

**North Orange County Community College District (NOCCCD)
Fullerton College Physical Education Complex Neighbors Meeting
Fullerton Senior Multi-Service Center * March 11, 2009
Summary**

Meeting Purpose

This information-sharing meeting on the Fullerton College Physical Education Complex renovation project was planned by the NOCCCD and Fullerton College neighbors to address questions raised previously by neighbors in the areas of lighting, sound, and traffic.

The meeting agenda was developed with input from the neighbors to provide an overview of the Physical Education Complex and an update on the Environmental Impact Review process. The features and dimensions of the Physical Education Complex also were described, and specialists provided an overview of the state-of-the-art lighting proposed for the renovated facility as well as considerations for sound systems for the facility in the future. There were opportunities for questions and comments throughout the meeting, during each agenda topic.

Physical Education Complex Background

The Fullerton College Physical Education Complex renovation project is one of many facility improvement and construction projects undertaken district-wide with \$239 million in Measure X funds, approved by voters in 2002. This particular project went through a second design phase after construction bids came in considerably over budget a few years ago when construction costs were at an extreme high.

During May 2008, the NOCCCD Board of Trustees approved the lowest responsive bids for building contractors totaling \$21,085,567 for the Fullerton College Physical Education Complex project. The first phase of the project includes a pool that is near completion. Work currently is underway on the second phase of the project, which features two major parts:

- **Field Renovation** – The renovated football field will be widened and have artificial turf to support home football games, which currently are played at off-site locations, and to support soccer team play. A rubberized track (with one less lane than the old track) will encircle the field for track and field events. Also included will be new bleachers to seat 1,500 home-team spectators and 500 visitor spectators, a concession stand, and a field house. The two-story field house of about 20,000 square feet will house field services on the first floor and classes and offices on the second floor. Completion is planned for this fall.
- **Physical Education Building Remodel** – Remodeling of the college's existing Physical Education Building includes refinished floors, improved lighting, new ceilings, improved ventilation, and new bleachers in both the north and south gymnasiums. Other improvements include a refurbished dance studio, renovated locker rooms, and refurbished strength lab. Completion is planned for spring 2010.

Meeting Introductions & Attendance

Bob Rineer was thanked for representing the Fullerton College neighbors in planning and making the meeting possible. The following also were introduced: NOCCCD Board of Trustee members President Leonard Lahtinen, Molly McClanahan, and Jeff Brown; Fullerton City Manager Chris Meyer; NOCCCD Chancellor Ned Doffoney; and Fullerton College President Kathleen Hodge. Approximately 60 other residents, Fullerton College staff members, and District staff members were in attendance.

Physical Education Complex Then & Now

Fred Williams, NOCCCD Vice Chancellor of Finance and Facilities, told Fullerton College neighbors that the District has listened and is responding to their concerns:

- A recommendation will be presented to the NOCCCD Board of Trustees regarding a new Environmental Impact Review Initial Study to address design changes in the Physical Education Complex and demonstrate compliance with the California Environmental Quality Act (CEQA). *[Update: This recommendation is being prepared for the March 24 Board of Trustee meeting.]*
- Lighting for the project has been put on hold, pending further consideration of neighbors' concerns.
- A sound study will be undertaken to guide selection of a sound system for the complex in a future phase.
- A traffic study will be undertaken.
- Work on the complex bleachers also has been put on hold while it is determined how they may impact concerns related to sound and lighting.

Mr. Williams also presented an overview of the Physical Education Complex, similar to one presented earlier to the Board of Trustees. This overview included a breakdown of project costs that total \$35,323,200 (including project/construction management and architecture fees).

The following are responses to follow-up questions and comments of residents:

- Due to concerns expressed by residents at recent meetings, the lights and bleachers are not being installed at this time. The District wants to discuss ways to mitigate these concerns.
- A sound system for the field has not been selected at this time.
- This past year turned out to be a good time to award contracts for this project, significantly better than the first time a couple of years ago when bids had to be rejected because they were way over budget.
- The facilities being replaced by the Physical Education Complex renovation project were deemed hazardous to both students and the community. The NOCCCD is not considering a joint complex with Fullerton Union High School.

In response to several questions and comments about parking, Mr. Rineer also informed residents that he has made a presentation to the Fullerton City Traffic Council and will spearhead an effort to revise traffic restrictions in the neighborhood. He asked those who are interested to contact him for additional information.

Click [here](#) for the accompanying presentation.

Physical Education Complex Details & Dimensions

Ron Beeler, Consultant and former District Director of Facilities, presented drawings showing the difference between the size and location of the old and new tracks in the renovation project. The new track is positioned slightly southeast of the old track, placing it closer to Berkeley Avenue. The drawing of the new track also showed the position of the proposed lighting system, stopping 227' 4'' from the east side of Berkeley Avenue.

The following are responses to follow-up questions and comments of residents:

- The distance between the eastern-most point of the new field and Berkeley Avenue is estimated at 200 feet.
- After all current construction at Fullerton College is complete, there will be a net gain of 480 parking spaces. *[Update: There will be a net gain of 460 parking spaces.]*
- The timeframe for construction of a second new parking structure on the campus will be better known after the NOCCCD completes its next Educational Master Plan. Work on this plan, which is in the consultant selection phase now, is expected to take approximately 18 months. The community will have an opportunity to provide input during this planning process.
- The current design for the Physical Education Complex calls for bleachers that are 30 feet high.

State-of-the-Art Lighting Options

Mike Marchetti of Musco Lighting explained the proposed lighting system for the Physical Education Complex in a presentation entitled "Green Generation Lighting: For your budget, for the environment." Over the past 30 years, Musco has improved the efficiency of its lighting so that 70% of the light energy goes onto the field today, compared to just 25% in 1976. This is due to such things as reflector design, visor systems, and beam control. Another major factor in directing light onto fields is the height of the light poles. The higher the poles are, the better the angle for the light visors to direct light downward.

Presentation photographs of several athletic facilities that have installed Musco systems, showed how most of the light was focused onto the field. A photograph of the University of California, Irvine, Anteater Track demonstrated: glare control, no sky glow, spill cut-off, and uniformity of light. Headers on the photograph slides additionally indicated that spill light was reduced by 50% between the old and new lighting technologies.

Click [here](#) for the Musco Lighting presentation.

The following are responses to follow-up questions and comments of residents:

- When applied to field lighting systems, glare is defined as discomfort to the eye, sky glow is light shining into the sky (similar to the perception of a UFO landing), and spill light is the light that overflows from its intended target.
- The light posts at the Fullerton Union High School field are 110 feet high.
- Poles 100 feet high are recommended for the Fullerton College field in order to direct more light down onto the field and avoid as much spill as possible.
- The proposed light system for the Fullerton College field features banks that can be operated separately, as in one-off and one-on. Put another way, a control system allows campus

operators to manage the use and intensity of the lights. In addition, Musco provides a 24/7 toll-free number to call when questions or problems occur.

- A number of facilities in the geographic area are lighted by Musco equipment. Bastanchury Park in Fullerton is one of the closest. A list of others can be provided. *[Update: The NOCCCD is assisting Fullerton College neighbor representatives in planning a visit to Chapman University in Orange to view the lighting system and 100-foot poles installed there by Musco.]*
- The Fullerton College field lights would be on for two night football games and another 18 night classes. In addition, the lights would need to be on for community members to use the facility at night.
- Most classes are over by 9 p.m., and football games by 9:30 p.m., so it is reasonable to assume that the field lights would be turned off by 10 p.m. on any nights they are in use.
- The technology currently does not exist for telescoping light poles, which could be retracted when not in use.
- Neighbors living in the hills by the Fullerton College campus would be less impacted by the field lights because the light visors direct the light down and onto the field.

Physical Education Complex Features & Use

Dr. Kathleen Hodge, Fullerton College President, presented highlights on the features and uses of the Physical Education Complex:

Main Features

- New track surface and artificial turf
- Home field for football, soccer, and track and field
- Bleachers with capacity to seat 2,000 spectators
- Field house with home and visiting team locker rooms, public restrooms, three classrooms, and 10 faculty offices
- Three classrooms in the field house used by the Department's more academic courses
- Heavy instructional use with eight to 10 classes held on the field each semester

Use of Facility/Restrictions

- Primary use of the field to be for Fullerton College athletic events and classes
- Continued access for community use of the track and field
- Continued hosting of civic and community events such as the Fourth of July fireworks
- No intention to rent to large groups or activities that could cause undue wear and tear on the facilities as well as cause loud noise (such as rock concerts)

Parking & Traffic Control During Facility Use

- Ample free parking, adjacent to the field, to be available during athletic events
- Traffic flow to be improved with the new field configuration
- Fullerton College Associated Students group working on a "good neighbor" campaign to help reduce parking concerns

The following are responses to follow-up questions and comments of residents:

- Chancellor Doffoney will consider the possibility of recommending to the Board of Trustees a written procedure regarding rental practices for the college field.
- Dr. Hodge will work with other Fullerton College management on the possibility of scheduling cleaning crews the day after field events, rather than late at night.

- Fullerton College does not have a marching band, which would play during football game half-times.
- A light spill report will be conducted as part of the Environmental Impact Review Initial Study being recommended for the design change portions of the Physical Education Complex project.
- The college will review when the Administration of Justice Program conducts morning drills on the field.
- The lights installed by the college's new pool are the same lights that are proposed for the track and field.

Environmental Impact Review Initial Study

Gene Anderson of Ultra Systems explained that the NOCCCD is looking at a new Initial Study to address the impact of re-designed portions of the Physical Education Complex. This study would include light, sound, and traffic reports. During this proposed study, there is a 20-day period for public comment. At the end of the study, the District would evaluate next steps, which could include either a Mitigated Negative Declaration or a Supplemental Environmental Impact Report.

Because a sound system has not yet been selected for the Fullerton College Physical Education Complex, Ultra Systems would analyze the systems of other community colleges and the noise levels emitted out into their communities. After a sound system is chosen for Fullerton College, Ultra Systems can measure the impact of that system on the campus neighborhoods and provide prescribed volume levels to avoid a negative impact on the neighborhoods.

The following are responses to follow-up questions and comments of residents:

- According to the Community College Commission on Athletics, air horn use is banned at football games. Offending teams or the teams of offending fans are penalized when using air horns.
- When conducting an Environmental Impact Report, agencies such as the NOCCCD are required to report to neighbors within 500 feet.

Concluding Comments

In concluding comments, Chancellor Doffoney emphasized that Fullerton College and the NOCCCD want to maintain a positive relationship with the neighborhood residents and to keep the avenues of communication open. He said a summary report of the meeting would be drafted by NOCCCD Public Affairs and distributed to Fullerton College neighbors who provided their e-mail addresses at the meeting. The District also will provide updates on the proposed, new Initial Study to neighbors.

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**This meeting summary was prepared
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