

I. INTRODUCTION & BACKGROUND

Resource Management and Planning (RMP) is requesting site endorsement for an erosion control project along the slope of La Jolla Village Drive at the intersection of I-5 (Figure 1). Extensive erosion issues have been identified at the site and need to be addressed. These slopes will be planted to help address erosion and surface runoff. In addition, the scope includes construction of a surface parking lot with stormwater Best Management Practice's (BMP) incorporated. The surface lot will be located at the southeast corner of West Campus, directly south of the VA Medical Center. Over the next 3 to 5 years Transportation Services has identified need for contractor parking proximate to upcoming campus projects including Triton Pavilion, Pepper Canyon West Housing, and the Design and Innovation Building. The demand for, and limitations of, the parking inventory on West Campus is evidenced by the occupancy rates during peak periods (10:00AM-2:00PM). Overall occupancy on West Campus was 87%, with many areas reaching 100% occupancy during peak times. Thus the parking provided would allow for future flexibility to address campus parking demands as they arise. Additionally this location is at a prominent public entry to the campus and would improve the aesthetic experience into the campus.

II. PROJECT DESCRIPTION

The project includes providing approximately 120,000 cubic yards of compacted fill to help address the erosion issues at the site. It is anticipated that soil exports from various campus projects would be used, thus reducing off-site export costs for those projects. The slope would be revegetated to correct the erosion problems. A surface parking lot will be constructed atop the compacted fill, providing approximately 450 to 470 additional surface parking spaces and providing BMP's to help address the existing stormwater runoff.

III. PROJECT SITE

The project includes the infill of approximately 120,000 cubic yards of soil in order to help correct the erosion of the slope. The southern part of the slope is within the Open Space Preserve (OSP). New landscaping of the slope along La Jolla Village Drive, along Villa La Jolla Drive, and the northwest corner of where those streets intersect are included in the project (Figure 2). The surface parking lot along with associated BMP's and lighting would be included.

IV. PLANNING PARAMETERS

The project is consistent with campus land use plans and the principles contained in the campus' overarching planning and design documents.

The proposed site location straddles the designated "Academic" land use, which supports ancillary support facilities such as parking, and the "Open Space Preserve" in the 2018 Long Range Development Plan (LRDP) (Figure 3). This area of the OSP is designated as 'Restoration Lands'. When impacted, Restoration Lands should be restored to a more native condition. Given the high public visibility of the site in question, a native and drought tolerant palette of materials will be used to enhance views of the campus edge and entry. These same materials will be valuable in stabilizing erosion of the existing slopes.

The approximately 8.75 acre site includes 2.75 acres for the surface parking lot (450 to 470 spaces) and approximately 5.5 acres of OSP Restoration Lands. The balance of the site (.5 acre) will be used for a construction access road and staging.

Approximately 1 acre of the Restoration Lands on the site currently consists of disturbed habitat and disturbed Diegan Coastal Sage Scrub.

All areas impacted by the construction of this project will be restored to 'Restoration Lands', identified in the 2018 LRDP.

V. ENVIRONMENTAL CONSIDERATIONS

The proposed project would be subject to the California Environmental Quality Act (CEQA) and an Addendum tiered under the new 2018 LRDP EIR will be prepared. Anticipated environmental issues to be studied include visual quality, biology, air quality, and hydrology and water quality.

VI. RECOMMENDATION

The site evaluation for the Campus Erosion Control and Parking Lot will be presented for information and potential endorsement at the July 18, 2019 meeting. The project is outside of the Coastal Zone, so will not require review for conformance with the California Coastal Act.