Project Description

The project includes the following:

1) Removal of the temporary maintenance buildings located at the northeast corner of SBCC East Campus.

2) Construction of a new maintenance building of roughly 3000 sq. ft. with an outside 4200 sq. ft. concrete work pad at the northwest corner of Garvin Theater on SBCC West Campus. The building will include 1500 sq. ft of space for 6 offices and permanent storage space, and 1500 sq. ft. of space for workshops and transient storage space.

Construction of the building will require minor cut and fill since the structure will be located at approximately the same elevation as the adjacent theater. The 18' high embankment north of the site will be cut back approximately 18' and stabilized with a 4'-8' retaining wall. The 35' wide concrete pad will run east-west for 120' between the retaining wall and the building.

3) Approximately 13 spaces for Campus maintenance vehicle parking will be constructed along the northern side of the proposed building on the 4200 sq. ft. outside work pad.

The proposed facility will offer the same preventative maintenance services provided by the existing maintenance shop. This will include Campus vehicle preventative maintenance (changing oil, belts, hoses, etc.), minor plumbing, painting, air conditioning, electrical, welding, and woodworking repairs, and groundskeeping. Supplies will be stored on-site for these services including small amounts of paint, residential-grade pesticides/herbicides, plumbing and electrical supplies, oil, and gasoline for lawn mowers. Workshop equipment will include a full set of tools, table saw, and lawn mowers for groundswork.

The facility will have 4 supervisors, 4 maintenance employees, and 7 groundskeepers. The Campus custodians will report to the buildings that they are cleaning. The facility employees will use 7 maintenance trucks and 6 electric carts.

Environmental Impact Discussion

1b. Substantial Change in Topography. A 4'-8' retaining wall will be set roughly 18' into the slope below the West Campus parking lot. This will allow the facility to be less visible to the adjacent Oceano neighborhood. Material from this cut will be used for the minor grading and leveling required at the site. Change in topography due to the proposed project will not be significant.

2a. Substantial air pollutants or deterioration of local or regional air quality. Construction of the maintenance facility will require some grading and excavation. This will create short-term construction impacts on traffic and air quality. However, if standard dust
suppression techniques are used, no significant impacts are expected to occur.

The facility will not add any additional overall traffic to the Campus. The facility will generate 44 trips per day over an eight hour period. This will result in insignificant air quality impacts to adjoining neighborhoods.

3b. Substantial changes in absorption rates, drainage patterns, or surface runoff. The 3000 sq. ft. maintenance building and 4200 sq. ft. concrete pad will cause some additional surface runoff. However, proper collection and diversion of runoff through the existing drainage system for the Garvin Theater will eliminate any erosion hazards at the adjoining bluff area 40' to the south.

6a. Increases in existing noise levels and 6b. Exposure of people to severe noise levels. During construction, the Oceano residential community to the west will be exposed to additional noise. This construction noise will be limited to normal work hours of 7:00 am to 6:00 pm. The northern slope will shield communities north of the site from construction or normal maintenance facility noise.

General maintenance activities in the proposed facility will be limited to simple repairs and preventative maintenance. No large, industrial tools such as lathes or large compressors will be available at the shop. In addition, many repairs will be made on-site in other buildings with all major repairs contracted out. The maintenance activities performed at the facility will not produce significant noise increases for the adjacent neighborhood.

Traffic associated with the maintenance facility will cause minor noise increases for the Oceano neighborhood due to:

1) A total of 15 small trucks and electric cars leaving the building at 7:30 am;

2) 8 trips by supervisors during the day in small trucks; and

3) A total of 15 small trucks and electric cars returning to the facility at 3:30 pm.

In addition, there will be noise from one or two small delivery trucks per week and one large delivery truck every 3 months. This will result in insignificant noise impacts.

7. Light and Glare. The maintenance facility and concrete work pad will require new lighting, which has the potential to impact the Oceano residential neighborhood to the west. The College will use appropriately shielded lighting, therefore, no lighting impacts are expected to occur.

8. Land Use. According to the 1988 City College Amended LRDP, the proposed maintenance facility was 5000 sq. ft. and would be located on the present site of the stadium maintenance building (this structure is
18. Aesthetics. Obstruction of scenic vistas or view open to the public or create an aesthetically offensive site open to public view. The proposed 12' high maintenance building will not be visible to the public from either Ledbetter Beach or the Harbor area. However, the structure has the potential to slightly impact the views of 5 adjacent residential structures in the Oceano neighborhood.

An existing 18' high landscaped earthen berm to the north of the proposed building will hide the facility from the majority of the Oceano neighborhood to the north. All of the 5 affected residential structures face east towards the proposed maintenance facility. Their existing view is of the 30' high Garvin Theater. An oblique view of the ocean to the south is available to all of these residential structures through a wide undeveloped corridor. The maintenance building will be located approximately 75' from the closest of the 5 residences.

Since all of the residences are elevated above the proposed facility site approximately 8’ to 20’, the 12’ high maintenance building will have very minimal impacts upon their eastern views, which is of the 30’ high Garvin Theater. The proposed structure is not located in the southern view corridor for 4 of the structures and will not, therefore, affect their ocean views. The 12’ high structure will intrude into the ocean views of the fifth structure located at the north corner of Del Mar and the Campus but its ocean views will not be blocked since its ground floor elevation is approximately 20’ above the ground floor of the proposed facility. Therefore, the maintenance facility should not significantly obstruct scenic views or corridors.

21. Mandatory Findings of Significance

d The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

RECOMMENDATION

A. It is recommended that the following amendments and/or mitigations be incorporated into the project description:

1. Prior to construction, the College shall meet with the contractor to schedule construction-related truck trips during non-peak hours and to establish haul routes to help reduce truck traffic on adjacent streets. Measures shall be undertaken to minimize the dust generated during the transport of all materials.
presently a storage facility). The existing maintenance facility is presently located in temporary structures at the northeast corner of Campus. However, traffic safety concerns raised by the City for Cliff Drive have caused the College to abandon the stadium site and locate alternative sites for this structure. The proposed 3000 sq. ft. structure and envelope is consistent with the LRDP since it is identical in use and represents safer location from a traffic standpoint than the stadium site.

10a. **Risk of explosion or the release of hazardous substances.** The facility will not store significant amounts of hazardous or explosive substances. All major repairs or work which involve hazardous materials (i.e. pesticides, paints) are contracted out by the College and the contractors bring supplies for these jobs. There will be no storage tanks at the facility; all Campus vehicles purchase gas off-campus. The proposed facility will store very limited supplies of interior paint, oil, gasoline for lawn mowers, and residential-grade pesticides and herbicides in an approved steel cabinet. The minor amount of stored material will not pose a significant risk of explosion or release of hazardous substances.

13b. **Effects on existing parking facilities or demand for new parking.** The proposed maintenance facility is intended to replace the existing temporary maintenance facility on East Campus. Additional jobs are not being created. Therefore, overall Campus parking and traffic will not increase due to this project. A minor shift in parking (about 15 spaces) will occur as the facility employees utilize the West Campus staff lot. Displaced faculty or staff parking on West Campus are expected to shift to the spaces opening in East Campus staff lot. Additional parking spaces will be installed next to Garvin Theater on the outdoor maintenance pad to park Campus maintenance vehicles when not in use. Consequently, the proposed project will not create demand for new parking and will not impact parking.

13d & f **Alterations to present patterns of circulation or movement of people and/or goods and increase in traffic hazards to motor vehicles, bicyclists or pedestrians.** See discussion of parking shift in question 13b above. The 7 grounds people and 4 maintenance people will arrive at 7:30 am, park in the West Campus parking lot, and immediately leave for assigned jobs sites throughout the Campus. These employees will return at 3:30 pm. The 4 supervisors will make roughly 4 trips during the day. These times do not conflict with College peak parking hours of 10:00 am to 12:00 pm nor peak business traffic on adjoining streets at 8:00 am and 5:00 pm.

In addition to parking traffic, the facility will cause a shift in traffic for deliveries and general maintenance activities. According to Graham Knox, Maintenance Manager (pers. comm.), the facility will average 1 large delivery every 3 months and 1 smaller delivery each week. The shop will average roughly 3 visitors, contractors, or salespeople a day. This limited number of deliveries and visits, occurring during normal work hours of 8 to 4, will not significantly impact Campus or surface street circulation patterns.

Traffic hazards on West Campus are not expected to increase from the facility since it will result in only a small increase in traffic.
APPENDIX I

ENVIRONMENTAL CHECKLIST FORM
(To Be Completed By Lead Agency)

I. Background

1. Name of Proponent: Santa Barbara City College

2. Address and Phone Number of Proponent: 721 Cliff Drive
   Santa Barbara, CA. 93109
   Contact: Dr. Charles Hanson (805) 965-0581

3. Date of Checklist Submitted: APRIL 26, 1990

4. Agency Requiring Checklist: SBCC

5. Name of Proposal, if applicable: MAINTENANCE FACILITY

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.) "No" answers with an "*" have explanations attached

1. Earth. Will the proposal result in:

   a. Unstable earth conditions or in changes in geologic substructures?
      Yes      Maybe      No
      ___      ___      X

   b. Disruptions, displacements, compaction or overcovering of the soil?
      X        ___      ___

   c. Change in topography or ground surface relief features?
      ___      ___      X

   d. The destruction, covering or modification of any unique geologic or physical features?
      ___      ___      X

   e. Any increase in wind or water erosion of soils, either on or off the site?
      ___      ___      X

   f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?
      ___      ___      X

   g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?
      ___      ___      X
2. During grading and construction, the site shall be watered to minimize dust.

3. All new lighting on West Campus shall be sited and designed to minimize impacts to the adjacent Oceano and Loma Alta neighborhoods.

4. In order to minimize the visual impact of the parking structure on the adjacent Oceano Avenue apartment units, the College will preserve one or both of the existing ironwood trees at the west end of the proposed concrete pad and landscape the proposed maintenance building with screening vegetation.

5. All runoff will be directed to existing drainage systems in order to eliminate erosion potential to adjacent bluff faces.

B. It is recommended that the Santa Barbara College Board make the mandatory findings of significance outlined in # 21 above and direct the preparation of a Negative Declaration.
2. Air. Will the proposal result in:
   
   a. Substantial air emissions or deterioration of ambient air quality?  
      | Yes | Maybe | No |
      | --- | --- | --- |
      |     | X  |   |
   
   b. The creation of objectionable odors?  
      | Yes | Maybe | No |
      |     | X  |   |
   
   c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?  
      | Yes | Maybe | No |
      |     |   | X |

3. Water. Will the proposal result in:
   
   a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?  
      | Yes | Maybe | No |
      | X  |   |   |
   
   b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  
      | Yes | Maybe | No |
      | X  |   |   |
   
   c. Alterations to the course or low of flood waters?  
      | Yes | Maybe | No |
      |   | X  |   |
   
   d. Change in the amount of surface water in any water body?  
      | Yes | Maybe | No |
      | X  |   |   |
   
   e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?  
      | Yes | Maybe | No |
      | X  |   |   |
   
   f. Alteration of the direction or rate of flow of ground waters?  
      | Yes | Maybe | No |
      | X  |   |   |
   
   g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?  
      | Yes | Maybe | No |
      | X  |   |   |
   
   h. Substantial reduction in the amount of water otherwise available for public water supplies?  
      | Yes | Maybe | No |
      | X  |   |   |
   
   i. Exposure of people or property to water related hazards such as flooding or tidal waves?  
      | Yes | Maybe | No |
      | X  |   |   |

4. Plant Life. Will the proposal result in:
   
   a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?  
      | Yes | Maybe | No |
      | X  |   |   |
b. Reduction of the numbers of any unique, rare or endangered species of plants?
   
   Yes    Maybe    X

5. Animal Life. Will the proposal result in:

   a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?
      
      Yes    Maybe    X

   b. Reduction of the numbers of any unique, rare or endangered species of animals?
      
      Yes    Maybe    X

   c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
      
      Yes    Maybe    X

   d. Deterioration to existing fish or wildlife habitat?
      
      Yes    Maybe    X

6. Noise. Will the proposal result in:

   a. Increases in existing noise levels?
      
      X    Maybe    Yes

   b. Exposure of people to severe noise levels?
      
      Yes    Maybe    X

7. Light and Glare. Will the proposal produce new light or glare?
   
   X    Maybe    X

8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?

9. Natural Resources. Will the proposal result in:

   a. Increase in the rate of use of any natural resources?
      
      Yes    Maybe    X

10. Risk of Upset. Will the proposal involve:

    a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?
      
      X
b. Possible interference with an emergency response plan or an emergency evacuation plan?  

11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?  

12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?  

13. Transportation/Circulation. Will the proposal result in:  
   a. Generation of substantial additional vehicular movement?  
   b. Effects on existing parking facilities, or demand for new parking?  
   c. Substantial impact upon existing transportation systems?  
   d. Alterations to present patterns of circulation or movement of people and/or goods?  
   e. Alterations to waterborne, rail or air traffic?  
   f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?  

14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:  
   a. Fire protection?  
   b. Police protection?  
   c. Schools?  
   d. Parks or other recreational facilities?  
   e. Maintenance of public facilities, including roads?  
   f. Other governmental services?  

15. Energy. Will the proposal result in:  
   a. Use of substantial amounts of fuel or energy?
b. Substantial increase in demand upon existing sources or energy, or require the development of new sources of energy?

16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

17. Human Health. Will the proposal result in:
   a. Creation of any health hazard or potential health hazard (excluding mental health)?
   b. Exposure of people to potential health hazards?

18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?

20. Cultural Resources.
   a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?
   b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?
   c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?
   d. Will the proposal restrict existing religious or sacred uses within the potential impact area?

   a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate
important examples of the major periods of California history or prehistory?

<table>
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b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

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c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

<table>
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<th>Yes</th>
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d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

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<th>Yes</th>
<th>Maybe</th>
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III. Discussion of Environmental Evaluation
(Narrative description of environmental impacts.)

IV. Determination
(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date: April 26, 1990

Signature: [Signature]

Santa Barbara City College
Santa Barbara Community College District
791 Cliff Drive
SANTA BARBARA, CA 93109

(Note: This is only a suggested form. Public agencies are free to devise their own format for initial studies.)
NEGATIVE DECLARATION

SANTA BARBARA CITY COLLEGE
MAINTENANCE FACILITY

SANTA BARBARA CITY COLLEGE
721 CLIFF DRIVE, SANTA BARBARA, CA. 93109-9990
CONTACT PERSON: DR. CHARLES L. HANSON
TELEPHONE: (805) 965-0581

APRIL 26, 1990

Encl. 4
Items 5.2-h
5.2-i
9/13/90
PROJECT APPLICANT: Santa Barbara City College

PROJECT LOCATION: West Campus, 721 Cliff Drive, Santa Barbara, CA 93109-9990

SITE ACREAGE:

PROPOSED PROJECT The project includes the following:

1) Removal of the temporary maintenance buildings located at the northeast corner of SBCC East Campus (Figure 1).

2) Construction of a new maintenance building of roughly 3000 sq. ft. with an outside 4200 sq. ft. concrete work pad at the northwest corner of Garvin Theater on SBCC West Campus (Figure 2). The building will include 1500 sq. ft. of space for 6 offices and permanent storage space, and 1500 sq. ft. of space for workshops and transient storage space.

Construction of the building will require minor cut and fill since the structure will be located at approximately the same elevation as the adjacent theater. The 18' high embankment north of the site will be cut back approximately 18' and stabilized with a 4'-8' retaining wall. The 35' wide concrete pad will run east-west for 120' between the retaining wall and the building.

3) Approximately 13 spaces for Campus maintenance vehicle parking will be constructed along the northern side of the proposed building on the 4200 sq. ft. outside work pad.

The proposed facility will offer the same preventative maintenance services provided by the existing maintenance shop. This will include Campus vehicle preventative maintenance (changing oil, belts, hoses, etc.), minor plumbing, painting, air conditioning, electrical, welding, and woodworking repairs, and groundskeeping. Supplies will be stored on-site for these services including small amounts of paint, residential-grade pesticides/herbicides, plumbing and electrical supplies, oil, and gasoline for lawn mowers. Workshop equipment will include a full set of tools, table saw, and lawn mowers for groundswork.

The facility will have 4 supervisors, 4 maintenance employees, and 7 groundskeepers. The Campus custodians will report to the buildings that they are cleaning. The facility employees will use 7 maintenance trucks and 6 electric carts.

Introduction

Santa Barbara City College has prepared this Negative Declaration (ND) for construction of the development set forth in the project description. This ND has been prepared pursuant to Section 15070-15075 of the State Guidelines for the Implementation of the California Environmental Quality Act. Upon approval of the ND, the College will submit the project proposal to the Coastal Commission for review and approval. The Coastal Commission will review the proposal for conformance with the policies of Chapter 3 of the Coastal Act.
This document also meets the Coastal Commission’s environmental information requirements set forth in section 13353 of the California Administrative Code.

A Negative Declaration document describes the potential adverse impacts of a proposed project and explains why the anticipated impacts will not have significant impacts on the physical environment.

**Project History**

On August 25, 1988 City College received certification from the California Coastal Commission for amendments to its 1985 Long range Development Plan. The amendments included the replacement of the maintenance building adjacent to the stadium with a larger facility. Since then the City has raised concern that the facility would impair vision along Cliff Drive causing potential traffic safety problems. Accordingly, the College has examined alternatives sites to find a more acceptable location for this facility.

**Project Location**

Santa Barbara City College is located on the bluffs overlooking the ocean within the City of Santa Barbara, California. The two main entrances are from Cliff Drive along the north boundary of the Campus. Loma Alta Drive divides the college site into East and West Campuses, which are connected physically by a bicycle/pedestrian bridge spanning Loma Alta Drive. A coastal bluff inland of Shoreline Drive forms the southern boundary of the Campus with Pershing Park forming the eastern boundary. To the west and north of the Campus is a residential area of homes and apartment complexes.

The proposed maintenance facility will be located on the southern end of West Campus, at the northwest corner of Garvin Theater and east of the Oceano residential area. Immediately north proposed site is a Campus parking lot and south is a grassy bluff overlooking the ocean.

**Noise**

The northern slope will shield communities north of the site from an increase in noise levels due to construction or normal maintenance facility activities. A potential increase in noise levels from the proposed facility could affect the residential community to the west along Oceano Avenue. However, construction noise will limited to normal work hours of 7:00 am to 6:00 pm and should not cause significant impacts. General maintenance activities at the proposed facility will be quiet and limited to normal work hours when fewer people would be affected. Therefore noise from daily facility activities will not significantly impact the adjacent Oceano community.

Traffic associated with the maintenance facility will shift from the present site at the north corner of East Campus to the West Campus entrance road. This increase in traffic could cause noise levels to increase for the residential units along Oceano Avenue adjacent to the West Campus entrance road. Traffic will be increased by maintenance staff seeking parking, facility deliveries and visitors, and general facility activities.
SBCC Maintenance Facility
Page 4

Peak traffic generated by the maintenance building should be 15 vehicles (4 supervisors, 4 maintenance crews, and 7 groundskeepers) at 7:30 am and again at 3:30 pm when the staff arrives and departs. The employees will be using existing parking spaces along road west of the site or in the parking lot north of the site. The faculty and staff presently utilizing these spaces are expected to use the spaces on East Campus lots which are now used by the maintenance shop staff. Traffic along the West Campus road for parking will not increase and, therefore, noise levels from this traffic will not increase for the residential units along Oceano Avenue.

Traffic associated with the maintenance facility will cause minor noise increases for the Oceano neighborhood due to:

1) A total of 15 small trucks and electric cars leaving the building at 7:30 am;
2) 8 trips by supervisors during the day in small trucks; and
3) A total of 15 small trucks and electric cars returning to the facility at 3:30 pm.

In addition, there will be noise from maintenance shop delivery and visitor traffic along the West Campus entrance road. According to Graham Knox, Maintenance Manager (pers. comm.), the facilities will average only one large delivery every 3 months and one smaller delivery per week. Mr. Knox expects an average of 3 visits a day from contractors, visitors, or salespeople. This additional traffic along the West Campus entrance road is very slight in relation to the present level of traffic along the West Campus entrance road and the traffic along residential streets in Oceano community. Therefore, the maintenance facility will not cause significant increase in noise levels for the adjacent residential area.

General maintenance activities in the proposed facility will be limited to simple repairs and preventative maintenance. No large, industrial tools such as lathes or large compressors will be available at the shop. In addition, many repairs will be made on-site in other buildings with all major repairs contracted out. The maintenance activities performed at the facility will not produce significant noise increases for the adjacent neighborhood.

The Oceano residential community sits on a marine terrace 10'-15' above the site and the West Campus entrance road. This 10'-15' height difference will effectively shield the neighboring residential units from the minor noise increases which could potentially occur due to the proposed facility. Therefore, the facility will not significantly increase noise levels for the neighboring community to the west of the proposed site.
Aesthetics

The proposed 12' high maintenance building will not be visible to the public from either Ledbetter Beach or the Harbor area. However, the structure has the potential to slightly impact the views of 5 adjacent residential structures in the Oceano neighborhood.

An existing 18' high landscaped earthen berm to the north of the proposed building will hide the facility from the majority of the Oceano neighborhood to the north. All of the 5 affected residential structures face east towards the proposed maintenance facility. Their existing view is of the 30' high Garvin Theater. An oblique view of the ocean to the south is available to all of these residential structures through a wide undeveloped corridor. The maintenance building will be located approximately 75' from the closest of the 5 residences.

Since all of the residences are elevated above the proposed facility site approximately 8' to 20', the 12' high maintenance building will have very minimal impacts upon their eastern views, which is of the 30' high Garvin Theater. The proposed structure is not located in the southern view corridor for 4 of the structures and will not, therefore, affect their ocean views. The 12' high structure will intrude into the ocean viewshed of the fifth structure located at the north corner of Del Mar and the Campus but its ocean views will not be blocked since its ground floor elevation is approximately 20' above the ground floor of the proposed facility. Therefore, the maintenance facility should not significantly obstruct scenic views or corridors.