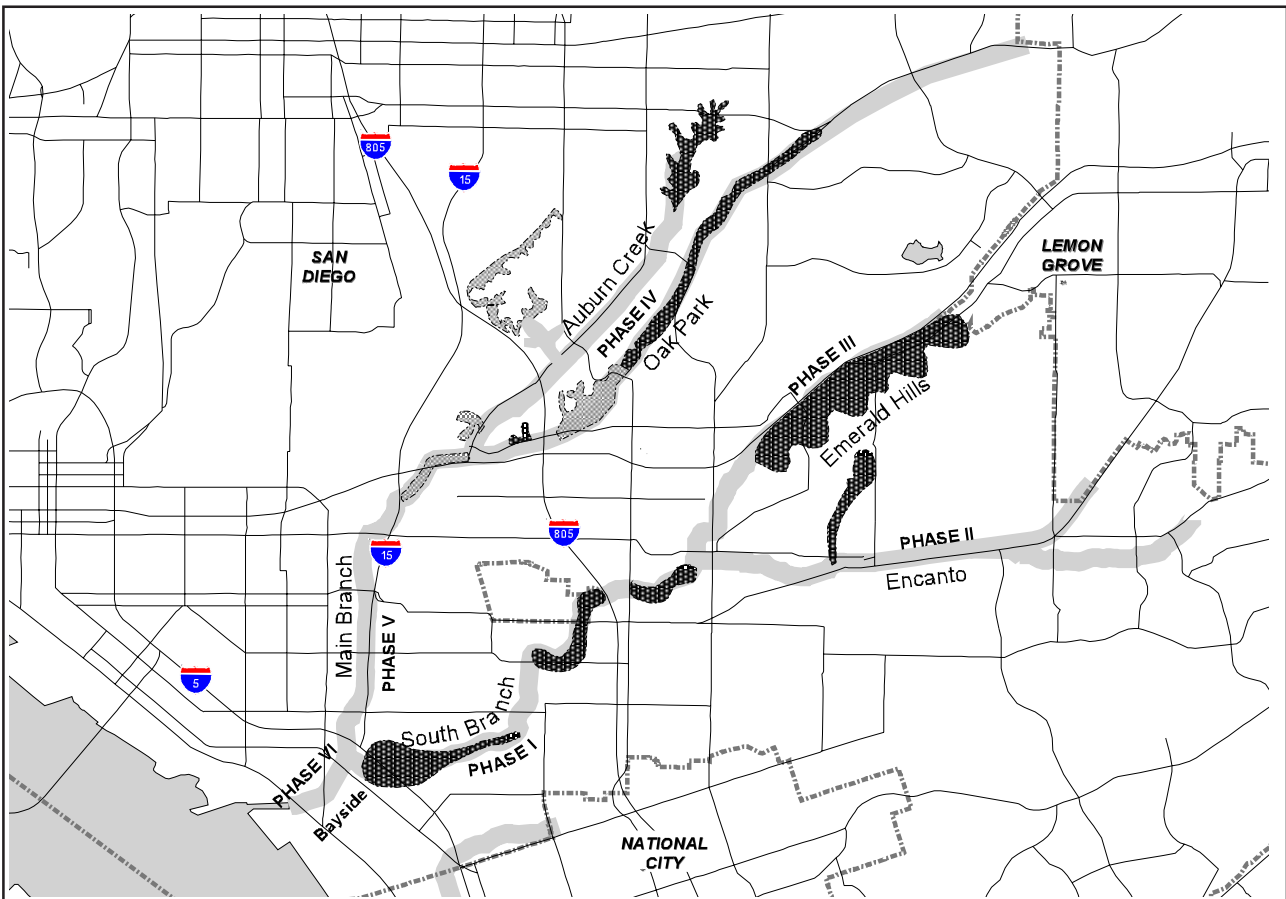
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Chollas Creek

South Branch Implementation Program





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RESTORATION AND REHABILITATION OF NATURAL HABITAT AREAS

- | | | | |
|---|------------------------------------|---|----------------------------|
|  | Already Identified |  | Chollas Creek Alignment |
|  | Potential Sites need further study |  | City of San Diego Boundary |

EXECUTIVE SUMMARY

The Chollas Creek South Branch is one of seven branches within the Chollas Creek drainage basin. The Chollas Creek Enhancement Program identifies the South Branch for Phase I implementation. It was selected because of its central location, relationship to major civic (schools, parks, colleges) and commercial development, as well as for the opportunities it offers for wetland restoration and rehabilitation, and its ultimate relationship to San Diego Bay through the Bayside section (Phase VI).

The purpose of this Implementation Program and Wetlands Management Plan is to serve as a baseline planning document for enhancing water quality and the quality of wetland resources associated with this urban creek. The primary reason is to document and preserve the few remaining wetlands within the creek's reach while allowing for development of the area. In addition, this document identifies areas where existing wetlands may be enhanced, where new wetlands may be created, and where wetlands resources may be linked to the community. Preservation and restoration of wetlands associated with Chollas Creek will not only improve the quality of wetlands and waters, but also function as a link between natural and built environments. This would create a setting for quality urban development, redevelopment, flood management, and the preservation of open space and natural resources within the heart of our City. The quality of development within the Chollas Creek South Branch will be regulated by the Design/Development Guidelines included in the Chollas Creek Enhancement Program.

The overall goal of the Phase I Chollas Creek South Branch Wetlands Management Plan is to improve environmental or economic conditions within the central San Diego communities and establish a stable, healthy and sustainable creek environment. This goal can best be achieved through a proactive planning process focusing on the development of a comprehensive approach to wetlands protection and enhancement. The following objectives are identified in the Wetlands Management Plan:

- Improve aquatic habitat including surface water quality;
- Identify remaining functional wetlands habitats and their restoration opportunities;
- Reduce flood inundation risk and associated damages;
- Reduce invasive species;

- Improve recreation opportunities; and
- Create linkages between the creek and the surrounding communities.

The above objectives will be met through the following planning measures:

- Establish a set of specific guidelines for preserving, restoring and improving wetlands and water quality along the Chollas Creek corridor;
- Establish a set of specific design guidelines for preventing flood damage, establishing a trail system along the creek, linking surrounding communities with the creek corridor, and allowing for development without further impacting the creek corridor;
- Facilitate and expedite water resources agency permit processes through identification of wetlands mitigation opportunities (preservation and restoration) along the creek and through water quality improvement provisions; and,
- Foster an understanding, communication and a common vision among developers, planners and community residents.

This Implementation Program and Wetlands Management Plan makes site specific recommendations by sub-area segments on wetland restoration and rehabilitation, upland restoration, trail development, landscaping, channel reconstruction, interpretive programs, and arts projects. The implementation program that follows is the product of the consulting work by Estrada Land Planning and KEA Environmental who prepared a detailed assessment of wetland resources and developed proposals for their enhancement. The work on this Wetlands Management Plan was financed through a grant by the California Coastal Conservancy, through the allocation of \$95,000. The Funding Proposal Tables that follow show the projected overall cost for Phase I-South Branch improvements (Table 1) and will be used for the programming of additional funding requests for implementation. Table 2 allocates the available Coastal Conservancy funding for this Phase I. These allocations have been discussed with affected community groups and agencies who support the proposed approach.

TABLE 1

**PHASE I - FUNDING PROPOSAL
CHOLLAS CREEK ENHANCEMENT PROGRAM**

Project & Description	Funding Request	Phasing	Responsibility	Notes/Priority
<p>SEGMENT 1 Gompers Outdoor Learning Laboratory</p> <ul style="list-style-type: none"> • Complete Laboratory/ Site Improvements • Personnel • Program Development <ul style="list-style-type: none"> • Arts Project • Land Acquisition/Imp. • Trail Linkages 5154 lineal feet x \$50 	<p>\$402,000</p> <p>\$701,000</p> <p>\$150,000</p> <hr/> <p>\$1,253,000</p> <p>\$500,000</p> <p>TBD</p> <p>\$258,000</p>	Short Range 1 year	Planning Dept. lead in collaboration with the Environmental Health Coalition and Schools	High priority for educational grant and Water Quality project grant.
<p>SEGMENT 2A Science Education Center North Market St. Pathway</p> <ul style="list-style-type: none"> • Ramp/stairway link to Horton Elementary • Identification and Interpretive Signage • Staging Area • Interpretive Station <ul style="list-style-type: none"> • Wetlands Restoration (1.5 acres) 	<p>\$79,000</p> <p>\$37,000</p> <p>\$30,000</p> <p>\$150,000</p> <hr/> <p>\$296,000</p> <p>\$75,000</p>	Short Range 5 years	Planning Dept. lead in collaboration with the Elementary Institute of Science, the property owner and the Jacobs Foundation.	High priority for Coastal Conservancy Grant
<p>SEGMENT 2B Multi-Use Pathways at Market Creek Plaza</p> <ul style="list-style-type: none"> • East Side Pathway • West Side Pathway • Unity Pedestrian Bridge • Trails Linkages (funded) 	<p>\$ 75,000</p> <p>\$89,000</p> <p>\$208,200</p> <hr/> <p>\$ 372,200</p>	Short Range 5 years	Planning Dept. lead in collaboration with the Jacobs Foundation	High priority for Coastal Conservancy Grant
<p>SEGMENT 3 Water Department Parcel</p> <ul style="list-style-type: none"> • Linear park/trail linkages 1513 lineal feet x \$50 • Channel enhancement 	<p>\$76,000</p> <p>\$400,000</p>	ShortRange 5 years	Planning Dept. lead in collaboration with City Water Dept.	Priority for trail linkage in community.

SEGMENT 4 Creek Path/Trail Linkages <ul style="list-style-type: none"> • Native species replanting • Sidewalk improvements 4,000 lineal feet x \$50 • I-805 underpass study • Arts Project 	\$50,000 \$200,000 \$1,000,000 \$500,000	Short Range 5 years	Art Commission lead in collaboration with Planning Dept	Priority for Arts and Culture Dept. project and Water Quality project grant.
SEGMENT 5 YMCA Site <ul style="list-style-type: none"> • Hydraulic Analysis • Wetlands Restoration 9.4 acres • Trail Linkages 2487 lineal feet (2 sides) x \$50 	\$325,000 \$37,800 \$124,000 <hr/> \$486,800	Short Range 5 years	Planning Dept. lead in collaboration with Water Dept., Wetlands Restoration experts	Future grant funding source or potential private development mitigation project
SEGMENT 6 Imperial Marketplace Project <ul style="list-style-type: none"> • Funded by SEDC 		Short Range under construction	Southeastern Economic Development Corp. (SEDC)	Complete
SEGMENT 7 Sidewalk trail systems San Pasqual St. <ul style="list-style-type: none"> • Public right-of-way trail 3950 lineal feet Southcrest/Alpha Street <ul style="list-style-type: none"> • 2674 total lineal feet (838 lineal feet along park site) • Art Project/Construction 	\$197,500 \$133,700 \$620,000	Short Range 5 years	Art Commission Lead in collaboration with Planning Department	Part of trails grant request.
SEGMENT 8 “252 Corridor” Public Park North side of creek (funded) South side of creek: <ul style="list-style-type: none"> • Wetlands Restoration/ Botanical Gardens With Art Component • Trail Linkages (676 lineal feet x \$50) • Active and passive Park 	\$453,000 \$33,800 <i>funded Separately</i> \$486,800	Short Range 5 years	Park and Recreation in collaboration with Planning Dept. and Arts and Culture Commission.	Priority for Coastal Conservancy Grant Mitigation Credits

TABLE 2

**PHASE I - FUNDING PROPOSAL
CHOLLAS CREEK ENHANCEMENT PROGRAM - SELECTED SEGMENTS
Priority for Coastal Conservancy Grant Funding / DRAFT Oct. 4, 2001**

Project & Description	Funding Request	Phasing	Responsibility	Notes/Priority
SEGMENT 2A Science Education Center North Market St. Pathway <ul style="list-style-type: none"> • Ramp/stairway link to Horton Elementary • Identification and Interpretive Signage • Staging Area • Interpretive Station <ul style="list-style-type: none"> • Wetlands Restoration (1.5 acres) <p align="right">Total</p>	<p align="right">\$79,000</p> <p align="right">\$37,000</p> <p align="right">\$30,000</p> <p align="right">\$150,000</p> <hr/> <p align="right">\$296,000</p> <p align="right">\$75,000</p> <hr/> <p align="right">\$371,000</p>	Short Range 5 years	Planning Dept. lead in collaboration with Elementary Institute of Science, property owner and the Jacobs Foundation.	Priority for Coastal Conservancy Grant
SEGMENT 2B Multi-Use Pathways at Market Creek Plaza <ul style="list-style-type: none"> • East Side Pathway • West Side Pathway • Unity Pedestrian Bridge • Trail Linkages (funded) <p align="right">Total</p>	<p align="right">\$75,000</p> <p align="right">\$89,000</p> <p align="right">\$208,200</p> <hr/> <p align="right">\$372,200</p>	Short Range 5 years	Planning Dept. lead in collaboration with the Jacobs Foundation.	Priority for Coastal Conservancy Grant
SEGMENT 5 YMCA Site (Alternate 2) <ul style="list-style-type: none"> • Hydraulic Analysis • Wetlands Restoration (9.4 acres) • Trail Linkages <p align="right">Total</p>	<p align="right">\$325,000</p> <p align="right">\$37,800</p> <p align="right">\$124,000</p> <p align="right">\$486,800</p>	Short Range 5 years	Planning Dept Lead in collaboration with Water Dept. Wetlands Restoration Experts.	Priority for Coastal Conservancy Grant
SEGMENT 8 "252 Corridor" Public Park South side of creek (Alternate 1) <ul style="list-style-type: none"> • Wetlands Restoration/ Botanical Gardens with Art Component • Trail Linkages • Active and Passive Park <p align="right">Total</p>	<p align="right">\$453,000</p> <p align="right">\$33,800</p> <p align="right"><i>funded Separately</i></p> <hr/> <p align="right">\$486,800</p>	Short Range 5 years	Park and Recreation lead in collaboration with Planning Dept. and Arts and Culture Commission.	Priority for Coastal Conservancy Grant Mitigation Credits
TOTAL GRANT	\$ 1,230,000			

