

May 18, 2007

To: **Campus Planning Committee:**

Dr. Eduardo Ochoa, Chief Academic Officer  
Mr. Laurence Furukawa-Schlereth, Chief Financial Officer  
Mr. Dan Condron, Vice President, University Affairs  
Dr. Nate Johnson, Director for Public Safety  
Mr. Christopher Dinno, Senior Director of Capital Planning, Design and Construction  
Mr. Rick Ludmerer, Senior Director for Risk Management  
Ms. Stephanie Giordano, Chancellor's Office Planner (*absent*)  
Mr. Bill Fusco, Director of Athletics  
Dr. Elaine McDonald-Newman, Chair, Academic Senate (*absent*)  
Dr. Linda Nowak, Faculty Representative  
Dr. William Poe, Faculty Representative (*absent*)  
Ms. Jaime Russell, Staff Representative  
Mr. Tyson Hill, Management Intern Representative  
Ms. Carol Ingerman, Management Trainee-CPDC Campus Planner  
Mr. Mike Villaggiante, Student Representative (ASI) (*absent*)  
Mr. Andrew Sloan, Student Representative (ASI)  
Mr. Steve Kwok, Campus Consulting Architect (*absent*)

From: Ruben Armiñana,  
President

Subject: Campus Planning Committee Meeting  
Minutes from the May 11, 2007, 10:00 a.m. to 11:00 a.m. meeting,  
Sue Jameson Room

### **Tuscany-Student Housing**

Christopher Dinno, Senior Director for CPDC, presented to the committee a brief historical overview of the student housing growth project that was outlined in the 2000 EIR Master Plan Revision and redefined in the 2001 EIR Addendum as Student Housing Growth (Beaujolais Village). The site is located on the southeast corner of the campus adjacent to the athletic stadium and Parking Lot "F" as presented to the Campus Planning Committee in January 2001.

Renderings of Beaujolais Village-I and Beaujolais Village-II were presented: Beaujolais Village-II was not built as planned in 2004. The proposed student housing growth project phase-II (formerly Beaujolais Village-II) is proposed as sixteen, two story townhome buildings, in lieu of three story units, and are similar in design to Sauvignon Village. Included as part of this project is a Multi-Purpose Building and a Community Building. This phase of student housing will be called Tuscany Village in lieu of Beaujolais Village Phase-II. Dinno presented renderings of the

proposed Tuscany site plan and concept rendering. The Tuscany project will be presented to the Board of Trustees on May 15-16, 2007 meeting for Committee on Campus Planning, Buildings and Grounds and Finance Approval.

Nate Johnson informed the committee that due to the new higher density buildings, there will not be as many parking stalls available to student residents. Johnson suggested Parking Lot "F" in certain sections should be assigned to residents of Tuscany in lieu of general parking.

Informational Item-No committee action taken.

### **Sewage Holding Tank**

Christopher Dinno, Senior Director for CPDC presented an overview of the CEQA EIR Addendum dated May 2007 for the proposed sewage holding tank project including site plan and project cost review. Dinno informed the committee that SSU is reaching the contractual allotted sewer capacity allocation from the city of Rohnert Park. With the construction of Tuscany Village, SSU will more than likely reach its contractual sewage capacity. SSU has been diligently working with the City of Rohnert Park officials in an attempt to gain additional capacity. Rohnert Park has indicated the existing infrastructure for additional sewer capacity is not adequate to support SSU's additional capacity. The city of Rohnert Park plans to up size the main sewer distribution line leading to the sub-regional plant, however this project cannot move forward without funding from other developments in the area. Rohnert Park cannot commit to a timeline for the upgrade to the infrastructure at this time. SSU to meet its student growth needs cannot wait for the main distribution line to be constructed; therefore SSU is proposing a sewage holding tank.

The proposed sewage storage holding tank will equalize the flow and capacity spikes as there are times when we are over our allocation of 250,000mgd and times when we are under our capacity. The tank and control station will be located at the northwest corner of campus and it will be approximately 36-40 feet in diameter and approximately 36 feet high. The tank will be a similar look to the TES Tank at the Boiler Plant, as shown in the photo presented to the committee. Dinno displayed a photograph of the proposed site area and confirmed that there are three eucalyptus trees that will have to be removed in the proposed vicinity of the tank.

A Minor Master Plan Revision showing the sewage holding tank on the Campus Master Plan will follow the May Board of Trustees Meeting.

Action Item - The committee unanimously approved.

### **EIR Addendum**

Christopher Dinno informed the committee that an EIR Addendum was completed for the Sewage Holding Tank by ESA Consultants the original EIR consultants dated May 2007. Dinno explained that there are minimal impacts from the project therefore it is not necessary to have any public comment period.

Informational Item - No committee action taken.