

**RESPONSE TO COMMENTS  
DANA HILLS HIGH SCHOOL PERFORMING ARTS  
FACILITY  
CAPISTRANO UNIFIED SCHOOL DISTRICT**

The following provides all written comments received on the Initial Study prepared for Dana Hills High School Performing Arts Facility in the City of Dana Point and the Capistrano Unified School District's (District) response to each comment.

The Mitigated Negative Declaration/Initial Study (MND/IS) was forwarded to the State Clearinghouse on August 17, 2009, for distribution to responsible and trustee agencies for a 30-day review period, and the notice was published in the local newspaper on August 17, 2009. The published and mailed notices indicated that the 30-day review period would begin on August 17, 2009, and end on September 16, 2009.

The following is a list of agencies and persons that submitted comments on the MND/IS during the public review period.

<i>Number Reference</i>	<i>Commenting Agencies &amp; Residents</i>	<i>Date of Comment</i>	<i>Page</i>
<b><i>Public Agencies</i></b>			
A1	Department of Transportation	September 10, 2009	2
A2	Department of Toxic Substances Control	September 14, 2009	4
A3	City of Dana Point	September 15, 2009	6
<b><i>Residents &amp; Organizations</i></b>			
R1	Terry Goller	September 9, 2009	15

**Figures**

- Figure 1      Maximum Height Elevation
- Figure 2      Proposed Site Plan
- Figure 3      Building Elevations
- Figure 4      Site Photographs
- Figure 5      Photometric Survey
- Figure 6      Perspective Rendering

**DEPARTMENT OF TRANSPORTATION**

District 12  
3337 Michelson Drive, Suite 380  
Irvine, CA 92612-8894  
Tel: (949) 724-2241  
Fax: (949) 724-2592



*Flex your power!  
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**September 10, 2009**

Cary Brockman  
Facilities Planning  
Capistrano Unified School District  
33122 Valle Road  
San Juan Capistrano, California 92675

File: IGR/CEQA  
SCH#: 2009081053  
IGR Log #: 2341  
SR-1

**Subject: Dana Hills High School Performing Arts Facility**

Dear Mr. Brockman

Thank you for the opportunity to review and comment on the Initial Study/Mitigated Negative Declaration (MND) for the **Dana Hills High School Performing Arts Facility**. The project proposes to construct and operate a 470-person capacity performing arts theater, remove five portable classrooms, relocate the racquetball and tennis courts, and provide 54 new parking spaces. The project is located on 33333 Street of the Golden Lantern in the City of Dana Point. The nearest State facility to the project site is SR-1

The California Department of Transportation (Department), District 12 is a commenting agency on this project and we have no comment at this time. However, in the event of any activity within the Department's right-of-way, an encroachment permit will be required.

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Maryam Molavi at (949) 724-2267.

Sincerely,

Christopher Herre, Branch Chief  
Local Development/Intergovernmental Review

C: Terry Roberts, Office of Planning and Research

A1-1

**A1. Response to Comments from Christopher Herre, Branch Chief, Department of Transportation, dated September 10, 2009.**

A1-1 This letter indicates that Caltrans does not have any comments on the environmental document. No response is necessary.



Linda S. Adams  
Secretary for  
Environmental Protection



Department of Toxic Substances  
Control

Maziar Movassaghi, Acting Director  
9211 Oakdale Avenue  
Chatsworth, California 91311



Arnold Schwarzenegger  
Governor

September 14, 2009

Mr. Cary Brockman (CBrockman@capousd.org)  
Capistrano Unified School District  
33122 Valle Road  
San Juan Capistrano, CA 92675

MITIGATED NEGATIVE DECLARATION FOR DANA HILLS HIGH SCHOOL  
PERFORMING ARTS FACILITY, DANA POINT, ORANGE COUNTY  
(SCH 2009081059)

Dear Mr. Brockman:

The Department of Toxic Substances Control (DTSC) has reviewed the Mitigated Negative Declaration (MND) dated August 17, 2009, for the subject project. The due date to submit comments is September 16, 2009.

Based on a review of the MND, DTSC would like to provide the following comments:

1. The proposed project includes the construction of a new performing arts theater within the existing Dana Hills High School.
2. Removal of five (5) portable classrooms is required for the project. Depending on the age of the classrooms, lead based paint and organochlorine pesticides from termiticide applications may be potential environmental concerns at the site. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with DTSC's *"Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead From Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers, dated June 9, 2006."*
3. If Capistrano Unified School District (CUSD) plans to use State funds for the project, then CUSD shall comply with the requirements of Education Code sections 17213.1 and 17213.2, unless otherwise specifically exempted under section 17268.

A2-1

A2-2

**A2. Response to Comments from Ken Chiang, Senior Hazardous Substances Scientist, Department of Toxic Substances Control, dated September 14, 2009.**

A2-1 The District will comply with all applicable DTSC regulations, including "Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead From Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers, dated June 9, 2006."

A2-2 The District acknowledges the requirements for state-funded projects. However, the District has no plans to seek state funds for this project.

**CITY OF DANA POINT**



COMMUNITY DEVELOPMENT DEPARTMENT

September 15, 2009

Mr. Cary Brockman  
Capistrano Unified School District  
33122 Valle Road  
San Juan Capistrano, CA 92675

**SUBJECT: DANA HILLS HIGH SCHOOL PERFORMING ARTS FACILITY  
MITIGATED NEGATIVE DECLARATION/ INITIAL STUDY COMMENTS**

Dear Mr. Brockman:

The City of Dana Point Community Development Department and Public Works and Engineering Department have received and reviewed the Initial Study/Mitigated Negative Declaration (MND) for the Capistrano Unified School District - Dana Hills Performing Arts Facility Project. The City offers the following comments and requests that a formal response be provided.

**GENERAL COMMENTS**

Pursuant to Section 15073.5 of the California Environmental Quality Act (CEQA), a lead agency must recirculate the MND if new, avoidable significant impacts are identified. The City believes that the MND does not adequately address certain elements particularly Aesthetics, Noise, and Transportation. The City has identified certain mitigation measures and studies, as discussed below, to adequately address the City's concerns.

A3-1

**INITIAL STUDY CHECKLIST**

Page 23, Section 4.3: The Lead Agency should check at least one of the boxes.

A3-2

**AESTHETICS**

Page 37, Section 5.1: The discussion on aesthetics and visual impacts of the new facility is lacking any view simulations to show how the new facility will impact views from the Street of Golden Lantern and from the surrounding residential neighborhood. The MND should be revised to include visual simulations and analyze impacts of a 55 foot high structure in a zone which allows a maximum height of 35 feet. It should be noted that the City does not allow 55 foot high structures in any zone. The highest height limit in the City is 40 feet (Town Center Plan Area). The high school is located adjacent to a residential neighborhood where all the structures are a maximum of 28 feet high. The City considers a 55 feet high structure to be potentially incompatible with the existing surrounding land uses.

A3-3

The City is also concerned about potential light and glare caused by the lighting at the proposed facility and therefore recommends that a mitigation measure stating "A Lighting Plan and Photometric Study shall be conducted for the proposed facility to quantify effects of lighting on the surrounding neighborhood" be incorporated in the MND.

A3-4

Being potentially one of the largest, tallest and most visible structures within the City, the performing arts facility will be a visual linkage and symbol for the surrounding community. As

A3-5

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such, because the current design of building is lacking in architectural merit and is not reflective of City goals and commitments to achieve architectural design excellence, it will have a potentially negative impact on the visual character of the surrounding community and the City as a whole. | A3-5  
cont'd.

#### LAND USE AND PLANNING

Page 62, Section 5.9: The proposed project is in conflict with the City's Zoning standards. The project does not comply with the height limit established in the "Community Facilities District". | A3-6

The MND does not have sufficient information on parking demand for the High School and therefore it cannot be evaluated if the site provides sufficient parking for the proposed facility in compliance with the Zoning Ordinance. The City considers it to be a significant impact. The MND needs to be revised to state that the project is not consistent with the Zoning standards of the site. | A3-7

#### NOISE

Page 68, Section 5.11 (d): The MND should incorporate mitigation measures stating that "All planned permanent equipment shall comply with the City's Noise Ordinance and shall be visually screened from the streets and adjacent residential neighborhoods. Any events at the facility shall also comply with the Noise Ordinance." The City's Noise Ordinance is attached to this letter as "Attachment A". The MND needs to be revised to state that this issue is "Less than Significant with Mitigation Incorporated". | A3-8

Page 69, Section 5.11 (e): The list of mitigation measures should include restrictions on construction hours. The City suggests the following mitigation measure be added to the MND and the MMRP: "The construction site shall be posted with signage indicating the construction not commence before 7:00 a.m. and must cease by 8:00 p.m., Monday through Saturday and no construction activities are permitted on Sundays and federal holidays". | A3-9

All the mitigation measures that are included in the MND on construction related issues are directed towards the classrooms but fail to consider the surrounding residential area. The City suggests the following mitigation measure be added to the MND and the MMRP: "Any construction related equipment shall not generate noise levels in excess to those allowed in Section 11.10.010 of the City of Dana Point's Municipal Code." | A3-10

#### TRANSPORTATION/TRAFFIC

The Traffic Study prepared for the project and attached to the MND as "Appendix F" includes a list of Mitigation Measures. These Mitigation Measures should be included in the MND and the MMRP. | A3-11

The Traffic Study also needs to be revised to adequately address the existing parking deficiency at the high school and the planned hours of operation of the new facility. The City has specific comments on the following sub-sections of the MND: | A3-12

1. Section XII (a) "Would the Project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)"; Insufficient information is provided. This may be significant and need mitigation measures. The MND needs to address traffic impacts during construction phase and after the completion of the project. | A3-13

2. Section XII (b) "Would the Project exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways": Insufficient information is provided. This may be significant and need mitigation measures. See additional discussion below. A3-14

3. Section XII (i) "Would the Project result in inadequate parking capacity": Insufficient parking exists today with the current facilities. This element needs further evaluation. This may be significant and need mitigation measures. See additional discussion below. A3-15

**Parking:** The City has significant concerns on the parking issue. The High School is currently deficient in parking for its students and teachers. The students regularly park on busy arterial streets surrounding the school on a daily basis due to inadequate parking. The City had to institute a large Preferential Parking District extending a mile from the school grounds, impacting hundreds of residents, to prevent students from parking in residential neighborhoods.

The MND correctly states that the City's Zoning Ordinance requires 118 parking spaces for the proposed facility. However the parking demand for the High School is also based on the number of class rooms and the number of students attending the school. The MND needs to re-calculate parking for the overall facility to evaluate if the provided parking is sufficient to meet the standards of the City's Zoning Ordinance. In addition to regular weekday school periods, special events such as football games, track events, etc. may compete with theatre events for parking spaces. A3-16

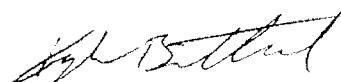
The MND also needs to provide information on additional parking needs during the construction phase. There is no information on how or where construction related vehicles will be parked on the site during construction and any impacts it may have on regular parking demand for students, teachers, and visitors. The MND needs to show the area on-site where construction related equipment will be parked. Typically the contractors use portions of the parking lot. It seems that the school would need to use current athletic fields to accommodate construction related parking demand. A3-17

The City of Dana Point appreciates the opportunity to review the MND and provide our comments. We intend to work with the School and the Capistrano Unified School District to revise the document to address our concerns. If you have questions, comments, or require any additional information, please contact Matthew Sinacori, City Engineer at (949) 248-3574 or Saima Qureshy, Senior Planner at (949) 248-3568.

Sincerely,



Brad Fowler, P.E.  
Director of Public Works & Engineering Services



Kyle Butterwick, Director  
Community Development Department

Attachment

cc: Matthew Sinacori, City Engineer  
Mike Killebrew, Assistant City Manager/Director of Administrative Services



**Attachment A: Dana Point Municipal Code Section 11.10.010**

**11.10.010 Exterior Noise Standards.**

(a) The following noise standards, unless otherwise specifically indicated, shall apply to all or any sound or noise which is received on residential property occupied by another person within a designated noise zone:

**NOISE STANDARDS**

Noise Zone	Noise Level	Time Period
1	55 dB(A) 50 dB(A)	7:00 a.m.—10:00 p.m. 10:00 p.m.—7:00 a.m.

In the event the alleged offensive noise consists entirely of impact noise, simple tone noise, speech, music, or any combination thereof, each of the above noise levels shall be reduced by five (5) dB(A).

(b) It is unlawful for any person at any location within the City to create any noise, or to allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, when the foregoing causes the noise level, when measured on any residential property, to exceed:

(1) The noise standard for a cumulative period of more than thirty (30) minutes in any hour; or

(2) The noise standard plus five (5) dB(A) for a cumulative period of more than fifteen (15) minutes in any hour; or

(3) The noise standard plus ten (10) dB(A) for a cumulative period of more than five (5) minutes in any hour; or

(4) The noise standard plus fifteen (15) dB(A) for a cumulative period of more than one minute in any hour; or

(5) The noise standard plus twenty (20) dB(A) for any period of time.

(c) In the event the ambient noise level exceeds any of the first four (4) noise limit categories above, the cumulative period applicable to said category shall be increased to reflect said ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level. (Added by Ord. 92-11, 11/24/92)

**A3. Response to Comments from Brad Fowler, PE, Director of Public Works & Engineering Services, and Kyle Butterwick, Director, Community Development Department, dated September 15, 2009.**

- A3-1 The District, as a lead agency, has evaluated environmental impacts listed under the CEQA checklist and determined that all impacts can be reduced to less than significant with mitigation. Therefore, a Mitigated Negative Declaration has been prepared. The District addresses the City's specific comments in Response A3-2 through A3-17. Please refer to appropriate section.
- A3-2 The lead agency's determination to prepare a Mitigated Negative Declaration had a properly checked box and was included following the cover page. Page 23, Section 4.3, was a duplicate copy and the unchecked box was an administrative error. A corrected lead agency determination form has been included as Appendix A to this document.
- A3-3 As shown in Figure 1, *Maximum Height Elevation*, the new performing arts facility would be constructed 20 feet below Golden Lantern Street grade level. Therefore, although the actual maximum height for the new theater at 55 feet would exceed the City's maximum allowable height of 35 feet, the exceeded height would be offset by the grade difference of 20 feet. Therefore, considering the site topography, the visual impact of the building would be limited to 35 feet from Golden Lantern Street. Furthermore, as shown in Figure 2, *Proposed Site Plan*, the new theater is set back far from all of the street fronts. The new theater would be 398 feet, 427 feet, and 525 feet from the nearest residences to the north, east, and south, respectively and 1,056 feet from the nearest residence to the west. The new theater would not be directly adjacent to 28-foot high residential structures as described in the comment. Also, as shown in Figures 3 and 4, *Building Elevations* and *Site Photographs*, the architectural style of the theater would be similar to the existing school structures. Therefore, the proposed project is not incompatible with the existing surrounding land uses. Furthermore, although the District values the City's development standards, as a state agency, the District is not subject to the height restriction imposed by the City's municipal code.
- A3-4 The new theater would use only security lighting and exterior accent lighting during the nighttime, and no extensive nighttime lighting fixtures would be installed. Although relocation of the tennis courts may bring light sources closer to the sensitive receptors to the east, the athletic field is already lighted and the direct view from the residences to the east toward the school is obstructed by a six-foot masonry wall. In addition, the incorporated mitigation measures would ensure that the lighting fixtures are adjusted to minimize any light or glare impacts. In addition, Figure 5, *Photometric Survey*, demonstrates 0.0 foot-candle along Golden Lantern Street.
- A3-5 As explained in Response A3-3, the performing arts building would not be as visible to surrounding community as suggested in this comment. Figure 6, *Perspective Rendering*, illustrates the proposed theater.
- A3-6 The District is a state agency and is not subject to the height limits established by the City zoning ordinance.

A3-7 As stated in the page 75 of the MND/IS, the City's standard calls for one space for four fixed seats for live performance theaters, requiring 118 spaces for the proposed project. The existing Dana Hills High School provides a total of 561 spaces. The proposed project would serve the existing school population and would not result in increased student capacity. Therefore, the proposed project would not create additional demand for parking or exacerbate the existing parking conditions. As stated in the MND/IS, the proposed project would temporarily remove 52 parking spaces but provide 54 parking spaces once the project is complete. Therefore, there would be no net loss of parking spaces. During construction, temporary parking would be provided on the hardcourt area by Stonehill Drive. The proposed project is consistent with the parking standards established by the City's zoning ordinance. As discussed in Response A3-3, the proposed project is not consistent with the City's maximum height standards. However, due to the topography of the site and the surrounding area, no mitigation measures are necessary to mitigate the visual impact. Pursuant to this comment, page 62, Chapter 5.9(b) will be modified; however, the conclusion of the analysis remains the same and no additional mitigation measures are necessary.

Page 62, Chapter 5.9(b) is hereby modified as follows:

The project site is zoned CF community facilities and is developed as a high school. The proposed project is part of the existing high school and is compatible with the existing use. The maximum height for the new theater would be 54 ft. 8 in., approximately 20 feet more than the CF community facilities district's maximum height limit of 35 feet. However, the exceeded height would be offset by the grade difference of 20 feet between the project site grade level and the street grade level for Golden Lantern Street. Therefore, considering the site topography, the visual impact of a building with a maximum height of 54 ft. 8 in. would be limited only to the 35-foot portion above the street level from Golden Lantern Street. The site topography naturally mitigates the impact and no potentially significant impact is anticipated. Impact would be less than significant and no mitigation measures are necessary.

A3-8 No permanent noise-generating equipment other than HVAC equipment would be installed onsite. This equipment would be placed on the rooftop of the theater, and the nearest sensitive receptor is approximately 398 feet to the north across Acapulco Drive. Noise impacts from any permanent equipment would be negligible and no mitigation measures are necessary. No changes to the current "Less Than Significant Impact" determination is warranted.

A3-9 Page 69 of the MND/IS indicates that construction activities would be restricted to the least noise-sensitive portions of the day and that the City's Municipal Code limits the hours of occurrence to the daytime hours of 7 AM to 8 PM on Monday through Saturday (except federal holidays). Therefore, the addition of this mitigation measure reiterates the assumption made in the MND/IS and is not considered a substantial revision. Addition of this mitigation measure would not create a new significant environmental effect and would not change the conclusion of the MND/IS. Pursuant to your comment, the following mitigation measure has been added.

Page 70, Chapter 5.11(e) Noise, is hereby modified as follows:

**9. During construction, the construction site shall be posted with signage indicating the construction not commence before 7 AM and must cease by 8 PM, Monday through Saturday, and no construction activities are permitted on Sundays and federal holidays.**

A3-10 As stated in page 69 of the MND/IS, noise levels from project-related construction activities were calculated at an average distance of 340 feet (center of project site to nearest property line of nearest residential use receptors to the east), and ranged from 61 to 72 dBA  $L_{eq}$  without the attenuation provided by the existing noise walls along the residential property line. Therefore, the actual noise levels at the residences would be lower. In addition, Street of the Golden Lantern generates noise levels of 74 dbA CNEL at 10 feet from the roadway, partially masking the construction noise. In addition, as shown in Table 15, *Average Project-Related Construction Noise Levels*, of the MND/IS, anticipated noise levels at classroom buildings are higher than at the nearest off-site residence. Therefore, implementation of mitigation measures directed to classrooms would also reduce impacts to surrounding residential area and no further mitigation measures are necessary.

A3-11 The following mitigation measures have been added to the MND/IS. However, these measures have been incorporated to clarify and further reduce an impact that already has been identified as less than significant. Therefore, these measures are not required by CEQA and would not alter the conclusion of the impact analysis or create a new significant impact.

Page 74, 5.15(d), *Transportation/Traffic*, of the MND/IS is hereby modified as follows:

**10**9. Prior to approval of the final site plan, the District shall demonstrate adequate access for emergency services, trash services, and performing arts theater equipment deliveries by verifying truck turning movements on the new performing arts theater portion of the site.

**11**10. During construction, the District shall maintain the existing number of available parking spaces, which may include temporary parking on a designated area of the field or the future location of the tennis courts.

**12. During operation, the high school administrator shall coordinate all major performing arts theater events to guarantee that other major school events do not coincide to create potential congestion offsite and a potential parking shortage onsite. Major events are defined as any event where the anticipated parking demands exceeds onsite marked availability and include, but are not limited to home athletic events, back-to-school nights, and graduation.**

**13. During the normal school year, the high school administrator should avoid start and end times of major performing arts theater events that are within 30 minutes of the morning peak period (7 AM to 9 PM) or the evening peak period (4 PM to 6 PM).**

**14. Prior to occupancy of the theater, the District shall make a request to the City of Dana Point Traffic Engineer to install stop signs as shown in Figure 10 of the Traffic Study. In consultation with the City's Traffic Engineer, the District may substitute the stop sign with similar signage posting or pavement markings.**

However, the following measures from the traffic study have not been incorporated to the MND/IS for the following reasons:

- *#2 On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project:* The recommended traffic signals as shown in the Traffic Study (Acapulco at Golden Lantern Street and Stonehill Drive at Golden Lantern Street) are existing traffic signals.
- *#7 The project site should maintain the number of currently provided on-site parking spaces:* Mitigation No. 10 of the MND/IS (#3 of the Traffic Study) provides the same mitigating effect to ensure that the current number of parking spaces is maintained during construction. The proposed project would provide 54 spaces as part of the project. This measure has no mitigating effect, and therefore has been excluded.
- *#8 The project site should maintain the existing on-site pedestrian access to serve the proposed performing arts theater:* The proposed project would not affect any onsite pedestrian access and, as shown in Figure 2, *Site Plan*, onsite pedestrian access is already provided. This measure has no mitigating effect, and therefore has been excluded.
- *#9 As is the case for any roadway design, the City of Dana Point should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory:* This is not a mitigation measure. The District has no jurisdiction over the operation of the City of Dana Point. The roadway system in the vicinity of the project area is operating at a satisfactory level of service (LOS) and the proposed project would not degrade the City's roadway system LOS. This measure has no mitigating effect, and therefore has been excluded.

A3-12 As stated in the MND/IS, the proposed project would serve the existing high school and would not increase the student capacity at the school. Therefore, the new facility would not exacerbate the existing parking situation at the high school.

A3-13 As indicated in the MND/IS, the proposed project would serve the existing high school and would not significantly impact the existing AM and PM peak hour LOS. The traffic study demonstrated that two nearby intersections—Street of the Golden Lantern at Acapulco Drive and Street of the Golden Lantern at Stonehill Drive—are operating at LOS B or better. There is no deficient traffic condition in the project vicinity and the proposed project would not create substantial traffic volumes to degrade the LOS to C or D, which are still acceptable. Sufficient information has been provided to determine the impact as less than significant. The comment is too general and speculative. No mitigation measures are necessary.

- A3-14 The MND/IS states that the nearest Orange County Congestion Management Plan intersection (Street of the Golden Lantern and Pacific Coast Highway) operates at LOS A. The proposed project would not result in a traffic volume increase at this intersection. Adequate information has been provided to conclude that the proposed project would not exceed the CMP threshold. The comment is too general and speculative. No mitigation measures are necessary.
- A3-15 The proposed project would serve the existing school population and would not result in increased student capacity. Therefore, the proposed project would not create additional demand for parking or exacerbate the existing parking conditions. As stated in the MND/IS, the proposed project would temporarily remove 52 parking spaces but provide 54 parking spaces once the project is complete. Therefore, there would be no net loss of parking spaces. Mitigation Measure No. 10 also states that "During construction, the District shall maintain the existing number of available parking spaces, which may include temporary parking on a designated area of the field or the future location of the tennis courts." Therefore, although the location for construction-related vehicle parking has not been provided, the District is required to maintain the number of parking spaces equivalent to the existing conditions during construction. Adequate mitigation measures have been provided and no additional potentially significant environmental effect is identified. No further response is necessary.
- A3-16 Please refer to Response A3-15.
- A3-17 Figure 2, *Site Plan*, shows the contractor staging area. As shown, the existing parking lot would not be impacted to cause shortage in parking.

Terry Goller  
33112 Elisa Dr.  
Dana Pt. Ca., 92629

September 9, 2009

Mr Cary Brockman, Director  
Capistrano Unified School District  
33122 Valle road  
SJC., Ca., 92675

Dear Director:

We highly support the high school drama department and attend as many of their productions as possible. But, we do not support such a large facility on this campus.

The student enrollment is over capacity and soon there will not be any open breathing space left. A great portion of the baseball field and basketball courts have already been deleted with portable classrooms. The students already feel like sardines and are impacted everyday with such close quarters.

R1-1

The present parking spaces are so tight that it's difficult to get in and out of cars without hitting other car doors. That is the drawback of parking at school events and trying to protect your car. I can't imagine designing more tightly configured spaces.

Acapulco Street leads into a large residential neighborhood. This is the only access street into these homes and they are already impacted with high school events during the week and sports activities on the weekend. The joint use field with the school district are highly used daily. The impact of additional school and community venues would not be equitable to the residents. A 470 person performing arts building is too large for this site.

R1-2

There have been earlier discussions of a performing arts venue near the library which was supported by the community. This type of structure is just too large for this area.

R1-3

Respectfully,

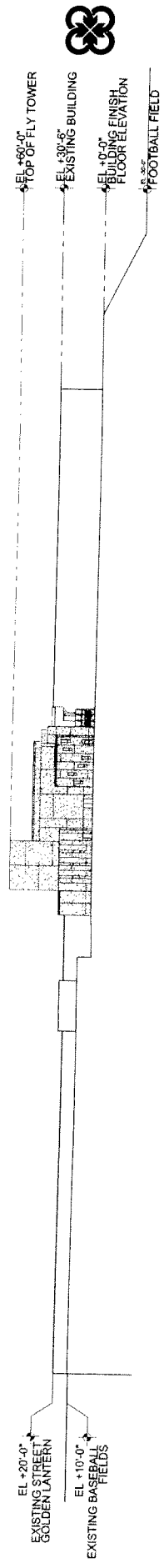
*Terry Goller*  
wgoller@msn.com

**R1. Response to Comments from Terry Goller, dated September 9, 2009.**

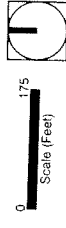
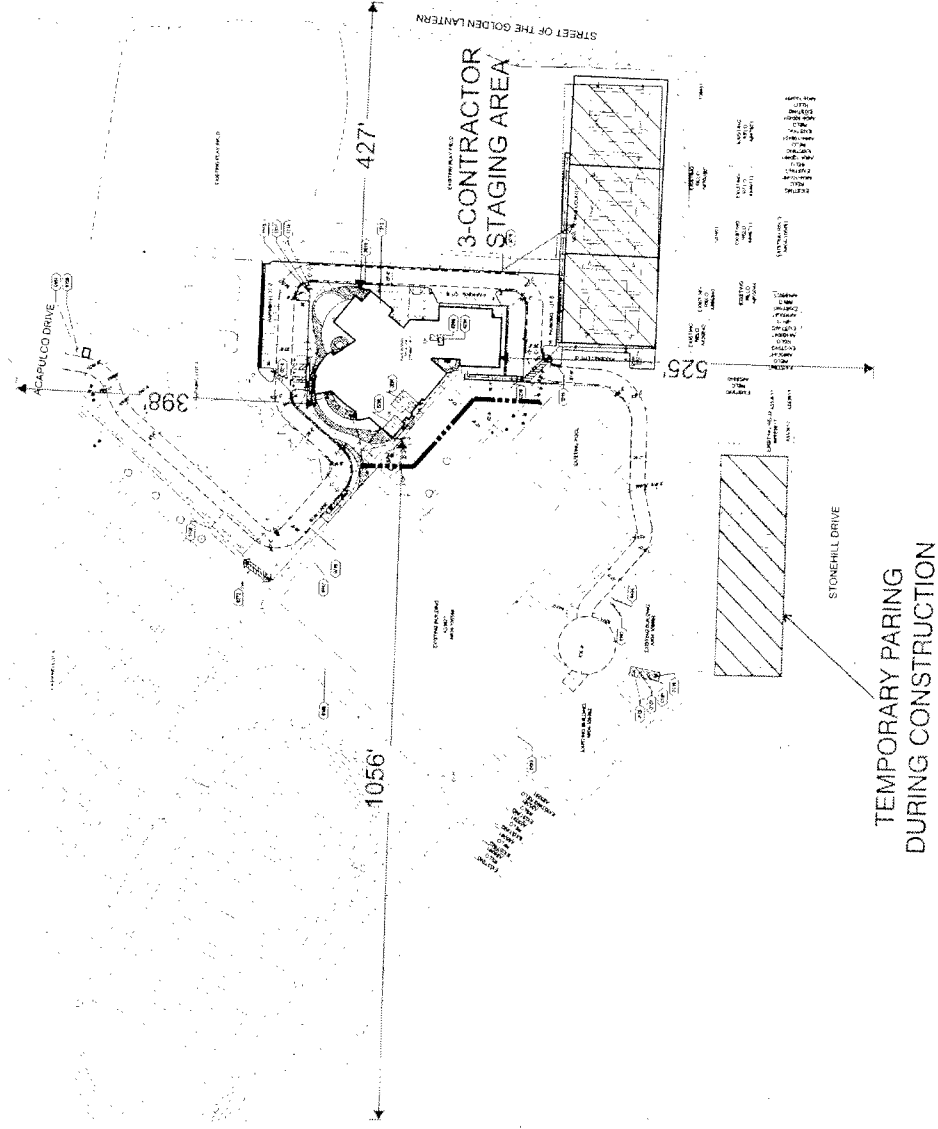
- R1-1 The proposed project would result in the removal of approximately 17 percent (approx. 1.3 acre) of the existing east playfield (approx. 7.8 acres) for the relocation of the tennis courts. However, in addition to the east playfield, two larger baseball fields are located to the east of the campus, providing approximately 16 acres of turf playfields, or approximately 44 percent of the campus. After project completion, the turf playfield area would encompass approximately 41 percent of the campus. In addition to the turf playfields, the high school would continue to provide other recreation areas such as the football/track and field stadium, hardcourts, swimming pool, and the relocated tennis courts. The proposed project would not significantly impact the existing recreational area of the campus, including the baseball fields and the basketball courts.
- R1-2 Please refer to Responses A3-7 and A3-11.
- R1-3 Your comment is noted and is included in the official document and forwarded to the Capistrano Unified School District Board of Education for their review and evaluation.



# Maximum Height Elevation



Proposed Site Plan



The Planning Center • Figure 2

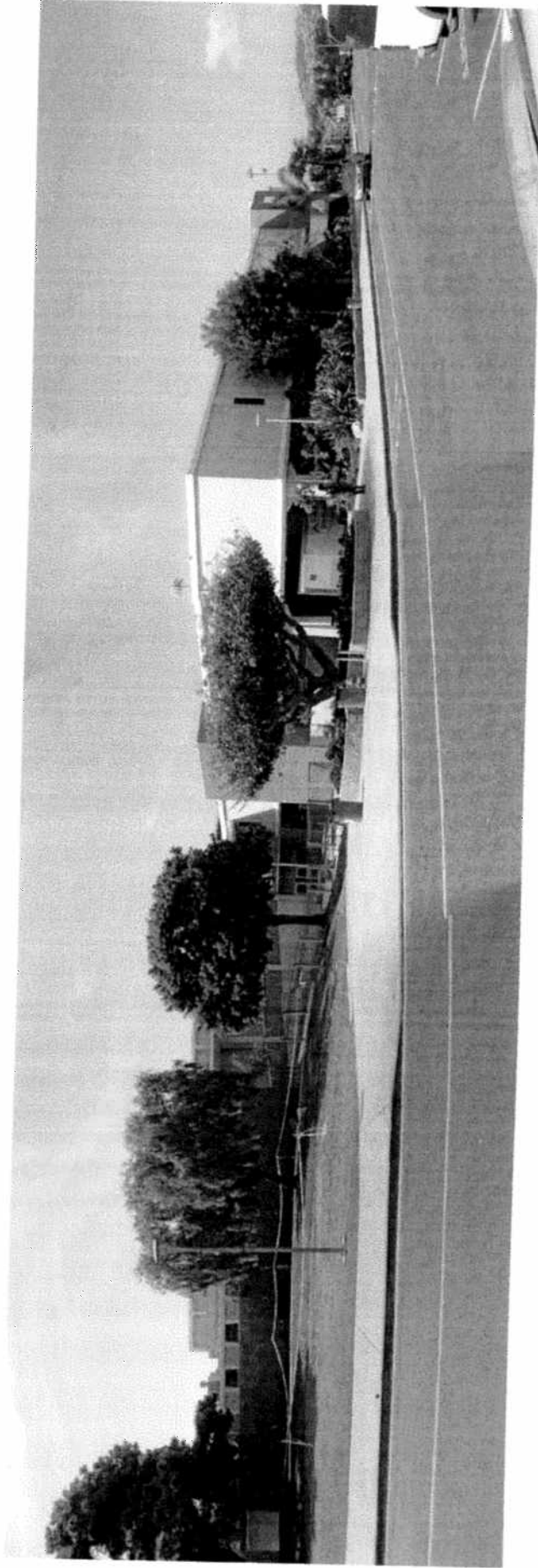
Building Elevations



Source: WLC Architects 2009  
Dana Hills HS Performing Arts Facility  
Response to Comments

NOT TO SCALE

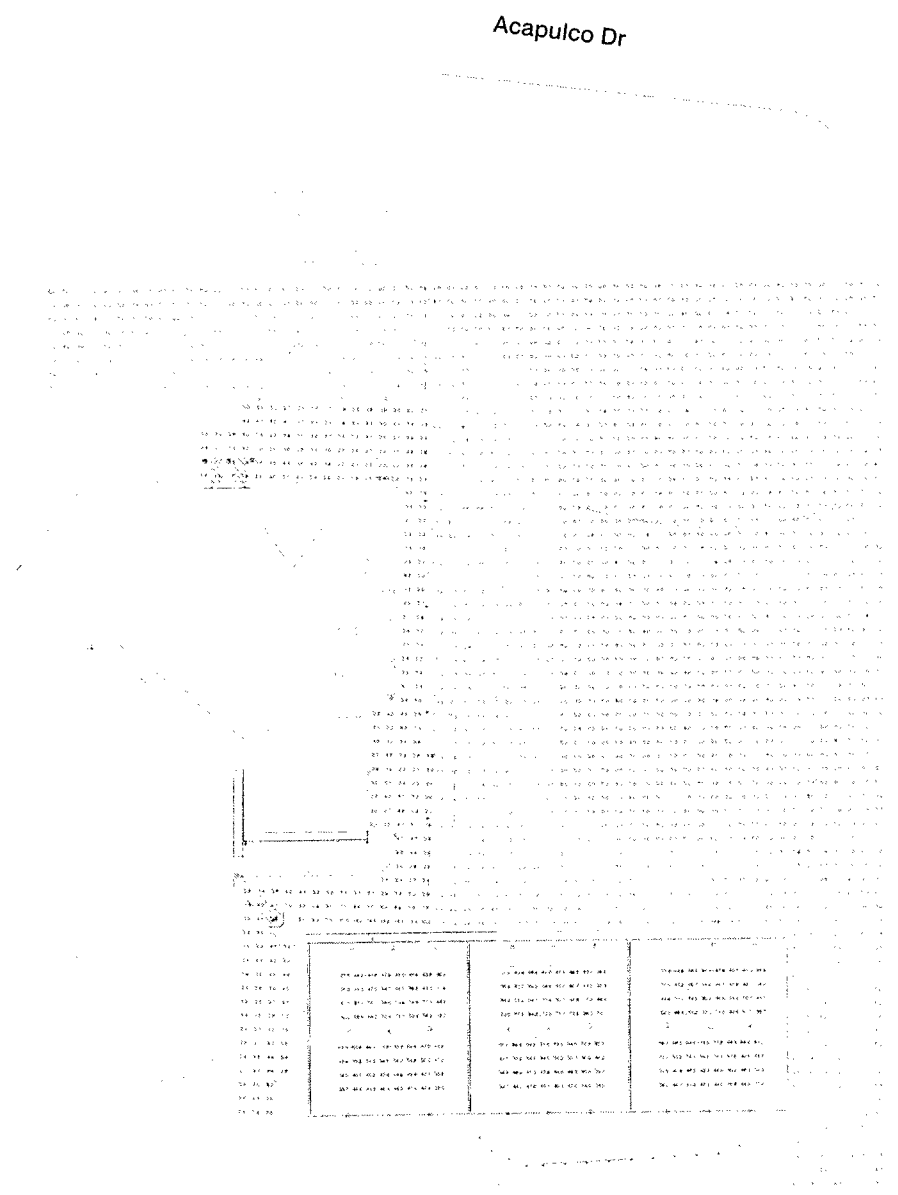
*Existing Building Photograph*



View of the existing Dana Hills High School building looking northwest from the parking lot.



Response to Comments  
**Photometric Survey**



ICD# 148889 The calculation is based on the user  
inputted amount to 0.25 by the package  
manufacturer. Lighting design is not an exact  
science. These footcandle readings are based on  
assumptions and may vary in actuality. Design  
samples are not actual. Room layout and  
reflections of light fixtures within a room  
may affect the actual footcandle readings.  
ICD# 148889 The calculation is based on the user  
inputted amount to 0.25 by the package  
manufacturer. Lighting design is not an exact  
science. These footcandle readings are based on  
assumptions and may vary in actuality. Design  
samples are not actual. Room layout and  
reflections of light fixtures within a room  
may affect the actual footcandle readings.

*Perspective Rendering*



Source: WLC Architects 2009

*Dana Hills HS Performing Arts Facility  
Response to Comments*



NOT TO SCALE