



# ***Agenda Report***

## ***Fullerton City Council***

**MEETING DATE:** JUNE 18, 2019

**TO:** CITY COUNCIL / SUCCESSOR AGENCY

**SUBMITTED BY:** KENNETH A. DOMER, CITY MANAGER

**PREPARED BY:** TED WHITE, COMMUNITY DEVELOPMENT DIRECTOR

**SUBJECT:** FULLERTON COLLEGE SHERBECK FIELD – DRAFT ENVIRONMENTAL IMPACT REPORT DISCUSSION

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### **SUMMARY**

The North Orange County Community College District (District) recently released a Draft Environmental Impact Report (DEIR) evaluating the potential impacts of adding bleachers, field lighting, sound system, press box and a storage building to the existing Sherbeck Athletic Field at Fullerton College.

### **RECOMMENDATION**

Receive and file the report and provide comment on the preparation of the comment letter from the City to the District regarding the proposed DEIR.

### **BUDGET POLICY PRIORITY STATEMENT**

Not applicable.

### **FISCAL IMPACT**

No fiscal impact.

### **DISCUSSION**

Fullerton College's Sherbeck Athletic Field was originally constructed in 1956 to 1957. In 2009, the District began construction of a new athletic field for football and soccer games, a running track for track and field events, bleachers for 2,000 spectators, field house, field lighting and sound system. The District subsequently acknowledged that California Environmental Quality Act (CEQA) review was required for the improvements and ultimately only the field house, turf and rubberized track were constructed in 2010. In 2015, the District began work on an EIR for the Fullerton College Facilities Master

Plan which included improvements to educational facilities and proposed improvements to Sherbeck Field. The District subsequently elected to remove the Sherbeck Field project from the Master Plan EIR due to the high level of community interest regarding the Sherbeck Field project and concerns that its inclusion in the EIR could delay the adoption of the Master Plan. The Master Plan was approved in December 2017.

In April 2018, the District re-initiated the Sherbeck Field improvement project with the issuance of a Notice of Preparation (NOP) declaring its intent to prepare an EIR. The City is considered a "Responsible Agency" under the California Environmental Quality Act, meaning that the City has discretionary approval power over one or more aspects of a project. For this project, any traffic control measures or construction that will affect public right of way, sewers or storm drains require approval by the City. Staff submitted a response to the NOP (Attachment 5) that included comments from the Community Development and Public Works Departments requesting that the DEIR address potential impacts related to lighting, noise, traffic and utilities. The letter also asked for an analysis of several alternatives to the proposed project including alternative sites.

A summary of the project description from the Draft EIR is provided as Attachment 2 and a copy of the Fullerton College Facilities Master Plan showing the location of Sherbeck Field is provided as Attachment 3 to this report. The proposed project objectives, as identified in the Draft EIR, Section 1.4 (Project Objectives) are as follows:

- *"Provide a facility for the Fullerton College football program at Fullerton College that meets the college field and goalpost sizing requirements of the California Community College Athletic Association Regulations, Bylaw 4.26A.*
- *Provide a facility for the Fullerton College football program for full-season play so that the college does not have to request waivers from the Southern California Football Association to play at high school fields.*
- *Provide field lighting to allow for more evening class options for the physical education program to meet student demand and to allow for evening soccer games and occasional evening football games.*
- *Install permanent bleachers so that Fullerton College can host regular season and playoff football games at the college.*
- *Install permanent bleachers so that Fullerton College can reduce the costs associated with renting bleachers for the annual Fullerton College commencement ceremony.*
- *Construct a press box, which is required for football games in order to house football coaching staff, media, and statisticians.*
- *Construct a storage building to address the inadequacy of the current storage of football equipment and track and field equipment at the field house."*

The District released the DEIR for public review on May 15, 2019 for a 45-day review period. Public comments on the DEIR are required to be submitted to the District by June 28, 2019. The Draft EIR has been reviewed by City Staff from the Community Development Department, the City Traffic Engineer, Albert Grover & Associates, as well as an outside environmental consultant contracted by Staff to perform a peer review of

the document. Review of the DEIR focused on the adequacy of the document in identifying and analyzing potential impacts to the surrounding community and City and evaluating the proposed mitigation measures where impacts were identified.

Attachment 4 to this report is a summary and consolidation of comments from City Staff, the City's CEQA consultant and the City Traffic Engineer. Comments focus on the following general topic areas: project description, aesthetics (lighting), noise and transportation (traffic). Typical comments identify inconsistencies within the document and / or areas where further clarification is warranted to adequately describe the project or proposed mitigation measures. The complete DEIR and Appendices can be found on the Fullerton College website at: <https://www.fullcoll.edu/campusprojects/projects/>.

Staff has received copies of two DEIR comment letters prepared by community residents. Copies of these comment letters are provided as Attachments 6 and 7 to this report for informational purposes only. Residents who wish to submit comment letters on the DEIR must submit letters directly to the District.

Following the City Council meeting, Staff will prepare a formal comment letter incorporating the comments provided in Attachment 4 to this report, as well as any feedback and input provided by Council, for submittal to the District by the June 28, 2019 public comment deadline. The District is required to prepare a "Response to Comments" document to address all public comments received during the review period prior to consideration of a Final EIR.

#### Attachments:

- Attachment 1 – PowerPoint Presentation
- Attachment 2 – DEIR Sherbeck Field Improvements Project, Chapter 1 (Summary)
- Attachment 3 – Fullerton College Facilities Master Plan (Exhibit)
- Attachment 4 – Summary of City Staff Comments on DEIR
- Attachment 5 – City Response Letter to NOP dated May 8, 2018
- Attachment 6 – Resident Comment Letter – Damion Lloyd
- Attachment 7 – Resident Comment Letter – Clay E. Gaetje