



## CITY OF FULLERTON

Community Development Department

May 8, 2018

Mr. Richard Williams, District Director, Facilities Planning and Construction  
North Orange County Community College District  
1830A West Romney Drive  
Anaheim, CA 92801-1819

Subject: Response to Notice of Preparation of a Draft Environmental Impact Report for the  
Fullerton College Sherbeck Field Improvements Project

Dear Mr. Williams,

Thank you for the opportunity to review the Fullerton College Sherbeck Field Initial Study (IS). The City's main concerns with the project are with potential impacts on the surrounding neighborhoods due to noise, lighting and increased traffic. We are pleased that the IS acknowledges the potential for significant impacts and will analyze these topics in the EIR. The City requests that the analyses address the associated issues described below, and that the EIR include effective and enforceable mitigation measures that will protect the surrounding residential areas from light, noise and traffic intrusion.

Project Objectives:

There are various references in Chapters 2 and 3 of the IS regarding rental of Sherbeck Field to other schools and organizations. If one of the project objectives is to increase the opportunities for field rentals, this should be identified in Section 3.2.

Project Description:

Sherbeck field activities for 2016-2017 school year are included in the project description. Please discuss any changes in programming that are anticipated with the improvements to the field.

Aesthetics:

The City has concerns that project lighting may adversely affect the surrounding residential neighborhood, particularly residents to the east and north. The IS indicates that lighting impacts will be analyzed, and the City requests that the following are addressed in the analysis:

- Relative elevation of light fixtures to neighborhoods north of campus, where homes are on higher ground than Sherbeck Field
- Type of lighting fixtures to be used
- Effectiveness of proposed mitigation measures
- Enforcement of lighting curfews

Noise:

Noise is also an area of significant concern to the City, and the Initial Study describes areas to be analyzed. On page 17 of the IS, it is noted that the sound system would not be used for rentals, but also states that outside organizations could bring their own sound system. Please

**THE EDUCATION COMMUNITY**

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address the impacts and mitigation related to use of the proposed sound system, and also for different types of sound systems that are expected to be used by other entities who rent the field.

Traffic:

As noted in the IS, the project may increase traffic on streets in the vicinity of the proposed project. With increased traffic for sporting events, traffic peaks can be expected during the periods before and after events. We request that the traffic analysis address impacts to street infrastructure and to the following traffic conditions:

- Bypass traffic through local neighborhoods
- Offset condition of the Parking Lot 6 driveway and Brookdale Place, on Berkeley Avenue.
- "Worst case" situation where Fullerton High School and Fullerton College host games or activities simultaneously.

Please note also that any traffic control measures or construction that will affect public right of way must be coordinated with and approved by the City Traffic Engineer. Any work in public street right of way will require approval of the Director of Public Works, and that permits will need to be obtained from the City's Public Works Department.

Tribal Cultural Resources

On page 88 of the IS there are references to City responsibility for Tribal Cultural Resources. Please modify to identify that the District, as lead agency, would be responsible for those actions.

Utilities and Service Systems:

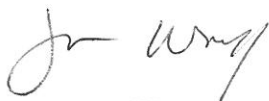
Please evaluate the impact to public infrastructure, utilizing anticipated quantities of discharge into storm drains and sewers and anticipated water use.

Alternatives Analysis:

- No project alternative
- Reduction in Size of Improvements to Sherbeck Field – Please include an analysis of a reduced-scope of stadium improvements.
- Alternative Location of Stadium – Please include an analysis of opportunities for joint use of comparable stadium facilities within the area, such as those found at Fullerton High School or California State University, Fullerton, and identify all other potential existing locations and analyzing the feasibility of such use. In addition, we ask that you include an analysis of the ability to construct a new stadium at the Cypress College campus.

The City of Fullerton appreciates the opportunity to review and comment on the Initial Study. If you have any questions on any of our comments, please feel free to contact me at (714) 738-6837 or [joanw@ci.fullerton.ca.us](mailto:joanw@ci.fullerton.ca.us), and I will put you in touch with the appropriate department.

Sincerely,



Joan Wolff, AICP  
Senior Planner