

APPENDIX A

NOP AND COMMENT LETTERS

**PUBLIC MEETING NOTICE AND
NOTICE OF PREPARATION
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED ATHERTON LIBRARY BUILDING PROJECT**

TO: Town Residents, Responsible Agencies, Trustee Agencies and Other Interested Public Agencies

FROM: Town of Atherton
Planning Department
91 Ashfield Road
Atherton, CA 94027
Email: lcostasanders@ci.atherton.ca.us

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Library Building Project

The Town of Atherton (Town) will be the lead agency and will prepare an Environmental Impact Report (EIR) for the Atherton Library Building Project, pursuant to the California Environmental Quality Act (CEQA). The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide public agencies and the public with the information required to understand the potential environmental impacts of a proposed project and to reduce the significant environmental effects of that project, to the degree possible.

The Town is requesting comments on the proposed scope of the EIR for the Atherton Library Building Project. This notice is being sent to Responsible Agencies (agencies that have or may have a role in approving or carrying out a project), Trustee Agencies (agencies with jurisdiction over natural resources), and other interested parties. The project description, location, and list of the environmental issues that will be addressed in the EIR are attached to this notice.

You will receive a separate notice once the Draft EIR is prepared and you will have an opportunity to comment on that document.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but must be received no later than 5:00 p.m. on **December 28, 2011**. Please send your response to Lisa Costa Sanders, Deputy Town Planner at the address shown above. If you submit comments on the scope of the EIR, you will automatically be added to the Town's distribution list for future notices and information about the environmental review process for the Atherton Library Building Project. If you do not wish to submit comments on the scope of the EIR but would like to be added to the Town's mailing list, please send your contact information, including email address, to Lisa Costa Sanders, Deputy Town Planner at the address shown above.

**The Town will be hosting an EIR scoping session on
Thursday, December 8, 2011 at 6:00 p.m. at the
Atherton City Council Chambers (94 Ashfield Road).**

Project Title: Atherton Library Building Project

Project Sponsor: Town of Atherton

Date: November 28, 2011

Signature: 

Name: Lisa Costa Sanders, Deputy Town Planner, lcostasanders@ci.atherton.ca.us

Project Location: The proposed project site is located within Holbrook-Palmer Park (Park), at 150 Watkins Avenue in the Town of Atherton, San Mateo County (Please see Figure 1). The proposed project would be sited within the general building area of the existing Main House, which is centrally located within the interior of the Park. The site is designated “Parks and Open Space” on the Town of Atherton General Plan Land Use and Circulation Plan Diagram and as “Main House and Event Garden” on the Park Master Plan Parks Spaces Diagram. The site is zoned POS (Parks and Open Space) District.

Project Description: The proposed project would result in demolition of the existing Main House within the Park. A new single-story, up to 13,000 square foot library would be constructed generally within the Main House footprint. Some of the existing uses (e.g., meetings, classes, events) currently accommodated at the Main House may be absorbed by other facilities within the Park. The existing library building would be repurposed for storage, Town offices or other civic use.

Required project approvals would include a General Plan Amendment, Zoning Amendment, and Park Master Plan Amendment.

Potential Environmental Effects: Based on a preliminary environmental analysis of the project and discussions with Town staff, the following topics will be evaluated in detail in the EIR:

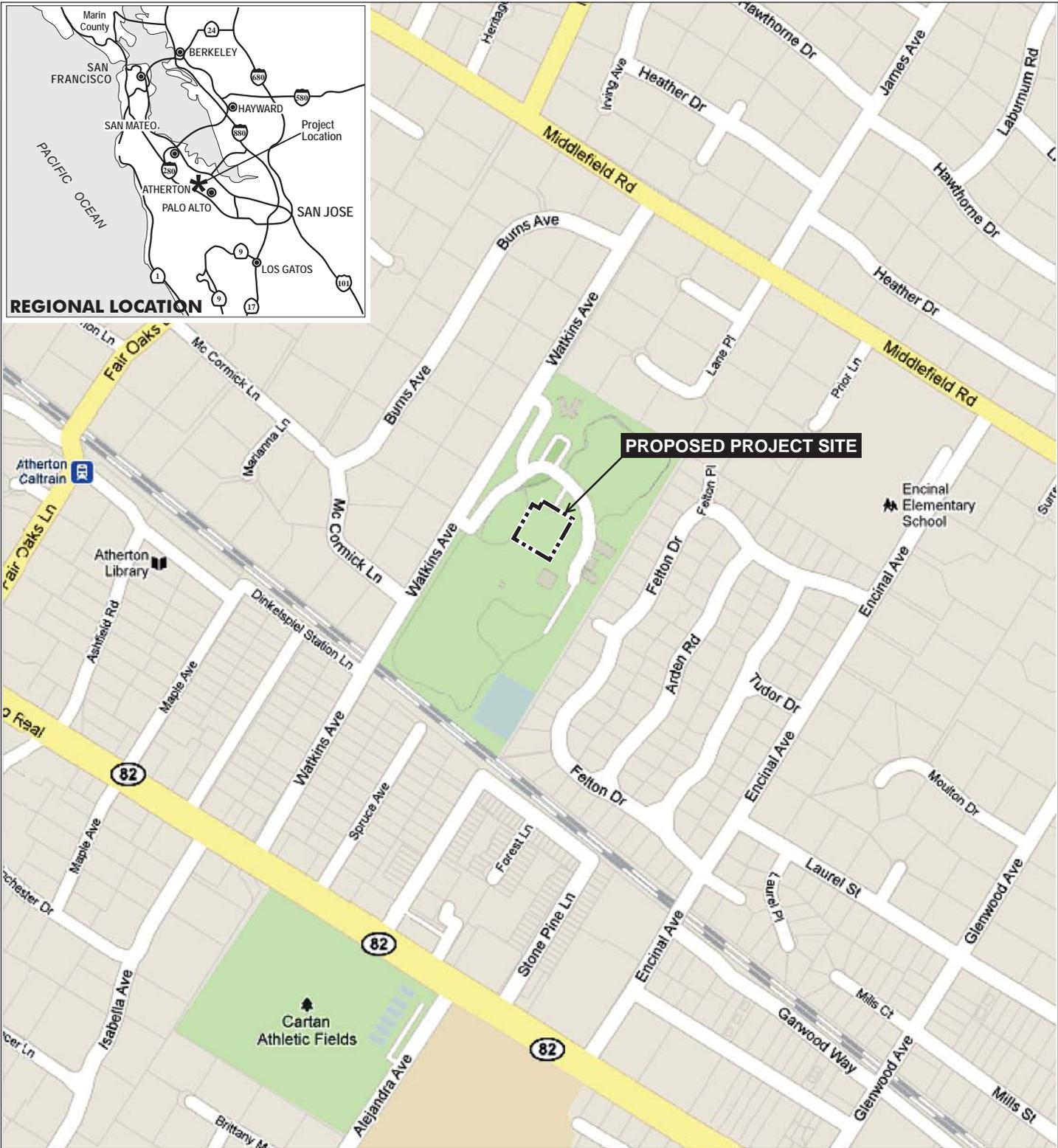
- Land Use and Planning
- Visual/Aesthetics
- Historic Resources
- Transportation, Circulation and Parking
- Parks and Recreation

The following topics are likely to be associated with less-than-significant impacts and are expected to be evaluated and addressed in a detailed Initial Study, which will be circulated with the EIR: agriculture and forestry resources; air quality; geology, seismicity and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; mineral resources; noise; population and housing; public services (fire, police, and schools); and utilities and infrastructure.

Alternatives: The *CEQA Guidelines* require the analysis of a range of reasonable alternatives to the project, or to the location of the project that would feasibly attain most of the project’s basic objectives and avoid or substantially lessen any of the significant effects of the project. As required by CEQA, the EIR will evaluate a No Project alternative, which will assume the continuation of existing uses at the current library site and existing uses on the Park site, with no redevelopment. Other alternatives which may be considered in the EIR include:

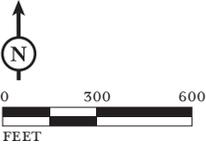
- A reduced size Library Building at the Holbrook-Palmer Park site;
- Holbrook-Palmer Park Parking Lot Site Alternative;
- Existing Library Site Alternative;
- Town Center Site Alternative (i.e. a location different from the existing library site, but somewhere within the Town Center property);

Other alternatives may be developed based on the preliminary analysis in the Draft EIR or based on public input.



LSA

FIGURE 1



 Proposed Project Site

SOURCE: GOOGLE MAPS, LSA ASSOCIATES, INC., 2011.

DEPARTMENT OF TRANSPORTATION

111 GRAND AVENUE
P. O. BOX 23660
OAKLAND, CA 94623-0660
PHONE (510) 286-5541
FAX (510) 286-5513
TTY 711



*Flex your power!
Be energy efficient!*

December 12, 2011



SM082278
SCH# 2011112059
SM-82-1.6

Ms. Lisa Costa Sanders
Town of Atherton
Planning Department
91 Ashfield Road
Atherton, CA 94027

Dear Ms. Sanders:

Atherton Library Building Project – Notice of Preparation

Thank you for including the California Department of Transportation (Department) in the environmental review process for the Atherton Library Building project. The following comments are based on the project's Notice of Preparation (NOP). As the lead agency, the Town of Atherton is responsible for all project mitigation, including any needed improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy.

Traffic Analysis

Please include the information detailed below in the Traffic Impact Study (TIS) to ensure that project-related impacts to state roadway facilities are thoroughly assessed. We encourage the Town to coordinate preparation of the study with our office, and we would appreciate the opportunity to review the scope of work. The Department's "*Guide for the Preparation of Traffic Impact Studies*" should be reviewed prior to initiating any traffic analysis for the project; it is available at the following website:

<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

The following criteria should be used in determining if a traffic analysis for these facilities is warranted:

1. The project would generate over 100 peak hour trips assigned to a state highway facility.

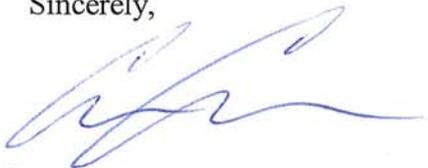
2. The project would generate 50 to 100 peak hour trips assigned to a state highway facility, and the affected highway facilities are experiencing noticeable delay; approaching unstable traffic flow (level of service (LOS) "C" or "D") conditions.
3. The project would generate 1 to 49 peak hour trips assigned to a state highway facility, and the affected highway facilities are experiencing significant delay; unstable or forced traffic flow (LOS "E" or "F") conditions.

If the proposed project will not generate the amount of trips needed to meet the Department's trip generation thresholds, an explanation of how this conclusion was reached must be provided.

Please forward at least one hard copy and one CD of the environmental document and TIS, including Technical Appendices, to Sandra Finegan, Associate Transportation Planner, Community Planning Office, Mail Station 10D, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660 as soon as they are available.

Please feel free to call or email Sandra Finegan of my staff at (510) 622-1644 or sandra_finegan@dot.ca.gov with any questions regarding this letter.

Sincerely,



for GARY ARNOLD
District Branch Chief
Local Development – Intergovernmental Review

c: State Clearinghouse

Received 12/6/11

November 30, 2011

Lisa Costa Sanders
Deputy Town Planner
Planning Department
91 Ashfield Road
Atherton, CA 94027

Dear Lisa,

I am an Atherton resident who has spent an hour or more walking at Holbrook Park daily for the past ten years. I have many friends who also walk their dogs there and some of us are concerned about the possible ramifications of the city's plans for relocating the Atherton Library to the park.

The first concern is increased traffic. There are many special activities which are held at the park and the current parking lot is always full when these are happening. Since there is no possibility to handle overflow parking along Watkins, inevitably, the city would probably have to increase parking space at the park. Expanding the parking area would decrease the amount of open space and take away established trees and plants which make the park so special. Many of the trees were planted a century ago and are a valuable, unique and cherished asset of the park.

Increased traffic would put the many children who are involved in activities at the park at risk, as there is the Preschool, the soccer teams, tennis lessons, softball games, etc. which involve children of all ages on an ongoing basis.

The second concern is that the unique and beautiful area along the back of the old house which is used for weddings, undoubtedly provides some income to the park. This works well because the wedding party can use the adjoining meeting hall for the reception. There is no other area currently at the park which offers this setting. In addition, with the extra people and traffic of the proposed library, a wedding garden area would probably not be feasible or cost-effective even if a new one were to be built.

Another issue near the back of the house is two very tall, exotic trees on either side of the back walk. Periodically, they produce giant pine cones the size of watermelons, which fall to the ground. Currently, the groundskeepers fence the trees off when this happens, in order to prevent anyone from being injured. These trees would definitely be a liability for library visitors and would have to be removed, at considerable expense.

A third concern is that increased library traffic to the park would increase the traffic on Watkins Avenue. This is a quiet, residential street, with a narrow sidewalk along the creek side, and the 25 mile per hour speed limit is hardly adequate to maintain safety. A new library at the park would increase traffic and negatively impact an already tenuous situation. Many mothers walk to the park with strollers and young children along this difficult stretch. It would not be possible to widen this road because of the creek, which runs along the side and the private residences along the other side. In addition, traffic must come to a stop numerous times a day, when the train is crossing. With increased library traffic, this situation along Watkins Avenue could worsen and there would be no solution possible.

It is my hope that the Atherton Planning Department will look for an alternative site for the Library Building Project. Holbrook Palmer Park is a historical gem and many other cities would love to have such a gorgeous site. Its beauty and lush vegetation and mature trees make it unique and irreplaceable.

A new library requires a flat piece of land, with an area large enough for parking. It should not be built at the expense of heritage oaks, lofty eucalyptus trees, and open expanses of lawn area, which are currently being used for celebrations, picnics, dog-training classes, soccer, hockey, and softball team practices and games, dog walkers and more. And I have also noted over the years that this park is a place where parents teach their kids how to ride bicycles and roller skate because it is safe and off the street.

Holbrook Palmer Park is a historical gem. I hope that you and your committee will make every effort to find another suitable place to build a new Atherton Library.

Respectfully,

Caryn White

Caryn White
95 Lane Place
Atherton, CA 94027

From: charles marsala [cemarsala@yahoo.com]
Sent: Tuesday, November 29, 2011 6:41 PM
To: Lisa Costa Sanders
Subject: Library EIR

Lisa,

Not sure if I can make the EIR meeting, here are my comments on the Proposed Scope of the EIR for the Library.

1. What is the footprint of the current main house?

2. What is the square footage of the main house? I know part of the main house is two- story and there is a basement.

What is the current amount of Green Space in the Park? Is it about 7 acres?

3. The Project Description notes that "some of the existing uses ...at the Main House... *maybe* absorbed by other facilities"That needs to be a yes or no-- not a *maybe*. Each Main House existing activity should be accounted for in the future. What happens to the offices, meeting rooms, and storage the main house provides to the Dames, park maintenance, art committee, meetings, and catering in the park?

4. Will there still be a need for those spaces? Will more open space be taken as those Main House Activities are relocated? If we can relocate those uses for the library, why not do that anyway and tear down the main house? The reference point should not be minus the footprint of the Main House. It should be zero, then add 13,000 square feet plus whatever else is needed for patios, landscaping, parking.

5. So besides the 13,000 sq. ft. will other space in the park be needed to replace the space lost for the main house and the space it provides to support the town park ?

6. Assuming that number could be:

Dames space---	300 square feet
Park Maintenance--	300
Events storage	300
Art committee	600
other	xxx

7. How much square footage of parking will the library need?

8. While there may not be any new parking needed for the library, is there a surplus of spaces and could some of the existing spaces be converted?

9. If so, what is the total "Open Space" that will be lost from Library, walkways, patio, parking, landscape, relocating existing main house activities? In the end the Library may take up an acre or more of the park.

10. A conclusion should be that many activities can not be absorbed by other facilities. So the reality is not deducting the size of the Main House once torn down, but adding the Library and explaining where the other existing activities will be relocated.

11. One stated option in the Project Description is to house Public Works and Building in the same building as the City Manager. Moving them into the existing library goes against that objective. The EIR explain any problems that result from the city manager being in a different facility than Building and Public Works and if that is a real option/ benefit?

12. Keeping the library where it is- Would a two story Library designed to mitigate train noises benefit the town by keeping the Park as Open Space?

13. Could existing Council Chambers be turned over to the Library and Council Chambers moved to the new town center. Note -- The town is not compensated for turning the council chambers over to the library. The land and building are given to the library.

14. Could Ashfield become a Cul De Sac where the resident houses end and create more green space?

15. Does the EIR scope factor in lost rental revenue from the main house being torn down? And how the Park will be impacted from that lost revenue for maintenance and capital projects?

16. Alternatives that would attain most of the projects basic objectives and lessen any of the significant effects of the project.....

A. First what are the objectives of the project?... The County says we need a library twice the size we have, but less than half the people come from Atherton. Does Atherton even need more library space? Is the objective to build a library large enough to meet the needs of San Mateo County, Menlo Park, and Atherton?

B. Assuming the extra people traffic to the library will result in extra wear and tear on other park facilities, how will those repairs be funded?

C. Should a partnership with Menlo College be considered as an alternative? I have been informed that San Jose has done a partnership with San Jose State on a library.

Regards

Charles E. Marsala
1259 El Camino Real #316
Men lo Park, CA 94025

Fax : (650) 328-5318

Denise Kupperman
74 Atherton Avenue
Atherton, Ca 94027

January 6, 2012

Lisa CostaSanders
Deputy Town Planner
Town of Atherton
91 Ashfield Road
Atherton, Ca 94027

Dear Ms. Cost-Sanders:

In response to the request for items that should be considered in the Library EIR Scope I recommend that the following be included:

1. Current planned improvements to schools within the Atherton jurisdiction.
2. The proposed renovation to the Little League field in Holbrook-Palmer Park.

If you have any question, please contact me at 650-326-2265, or by e-mail at dekupperman@gmail.com.

Sincerely,

Denise Kupperman

Cc: Carine Risley, Branch Manager, Atherton Library
Theresa DellaSanta, Deputy City Clerk

From: Didi Fisher [didifisher@comcast.net]
Sent: Wednesday, January 11, 2012 3:03 PM
To: Lisa Costa Sanders
Subject: Library Eir

Hi Lisa,

I hope the following questions will be addressed by EIR.

What is the traffic impact to the Middlefield/ Watkins Intersection?

What is the traffic impact to the El Camino Real/ Watkins intersection?

After talking to Menlo park residents about people that hang around their library, what will be the impact on police interaction(budget implications and additional costs generated by a non Atherton facility) with homeless people at the park after hours? hanging around the library? living in the park ?

What will be the impact on the parking with all the increased traffic generated by this 10,00 square foot building and its various undefined uses?

What will be the impact of traffic on preschool children? on the little league players and the parking lots and parking for soccer practices and little league games and new library activities?

How will the loss of open space be compensated? a building incorporating a larger footprint (which includes patio space now) will obviously use more space and gives the park less open space..

What are the other options? current upgraded space? town center options? building on El Camino and Watkins? Flood Park? no project?

Please confirm receipt of this email on Wednesday, Jan11 -3PM.

Thank you,

Didi fisher
650-329-8290
38 Tuscaloosa Ave
Atherton, Ca 94027

TO: Lisa Costa Sanders, Deputy Town Planner

Town of Atherton
91 Ashfield Road
Atherton, CA 94027

Subject: **THE EIR PROCESS**

Items requested to be shared with group EIR PROCESS.

From: Earl T. Nielsen
187 Burns Avenue
Atherton, CA 94027
650 323 1557

To: Lisa Costa Sanders, Deputy Town Planner
Town of Atherton
91 Ashfield Road
Atherton, CA 94027

SUBJECT: The EIR PROCESS

Enclosed are items I request to be shared with group completing the EIR PROCESS.

1. GENERAL COMMENTS
2. ENVIRONMENTAL IMPACT COMPARISON
3. PHOTOGRAPHS OF MAIN HOUSE
4. GOOGLE EVALUATIONS REGARDING HOLBROOK PALMER USE

1. GENERAL COMMENTS

Public controversy is present regarding the placement of the proposed library on the site of the existing MAIN HOUSE because the public wanted more involvement in the decision.

Despite submission of a petition signed by over 300 Atherton residents to the Atherton Town Council, they refused to allow more involvement in the placement decision(3-2 vote).

Atherton citizens are in favor of a new library after an organized examination by all citizens of:

What EXISTS

What NEEDS TO BE DONE

What are the ALTERNATIVES

What can we AFFORD

What does the COMMUNITY WANT

ENVIRONMENTAL IMPACT:

Relating to the natural world and the impact of HUMAN
ACTIVITY on its condition

ENVIRONMENTAL IMPACT COMPARISON 2 SITES:

SUBJECT: Information that should be considered in selecting library site

MAIN HOUSE If Selected

Demolition cost of well maintained building with elevator \$ _____

Dollar value of building demolished \$ _____

Dollar value losing some 3,000 sq. ft. of office and meeting space

Elimination of rental fees for weddings and large group meetings

Coordination of rental space with Jennings Pavilion lost

Loss of the Community Landmark maintained by the Foundation

Intrusion of construction activities into communities' use of park:

Walking, preschool, play area, toddler area, athletics

Parking space conflicts: workers, public, and equipment

Increased traffic on Watkins and Middlefield

Increased maintenance for entire park

EXISTING LIBRARY If Selected

Seismic upgrade of structure whether selected or not \$400,000

Possible partial building demolition with structures added \$ _____

Need for temporary library space if selected for construction

Traffic interference during construction

Positives If Selected:

Does not result in loss of rental fees to the community

Does not result in loss of meeting areas

Adds to concept of Town Center

Does not result in the loss of the MAIN HOUSE

Earl T. Nielsen
187 Burns Avenue
Atherton

4.

GOOGLE REVIEWS OF HOLBROOK PALMER



Morena T.
Olympia, WA

★★★★★ 2/24/2006 2 photos

A special place I hold dear to me since it is where I got married. It is tucked away in a quiet neighborhood away from busy El Camino Real. It's perfect for a quiet picnic with its picturesque lawns and gardens. Weekends are the busiest due to weddings, meetings and other events. Weekdays tend to be much quiet and relaxing.



The O.
Oakland, CA

★★★★★ 11/8/2009

Came here for a wedding and thought it was a nice place. There are many flowers and very open. The area that contains the event is very clean and taken care of. I wouldn't call it a rec park -What I mean by that is there isn't like picnic benches and cardboard trash cans every 50 yds with family reunions at every structure.



cindy c.
San Francisco, CA

★★★★★ 6/23/2008

I went to a wedding reception here the other night. It's the perfect setting for a simple, beautiful lantern/candle lit dinner! one teeny, tiny minus would be the little critters and leaves/seeds that fall on you from all the surrounding trees.



Jen W.
Redwood City, CA

★★★★★ 6/10/2007

We visit this park frequently with our two dogs. There are tennis courts, playgrounds for kids, large grassy areas for laying out or playing fetch with the dogs. We really enjoy coming here. The park is located in Atherton avenue off of Watkins road - between El Camino and Middlefield road. It can be quite busy and they do not regulate the park if you are having a special event. I was there playing with my dog for 20 minutes before I realized there was a wedding going on. There is water on the trail and plenty of shade. The park is partially closed but it is not completely fenced from the train tracks, parking lot and main road.



helon t.
London
UK

★★★★★ 6/13/2010

on a gorgeous peninsula day, this is a wonderful place to have a wedding. the grounds are beautiful, and dining under the huge trees and stars was a treat. if I could do it over again, I would have my wedding here.

Holbrook Palmer Park - Atherton, CA



Ashlee J.
Castro Valley, CA

8/17/2010

Great park! Lush & pretty...

My dog loves walking around this park. The trails are fun too!

My toddler loves the toddler area. Oh the sand is sooo much fun! Plus the bathrooms are better than most park bathrooms.

This is a fav park with us!



Brenda S.
Mountain View, CA

Updated - 12/24/2009

Attended another retreat here last week. This time we were in the main house: an idyllic location for a smaller group to get away from the grindstone to get the creative juices going.

The main house is a solid, beautifully constructed building with a large living room area where groups can meet. I'm guessing six tables with 6-8 place settings each could be comfortably set up in this area. The temperature of the room was a bit chilly, but prefer that over too warm.

There is a kitchen where foods can be prepared/heated up. When you go outside (from the kitchen exit), there is a 1-2 person elevator. Noticed it was slow as the dickens for our facilitator and her cart, but it was better than nothing. Imagine one wheelchair could fit in there so it is accessible.

The primary downside is signage. There are several buildings on this property, so make sure you have the name of the building and look at a map of the park so you do not get lost.

Overall: Recommend for small work group retreat, baby shower, birthday celebration, or small party. Elegant.

[1 Previous Review: Show all »](#)

12/7/2009

This is my second time to attend an event at this location. The first time was for a physician... [Read more »](#)



Kevin S.
San Francisco, CA

9/8/2007

I suppose this lavishly appointed city-owned park looks positively shabby in comparison to some of the sumptuous grounds of the private manses that reportedly surround this park in Atherton, but gosh, what a nice place.

IQ and I recently enjoyed bringing Atherton's average income level down a few places to the left of the decimal point by visiting this park. I have to say this may be the nicest public park on the peninsula and it's a hidden gem of sorts.

My company rented the pavilion for a company picnic and it is easily the nicest space we've rented, with tree shaded picnic tables and an indoor serving area to keep the buggles off the food. We broke out a cricket match on a nearby soccer field, others played tennis and enjoyed strolling, and the combination of sun and shade was just about perfect. Plenty of parking too.

Speaking of parking, we ran into some drama in the parking lot on our way home. As we were loading the pooch in the car a man approached me and asked me to call 911 for his wife. I dialed 911 on my cell while walking to his car, where his wife appeared to be in cardiac distress. However I was promptly put on hold by the highway patrol. I hung up and dialed 411 and asked for Atherton Police for a dire emergency, and before I even completed two sentences with the Atherton dispatcher I heard the wail of sirens. The Atherton cops were on the scene in moments and rescue units were there quickly too. The lady was eventually taken to the hospital and OK but it added a note of drama.

None of that factors into the park reviews, but we'll always remember this park for that scary ending to a beautiful picnic.

Carmille W.
Belmont, CA

 11/20/2010

This park was the best venue for our wedding!

- 1) Perfect size for 130 guests
 - 2) Perfect location with easy parking
 - 3) Your pick - Indoor or outdoor wedding
 - 4) The grounds / foliage were beautiful in November
 - 5) The park coordinator is easy, very professional and a sweetheart
 - 6) The price is crazy reasonable
 - 7) I was able to use my caterer NO hotel food!!
- (Someone mentioned only light snacks - oh no - we had the works. One cannot have an evening wedding without serving hors d'oeuvres and a full meal.)



Simona B.
Palo Alto, CA

 10/18/2009 2 photos

We decided to have our June '09 wedding here after looking at park/garden several locations on the Peninsula. Its very private yet easily accessible with plenty of no hassle parking. Really convenient location for guests because ceremony/reception can be all in one spot. We had 150 people, but I think you could comfortably get 250 in this location as long as you don't mind half the people seated outdoors.

There was a corporate picnic scheduled for the time slot ahead of ours, but it was no problem. They were out and the place was clean on time.

We got lots of compliments on the venue. Lots of "how did you find this place?" I saw it in Town and Country Wedding Magazine. Expansive fields that surround a main house, ceremony arbor and red brick cocktail area just a hundred feet from a big indoor reception hall. I like that it has a feel of a garden wedding with all the flowers, greenery and giant trees around, but nobody has to step on dirt or grass if you don't want to.

The chairs and tables included with the rental are really pretty Chivari chairs, not white plastic folding or the banquet chairs you need to put those dresses and bows on. It was an unseasonably cool day and the park had gas patio heaters on hand. I liked that you can bring in whatever caterer/baker/rental equipment/bar/band you want and you aren't stuck with any cheesy packages. Many of the other venues around Palo Alto required you use approved vendors, but it wouldn't be a wedding to me without a lechon, pancit and lumpia. At Holbrook Palmer you can have it all.

Jean, the coordinator is really nice and helpful and prompt about answering messages. But minus a half star because the Town of Atherton is stuck in the eighties and don't communicate by email. Minus one whole star because the lovely lights on the oak trees on the patio flickered on and off then stayed off so one third of our tables and our entire coffee/tea station/bartenders stations were in the dark. They get half a star back for refunding some \$\$\$ for the electrical problem.

Listed in: Budget Atherton Wedding



Bay Area H.
San Carlos, CA

 10/5/2010 1 photo

To see our review w/ photos visit our blog: <http://bayareahomeandt...>

4 stars for kid's play, date night, engagements photos etc. NOT for weddings!

Recently I took my little man out to Holbrook-Palmer Park to check out the play area and I was also just curious how beautiful it is as I've been hearing lots of talk about weddings out there...

Let me start by saying that it is a beautiful and expansive park for this residential area. The playground is great for little train lovers like my little guy as it is designed as a multi-car train complete with an atherton "station". What is also fun is that the actual Caltrain runs close by (the trains are a couple of blocks from the park entrance) and the kids can see and hear the big choo choo.

With that said, the Caltrain noise is a HUGE drawback to ANY wedding, especially an outdoor ceremony or dinner here. Who wants that noise rolling through, especially for a fee of \$4,000? Are you kidding me?! Brides-to-be if you are looking for a local park venue you are better off checking out the Pulgas Water Temple (\$200 ceremony fee) or Huddart Park where I have attended beautiful weddings without any train noise!

If Holbrook-Palmer is a sentimental favorite you could have your engagement session photographed here. Check out Cuevas Photography and Kate Baldi Photography.

Neil S.
Menlo Park, CA

 4/18/2010 5 photos

We love this place! We loved it so much, we decided to get married here (that, and because Jean Cardona is the most patient, professional venue coordinator we encountered!)

From a recreation perspective, our doggies love running around here (they even have training classes) and we love hanging out with some good books and some great wine.

From a venue perspective, it's fabulous. While I understand that it can get tight between set-ups, consider renting it for the whole day. We rented both slots for our Saturday wedding and thought it was well worth the extra time it gave us to set up the decorations.

Jean is really, really wonderful to work with. We had a traditional Indian wedding complete with a horse and sparklers, and although we had to get extra permits, the whole process was well-organized and civil.

People loved the venue. Only downside is Cal-train—they do go by every hour or so on the weekends and those horns are LOUD—so plan your ceremony around the Caltrain whistles (seriously). You don't want to be saying "I do" right as CalTrain blasts through. Other than that, the best part is the tremendous flexibility in terms of vendors, etc....If we had to do it all again, we'd choose Holbrook Palmer Park again, without a doubt!



Geoff D.
Palo Alto, CA

 11/1/2005

This is a solid suburban park spread over several acres right in the heart of Atherton. It's got well maintained tennis courts, baseball diamond and huge grass field in addition to a couple of small but clean and protected play areas for little kids. Given its light traffic even mid-weekend, this is a great place for parents to let their kids roam without the constant anxiety of busier or street-side parks.

Listed in: Outdoor Kids' Adventures in..., Peninsula Birthday Parties for..., Peninsula Playgrounds



Melinda D.
Palo Alto, CA

 1/16/2006

Set in a quiet Atherton neighborhood, this lovely park has a children's playground that is shaded by trees (depending on the time of day). A large grass area sets the play area back from the street. The occasional train passing by was a hit with my children. Parking can be a problem when an event is taking place in one of the buildings on the grounds.



Nick L.
San Jose, CA

 8/26/2010

Held a wedding here - WONDERFUL!

Jean is the park coordinator, who will almost never answer her phone (but returns calls in a day or two) and doesn't do e-mail. Don't let that hold you back - she's the most easy-going, professional person I had the pleasure of working with in planning my wedding!

The park itself is gorgeous and huge, and the staff set it up and maintain it very nicely. Pricing is very reasonable and the staff is very flexible with set-up, etc. Touring through the place with each set of parents separately, the elegance of the park and Jean's easy approach made everyone comfortable!

The park is very near to the Atherton Caltrain station, which currently only receives trains on weekends - we biked away for a Caltrain escape with our wedding after-party, and it was unforgettable!

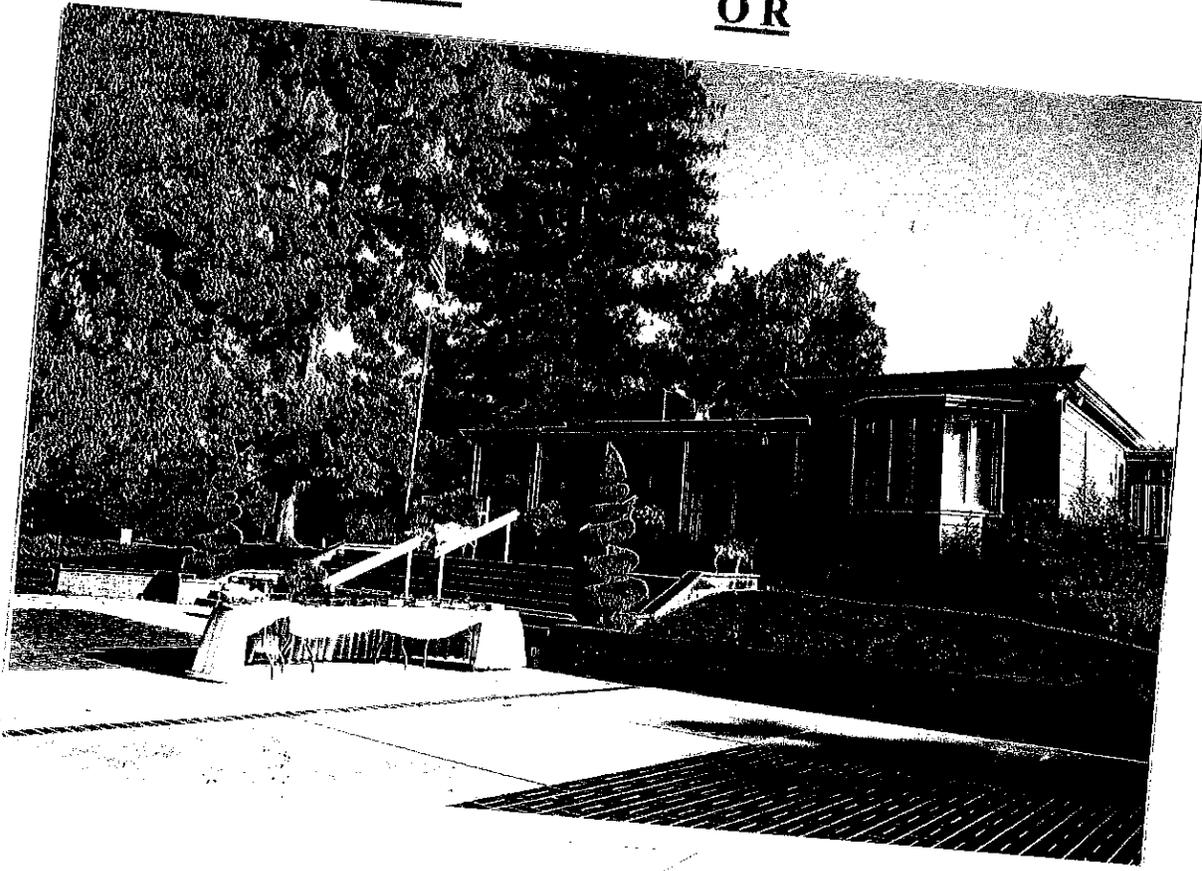
We had small issues to wrap up, and Jean and her staff handled it well - some equipment we accidentally left behind in cleanup was waiting for us happily a week later.

All told, I can't imagine working with anyone else. Friends and family are still talking about this venue long after the event - it was perfect!

ENJOY

OR

3.



DESTROY

EUGENE V. ELSBREE II

346 Fletcher Drive
Atherton, CA 94027
650-854-0157

12/1/01

Dear Lisa

Marcy + I are opposed to the
Library in the Park.

We believe the Atherton Library
should continue to exist at its Existing
Site, or preferably, be located somewhere
within the Town Center Property.

Thank you.

Eugene Elsbree

January 10, 2012

Lisa Costa Sanders, Deputy Town Planner
Planning Department
91 Ashfield Road
Atherton, CA 94027

Re: Atherton Library Project: EIR Scoping Document

Dear Lisa,

Thank you for extending length of the comment period to allow us to enjoy the Holiday Season. If you have any questions re my comments, please contact me.

Comments on EIR Process

1. A number of references are made to relying on Town staff to provide assumptions and answers to questions which can have a significant influence on the findings of the EIR. The Draft EIR should include an appendix that clearly indicates assumptions and answers to questions that were provided by staff that the consultant incorporated in the EIR study..
2. Similarly, any assumptions, questions/answers provided by the Library Steering Committee or any directions it may have given to LSA which influenced the findings of the EIR review process should be documented in an appendix..
3. Some process steps are unclear: for example, on page 6, Final Screening Analysis (contained in the Council packet) – “based on a single set of consolidated, non-contradictory comments received from the Town.” Please explain what were the issues/comments and outcomes associated with this item.
4. Previously, Town staff assumed that the present library site will be used for offices of existing town staff or for storage. A ‘worse case’ scenario should be studied where the present site will be used for new uses for the traffic study..
5. Previously, Town staff assumed that a heavier weighting of library trips to the park site would be from the south rather than other directions, after determining Hwy 101 would not be used to any extent. This assumption neglects recent announcements by Facebook and plans for the Bohannon project that could result in greater use of a park library site using Marsh Road and Middlefield from the direction of Hwy 101..
6. There should be complete transparency as to sources used in helping to determine the EIR findings including the assumptions and factual basis for the findings.

Application of Assumptions as to the Population to be Served by the Atherton Library – Ensuring Consistently in the Environmental Analysis

1. The San Mateo County Library System and the Atherton Steering Committee have included four unincorporated county areas in the Atherton Library Service Area. These four areas have a greater population than Atherton. To date, the lot size needed for the new library has been based on serving a population of over 16,000, including 7,000 Atherton residents.
2. The San Mateo County Library and the Atherton Library have stated a number of times that so actual head count is made as to where Atherton library users reside. Statements have been made that there will be more Atherton users than non residents, however, there is no factual basis to support this assumption.

3. Without any other underlying statistical ‘proof’ the U.S. Census data is the only information available to be used for estimating the ratio of Atherton/non Atherton people that will be using the library. If the library is conceptually being built to serve this population then, to be consistent, it has to be assumed that the same assumption needs to be applied as to who will be using the new library.
4. Between 2000-2010, Atherton’s population declined, whereas, the county population increased. This suggests that the growth rates for the unincorporated area and Atherton will be significantly different between now and 2030, therefore, overtime, the amount of non resident usage should be expected to become an increasing percentage of the total.
5. Since the unincorporated area residents generally live further away from the park than do Atherton residents, the use of cars by unincorporated area users will be a higher percentage than Atherton residents. This suggests that parking/traffic data based on the present library site will not be a good indication of library users needs for the park site. A much more thorough analysis needs to be under taken that goes much into much more detail than used in the earlier Screening Analysis.

Environmental Impact Areas

1. Traffic and Transportation

- a) The earlier traffic screening study was significantly flawed due to the use of incorrect assumptions. (See above): ‘Worse case’ assumptions need to consider:
 - Present library site will be use by ‘new’ users
 - False assumption that predominate users will be from Atherton
 - Incorrect and limited analysis of development projects planned for the area that will impact Atherton roads, including several projects in Menlo Park, Redwood City and San Mateo County.
 - Greater proportion of non Atherton users using the park library based on service population area data
- b) LSA must assume a greater proportion of the new library users will reflect the same ratio of resident to non resident data in San Mateo County’s Service Area for the new Atherton library. There is no other factual/reliable data to support any other assumption as to where users will come from.
- c) Consequently, all prior traffic data will need to be reanalyzed based on new users for the present site, significant regional development projects and predominant use by non Atherton residents.
- d) Additional intersections must be added to the study including studied by LSA including all Middlefield intersections within Atherton Town borders, including but not limited to
 - Fair Oaks Land/Middlefield Road
 - Marsh Road/Middlefield Road
 - Watkins Avenue/Middlefield Road
 - Encinal Avenue/Middlefield Road
 - Oak Grove/Middlefield
 - Ravenswood/Middlefield
- e) LSA needs to do a ‘reality check’ re its plans to use New Library Trip Generation rates from the Institute of Transportation Engineers, Trip Generation. All San

Mateo County branch libraries that have been remodeled or built new over the last 10-15 years have experience very significant increases in physical use. In addition, a combination of a new regional library, significantly increased in size, at a park location, offering additional and enhanced library services such as computer stations will be a significant attraction for users particularly those who don't have personal computers.

- f) Recompile of the number of required parking spaces based on 'worse case' scenarios including overlapping use of park by sports teams (parents and friends don't drop kids off but stay to watch games), con current use of Pavilion by another group, use of Carriage House meeting room and Play School in session.
- g) 'Worse case' study including closure of Hwy 101, Middlefield or El Camino during peak hours.

2. Impact on Current Park and Recreation Usage

- a) Construction Impacts - study traffic, noise, air quality, parking, impact on open space areas, pathways etc.
 - Demolition of the Main House and Construction of a new library will create significant additional construction traffic and parking, noise, dust, and hazardous conditions for other park users
 - Impact on other park users – Play School, sports teams, general public, special events
 - Removal of Main House will cause loss of office and storage space for Art Committee, Park Foundation, Atherton Dames and Atherton Civic Interest League.
 - Use of Pavilion during day time construction.
 - Impact on surrounding neighborhoods
 - Impact on effectively maintaining park grounds
 - 'Worse case' scenarios during construction must be analyzed such as overlapping uses of park recreational facilities, Play School, Carriage House and Pavilion events.
 - Clearly state the amount of open space and trees that will be impacted by different size library structures.
- b) Aesthetics Impact – replacing Main House with a significantly larger structure
 - Replacing a 3,500 square foot building with a 9,800 to 15,000 square foot library will significantly reduce the amount of open space area and trees.
 - Loss of potential town revenue from park events and profits for off setting park maintenance costs due to construction activity impacting park's amenities for potential users.
- c) Hydrology - LSA must consider the proximity of the run off will have on the creek channel and down stream low areas if there is a prolonged rainy period.
- d) Greater use of park by Non Atherton Users – how will the combination of a large regional library in a park setting change the mix of park users and the character of the park.
- e) Study of public safety impacts
 - During construction phase
 - Response times and potential access issues for police or fire personnel
 - Emergency evacuation by park users
 - Night time hours of library attracting visitors to the area

- Potential for attracting ‘peripheral’ users such as homeless, gangs etc

3. Cumulative Impact of Regional Projects - Cumulative affect of other development projects must be taken into account when considering traffic and transportation impacts for the various sites of the new library.
 - a) Facebook has just announced 9,400 employees will be added around the site of the old Sun Computer campus. In addition, Facebook has announced needing 14,000 hotel room nights in the vicinity of Bohannon’s Gateway project locate across 101 off Marsh Road. The estimate does not include additional lodging that will be needed for vendors and potential advertisers. Travel to and from hotels to local work places will likely occur during peak travel hours. In addition major additions to the Stanford Hospital complex will increase usage on the highways and roads such as Marsh, El Camion, Watkins, Fair Oaks, Encinal and others.
 - *Meanwhile, Facebook hopes the hotel happens sooner rather than later. An economic study commissioned by the social networking giant predicted that the company will need at least 14,000 hotel room nights per year to accommodate visitors. Those figures may be on the low side since the analysis didn't include vendors and potential advertisers who travel to Facebook headquarters. If Menlo Park can't accommodate Facebook's guests, that revenue shifts to other cites. (From local newspaper.)*
4. Public Safety Services – Given the library will attract a greater number of non resident users to a new regional park library, large development projects in the region and the cumulative impact of road closures due to accidents, increased area jobs, children attending Atherton schools, etc. the impact on public service requirements will need to be reassessed in the EIR.
 - a) Fire and Medical Services
 - Fire response time impacts due to additional traffic
 - Accessibility to park emergencies
 - Accessibility to using Watkins Ave – back-ups at Middlefield/El Camino and narrow street limiting passage between rows of vehicles.
 - b) Police Service
 - Police response time - Watkins during ‘worse case’ traffic situation where Hwy 101 is closed due to accident and traffic is rerouted on Marsh, Middlefield, etc. Watkins is a very narrow street and it would be difficult to get passed traffic stopped in both directions.
 - Additional patrols and park presence - The EIR must take into account the attraction of a park site for homeless people and others who use public park facilities for non library use, including library restroom facilities. Again, LSA needs to draw upon the experiences of Menlo Park and other regional libraries experience as to how these open public facilities serve as a magnet for transient and others to ‘hang out’ and use public facilities. In addition, LSA must comment on the impact of such use being a deterrent to families and other users that would otherwise use the park playground etc.
 - Night time library operating hours, whereas, except for ‘permitted uses’ the park is closed at sunset.

- Analyze current call volume for present site and analyze changes that have occurred in other Peninsula cities as to how new or remodeled attracts transit users including vagrants and the homeless..
- Study additional risks to children using the park from ‘outsiders’; study what additional gang activity the combination of the park and library may attract.
- Potential impact on using the park for Disaster Relief purposes.

5. Evaluation of Alternative Building Sites

- a) LSA must consider a range of reasonable site alternatives for the project location that are feasible in attaining most of the project’s basic objectives and avoiding or substantially lessen any of the significant effects of the project
- b) Alternatives not listed that may be feasible candidates
 - Remodel Seismically upgrade and expand present library site to 5,500 to 6,000 s.f.
 - Town Center parking lot site near Fair Oaks
 - Town Center – other suitable locations
 - New vacant building at the corner of Middlefield and Watkins Ave.

I appreciate the extra time provided to study the proposed scoping criteria for the new library EIR.

Best wishes for the New Year.

Sincerely,

Jerry Carlson

Joe and Elizabeth Lewis
99 Alejandra Avenue
Atherton, CA 94027

January 11, 2012

Lisa Costa Sanders
Town Planner
Town of Atherton
91 Ashfield Road
Atherton, CA 94027

Re: Town of Atherton Library EIR

Dear Ms Costa Sanders,

We are writing to outline to you our concerns about potential grave environmental impacts building the proposed 10,000 – 15,000 square foot county library at Atherton's one and only park. We trust that you will pass these concerns along to become part of the overall evaluation and scope of this EIR review. It is our understanding that as a public agency the Town of Atherton must do everything in its power to mitigate significant environmental impacts that would be caused by proposed development including, but not limited to: 1) concerns stemming from public controversy; 2) noise; 3) traffic; 4) loss of open space; 5) land use and planning; 6) historic resources; 7) aesthetics; 8) loss of heritage trees; 9) cumulative and growth impacts; and 10) validity of findings justifying the project, to list just a few.

It is our understanding that part of the EIR process is to evaluate not just one site, but to evaluate ALL alternative sites and weigh the pros and cons of each on in light of the negative impacts they might have on the community.

PUBLIC CONTROVERSY

Validity of Findings

The survey conducted by the San Mateo County Library JPA in October 2009 did not adequately survey the taxpayers who are funding the project – namely the residents of Atherton. An insignificant sampling of 69 Atherton residents responded to the survey; yet, the San Mateo County Library created what is known as the Needs Assessment for our library based on their own internal, cookie-cutter type programs. The demographics used as the basis for this program assumed over 16,000 residents. Atherton has a population of only 7,000 residents and of those 7,000 residents only 67 participated in the survey – most being “friends of the library” and other folks close to the library operations. Indeed, the report itself admits that “This was not a statistically scientific survey...” Therefore, I question how they were able to extrapolate the grandiose plans for a new Atherton Town Library from those meager responses unless it was created from the San Mateo County Library's own internal programs.

To proceed with this project of this size and nature without a true and factual sampling of the will and wish of the Atherton community is in our mind, not only unethical but will open the Town up to future lawsuits.

Resident Survey

The Town of Atherton Park and Rec Commission has not approved of this project to be built at the Town's only park. Instead they have recommended that a Town-Wide Resident Survey be conducted to determine the will of the community.

In the fall of 2011, two residents independently of each other, gathered 100's of resident signatures opposing the library being built at the park and calling for a town wide survey.

Further, in the fall of 2011, an independent resident group sent out an informal email survey asking folks to give their opinion on whether the library should be built at the Town's only park and received – again more than 100 responses indicating more that 60% of residents support of a town-wide survey before proceeding with building a county library at the park.

Inaccurate / Misleading Statements by Library Steering Committee

Statements and assumptions have been made by staff and other members of the library committees as facts such as: "Atherton residents are the majority users of the library." And further, that in the future, "Atherton residents will continue to be the majority users." What facts have been established to verify these statements?

All of the above points to intense **PUBLIC CONTROVERSY** which must be included in the scope of the EIR.

NOISE – TRAFFIC – LOSS OF OPEN SPACE

Increased Noise and Traffic at the Park

I heard from the library consultant that last year more than 100,000 visits were made to the current library site. When I asked her if she expected that to increase due to the increase in size of the proposed library the answer was yes. I pursued the point by saying would it essentially double because the size of the library is proposed to be more than double the current size and she said yes.

It is difficult to me to imagine more that 200,000 new visits to the library in the park -- that would equate to over 540 visits per day, every day of the year. The parking at the park is minimal as it is now with the other park activities such as soccer, lacrosse, tennis, little league and dog walking.

Watkins Avenue is already a nightmare because of commute traffic and speeders. The increase in car, bike and or pedestrian traffic going to and coming from the park at a rate of 540 additional per day is a serious negative environmental impact.

What additional noise will there be to neighbors because of the mechanical systems related to a new building of this size? The increased amount of noise – both vehicle and individual visitors – will have an adverse impact on the surrounding neighbors.

OPEN SPACE – HERITGE TREES – HISTORICAL

Loss of Open Space

The “preferred” site of the “Main House” at the park for the proposed 10,000+ sq.ft. library will forever change the nature of our park and we will lose precious open space. The “foot-print” of the existing Main House structure is only about 3,400 square feet. It does have hardscape surrounding it comprised of patios, walkways, stairways and an adjacent blacktop area for garbage enclosure and parking that bring the total to about 10,000 sq.ft. of covered area.

The loss of the park’s open space with the construction of a large building is a negative environmental impact to the Town’s only open space park.

Within the immediate vicinity of the hardscape, there are several irreplaceable heritage trees which would be damaged or required to be removed during construction.

The historical significance of the Main house should be considered as well as what and where will the existing committees and other functions which are held in the house be relocated to.

NEGATIVE IMPACT ON CURRENT USERS

Current Sports Activities, School, Dog Walkers, etc.

The amount of increased traffic and its effect on the current park users cannot be underestimated. The evaluation of this impact needs to be part of the EIR study.

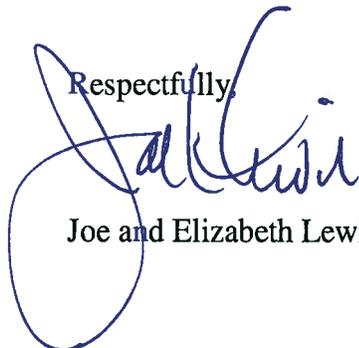
SECURITY / HOURS OF OPERATION

The park currently closes at dusk and opens at dawn. Will the library have to conform to those hours of operation?

INFRASTRUCTURE

Construction impact on the park and infrastructure should be evaluated because of the proximity to the channel and to the other historic buildings in the park.

Respectfully,



Joe and Elizabeth Lewis

From: Linda Liebes <lindalieberes@comcast.net>
To: Neal J Martin <vmartin5@pacbell.net>
Cc: Sidney Liebes <sidliebes@comcast.net>
Sent: Fri, January 13, 2012 11:05:30 AM
Subject: Library EIR Scope Comments - Section XV a.TRANSPORTATION/TRAFFIC

To: Lisa Costa Sanders, Deputy Town Planner

1. Location: Holbrook Palmer is an inconvenient location for the majority of Atherton residents who use the library, especially for pick up and drop off of books, compared to the present location.

2. Accessibility: The site is accessible only by approaches down Watkins Ave. from two heavily trafficked through ways: El Camino Real and Middlefield Rd.

3. Hazardous Intersections:

a) The El Camino-Watkins intersection is very hazardous, particularly for traffic exiting Watkins for a left turn onto eastbound El Camino.

b) The Middlefield-Watkins intersection can be a difficult one as well for left turns.

- Linda and Sid Liebes

Linda Liebes
98 Monte Vista Ave.
Atherton, CA 94027
Tel: (650) 321-0898
Fax: (650) 324-9720 (Dial Tel to request connection)

From: MARY AWBREY [mawbrey1@att.net]
Sent: Thursday, December 15, 2011 9:35 PM
To: Lisa Costa Sanders
Subject: Fw: EIR Comments

--- On Fri, 12/16/11, MARY AWBREY <mawbrey1@att.net> wrote:

> From: MARY AWBREY <mawbrey1@att.net>
> Subject: EIR Comments
> To: mawbrey1@att.net
> Date: Friday, December 16, 2011, 5:24 AM
> Dear Ms. Sanders,
> Although my husband and I were unable to attend the EIR
> Scoping meeting
> on December 8, I have several comments which I want to
> bring to your
> attention. As a retired member of the American Society of
> Interior De-
> signers and California certified interior designer, I have
> experience in
> evaluating what comprises a successful project. Although
> the library planning
> committee has expended a lot of time and energy on a future
> facility, it
> has for its own reasons glossed over some very pertinent
> detractions
> associated with locating a new library in Holbrook Palmer
> Park in my
> opinion. The Park, being the sole public open space in
> Atherton, is a precious resource which requires
> preservation. With only one side
> open to street traffic the Park, despite occasional train
> disruptions,
> largely maintains a sense of place in which to reflect,
> celebrate,
> commune with nature and recreate. A library/community
> center poses a
> threat to the present attributes in many ways. A facility
> with daily
> operating hours will draw in considerably more auto traffic
> and patrons
> some of whom may have little appreciation for what the Park
> has to offer.
> In addition to air pollution, noise, safety issues and wear
> and tear
> the "busyness" of a contemporary library/community center
> poses a risk
> greater than the benefit in my view. Nearby streets such
> as Prior Lane
> and Middlefield as well as Watkins already have traffic
> issues during
> times of library operation. As a regular patron of both

> the present library and the Park (for 40 years) I have been
> dismayed by the Park wear
> and tear such as tree damage (carving, parking on unpaved
> surfaces, branch
> breaking, etc.) all of which would surely increase with a
> library in the
> Park. During game activities unsupervised (probably young
> energetic)
> persons have tossed trash and dirt clods on the tennis
> courts, jammed
> drinking fountains, tinkered with meadow sprinklers, left
> trash on the
> grounds, etc. Please, we don't need to invite more of the
> same. Much
> has been made of possible solar energy installations for a
> library in the
> Park which, if feasible, would hardly offset the
> above-mentioned detrac-
> tions. LEED certification doesn't automatically lead to
> sustainable oper-
> tion. Library/community center food amenities (suggested)
> offers, in
> libraries such as Los Altos, a social center for nannies and
> their charges
> who might just as well patronize Starbucks rather than
> misuse the library.
> Proponents of a library in the Park tout that "libraries
> are for everyone"; we say that our Park is for everyone who
> respects and appreciates what it has to offer. Please
> consider again that "the risk
> outweighs the benefit". Keep the library in its present
> location or
> adjacent town center. Sincerely, Stuart Awbrey - Rittenhouse Ave.,
Atherton
>
>
>
>

From: Michael McPherson [mcmimco@aol.com]
Sent: Wednesday, January 11, 2012 11:24 AM
To: Lisa Costa Sanders
Subject: Scope of Library EIR

Lisa;

I previously provided comments regarding the Scope of the Library EIR. I would like to add an additional comment to the ones I previously sent to you.

Please ensure that the EIR examines the noise to be generated by the project, both on an ongoing basis, and during demolition and construction.

Thank you,

Mike McPherson

From: Michael McPherson [mcmimco@aol.com]
Sent: Tuesday, December 06, 2011 11:07 AM
To: Lisa Costa Sanders
Subject: Library Scoping

Lisa;

Please accept these comments from me as a response to the Scope of the EIR. I understand that I will be added to the distribution list for further notices and information.

Under Potential Environmental Effects, there are five items listed as being evaluated in detail. There are other items listed as likely to be associated with "less than significant impacts". In my opinion, two of these should be more fully examined. One, noise, particularly during the demolition and construction process, and ongoing with respect to vehicular and ancillary noise. Secondly, public services, particularly with respect to the police department. The Park is currently a magnet for late-night mischief-makers, as well as homeless people. With the likelihood that most users of the library will be non-Atherton residents (it is my impression that is the case with the current library usage, and I would expect the percentage of non-Atherton usage to go up substantially with the proposed facility). I believe there could be significant additional demand on the police. For Atherton to have to withstand this additional cost, for a regional library, should be a topic to be evaluated in detail.

Under Alternatives, there are four listed "which may be considered in the EIR". I think all four should be fully examined, with pluses and minuses for the major impacts evaluated and listed for each. Only by undertaking such a comparative analysis can the EIR be considered complete, and provide the information necessary for the residents of the Town to make an informed decision.

Thank you,

Mike McPherson
123 Watkins Ave.
Atherton, Ca. 94027

PHILIP D. LIVELY
24 HAWTHORN DRIVE
ATHERTON, CA. 94027



TOWN of ATHERTON
PLANNING DEPT.
91 ASHFIELD ROAD
ATHERTON, CA. 94027
ATTN: Ms. Lisa Costa-Sanders

Re: EIR on Library Sites

Lisa: In response to the Scoping Meeting for the EIR on the Atherton Library Project, I have the following comments, some of which I made on Thursday, December 8, 2011.

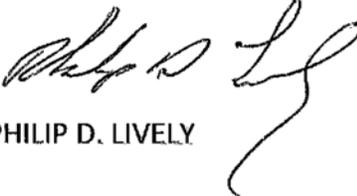
Land Use and Planning: There are many alternative sites within the boundaries of the "town center" PFS area. Near the Fair Oaks Ave, adjacent to the existing Library, using Station Lane, this would require a street relocation toward the RR tracks. A location where the existing Town/Police building is now. The H-P Park locations should be revisited. Since the Atherton Library is a part of the San Mateo Library System, why not locate a County resource in a County Park, Flood Park, which is just across Bay Road from Atherton? I am not sure where Library size and size of the Service Area come into the EIR study. However, population service area, and the derived library size must be firmly and conclusively established by a careful examination of the facts and not assumptions. Example: If Atherton residents are the majority of the Library users, why not use a service population of near 7200 vs. a much higher number, result, a smaller Size library required. Also Library projected size seems to range from 8000 sq.ft to 13500 sq.ft, (Town Council has apparently decided on a max. 10000 sq.ft) ,why the wide range, and how can an EIR correctly reflect the effects of such a range?

Transportation, Circulation and Parking. How can parking requirements for the proposed new library be established when the using population is uncertain? Parking today, at the existing library seems adequate. There are many parking spaces available in and around the Town center. If a new town center is built somewhere within the center area, there still will be many spaces available. What about parking for Caltrain? Atherton has been without daily train service for nearly seven years, and Caltrain shows no indication of restoring service, even when (if) the service is electrified. Parking should not be "restricted" for commuter train riders. Parking at the park is now sometimes limited because of the ongoing activities: soccer, baseball, day care, and other scheduled classes. If the footprint of the new library exceeds that of the Main House, what has to donate the space?—Parking, open space ? Circulation— good circulation in around the town center. The two concepts by the TCTF architects give some good examples of what can/might be done to create new approaches to the town center. The H-P Park now has one "in" and one "out", both onto Watkins Ave. Again how can traffic flows be correctly analyzed when population and flow patterns of potential users are so uncertain? What are the effects of increased traffic on Watkins/Middlefield/Marsh Road? What may need to be done to increase the protection of the Watkins RR crossing?

Effect on near neighbors: The existing Library seems to live in harmony with the neighborhood around the town center. What will be the effect on Watkins neighbors and those Menlo Park residents in Felton Gables? Felton Gable residents do not allow Atherton resident's children to walk through the neighborhood to get a shorter, safer path to Encinal School. A nice new Library just over their back fences may be a big drawing venue. How much more "traffic" may desire, or create, an entry from the Felton Gables area directly into the Park and the new Library?

Security and Hours of Operation: The Park now closes at Sunset. What hours of service will be in place with a new library? If Library hours extend to 9pm or later, what will be the requirements for security, and perimeter lighting throughout the Park the parking/entrance/exit roads? What responsibility will the Town of Atherton, Atherton Police, have for maintaining a secure, safe environment for the Library patrons? What comments has the Menlo Park Fire Protection District made on the location of the Library and the need for fire service mains and wider access for fire apparatus? What will be the changes, and the resulting effects, needed in the park to accommodate MPFPD mandates?

Utilities and HVAC: Attention should be paid to the need for extensive introduction of needed power, water, and sewerage. How much intrusion into the existing mature landscaping will be required? Neighbors of prior large construction projects, in Atherton, have made complaints on hearing and visibility of HVAC which has not been sound attenuated or screened from view. The EIR should address these issues and propose stringent mitigation measures.



PHILIP D. LIVELY

Sherman R Hall III
46 Lilac Drive
Atherton, CA 94027

November 30, 2011

Town Of Atherton
Planning Department
91 Ashfield Rd
Atherton, CA 94027

Attn. Lisa Costa Sanders

Re: Scope Draft EIR

I have reviewed the list of **Potential Environmental Effects** that the Town staff has prepared and believe they miss some vital topics as defined by the CEQA checklist. It would appear you have lumped together some subjects, and I believe these topics are all required to be considered separately.

These are the topics I believe should be included in the EIR:

Utilities/Service Systems

I believe water delivery issues and electricity might be a consideration given the probable new Building requirements for fir main water pressure as well as increased electrical delivery. Certainly Likely these must be brought in and the disruption needs to be addressed.

Noise

A building this size will cause increased noise from traffic and people. This needs to be evaluated as to how it would relate to a quiet public park

Public Services

The additional need for fire services is also a consideration but also there needs to be evaluated for the need for additional police services. Just yesterday the Atherton police were required to respond to the existing library to investigate a pornography complaint at the existing library computer. Given the fact that 17 computers will be installed in the proposed new library this type of complaint will only increase. It is apparent the JPA has no policy or means of preventing this use and do not cooperate with the police department.

Traffic

This is going to be a very big consideration in an EIR study and do not believe the listing of Transportation and Circulation cover this issue. The intersection of Watkins and Middlefield Road is already a disaster and unsafe. Also the intersection with El Camino Real is a major site for traffic accidents and is unsafe. A new library/community center for the surrounding area will only make things worse as there will be more vehicle trips.

Cultural Resources

This may be listed under Historical Resources but the new library/community center is proposing eliminating the existing meeting rooms and gathering venue for the citizens of the Town of Atherton. This is not historical in nature but of cultural significance to residents and the project description in the scoping document that "Some of the existing uses (e.g. meetings, classes, events) may be absorbed by other facilities in the Park". Of course there are no other facilities so this statement is very inaccurate.

I respectfully request the above topics be included in developing a Draft EIR.

Sincerely,

Sherman R. Hall III

From: Trendalyn Hallesy [Trendalyn.Hallesy@glenborough.com]
Sent: Wednesday, January 11, 2012 9:04 AM
To: Lisa Costa Sanders
Subject: Library EIR Scope Comments

Good Morning Lisa,

I would like to take this moment to put in my two cents on the library EIR.

The amount of traffic to the park would increase tremendously with more cars coming into the park from multiple towns to use the new library. If the town council voted to discontinue renting out the park for weddings and other events due to the impact of car traffic / parking in the park, how can they say that the library in the park would not cause the same effect. The library traffic would be on a daily basis while the weddings are only a few times a year.

The EIR needs to address the noise of the increased traffic into the park as well. Also the amount of parking needs to be addressed.

In addition the EIR needs to address how much green areas (grass, trees, etc) will be destroyed.

Trendalyn Hallesy
99 Alejandra Avenue
Atherton

**To: Mr. Michael Kashiwagi
Mr. Neal Martin
Ms. Lisa Costa Sanders
Mr. John Danielson**

From: Valerie Gardner, Atherton Environmental Programs Committee

Date: January 11, 2012

Re: Scope of the Library Project EIR

I am not surprised although I am rather dismayed that the town and its hired professionals have proposed doing an EIR review that *does not even include climate change impacts*. This is a shameful and negligent omission which I personally condemn, especially in light of SB 375 prevents. Nevertheless, I am writing to request and insist that the town and its agents consider the following additional elements as to their environmental impacts assessments, listed below.

In addition, I find that your list of reasonable alternatives excludes most all of the good ideas proposed by residents at the Community Workshops and/or raised by the Blue Ribbon Task Force in attempts to coordinate with the uncooperative ALBSC. Thus, I am also providing a listing of additional reasonable alternatives to the project or the location of the project, which have been omitted from the proposed list but *which have been raised by members of the public during various workshops and community conversations* but ignored by the ALBSC. I have provided a list of these alternatives following the delineation of additional scoping areas, which need to be considered in deliberations on mitigating the significant impacts of this project as well.

Lastly, many residents believe that, in getting to this point in the project process, that the ALBSC engaged in a campaign of improper conduct, unethical tactics and civic fraud (attempting to characterize their council recommendation as being based upon community input when it was not), in coordination with council members voting in the majority, who had severe conflicts of interest and possible Brown Act violations. The result of these behaviors was the approval of the “park” as the preferred site of this project—despite substantial evidence that the park is NOT the preferred site by a majority of residents. Even before any litigation starts, there are significant fiscal, economic and financial impacts being felt that are likely to have significant fiscal impacts on the overall project—the increased contract costs to LSA Associates of over \$86,000 for conducting this EIR process in the controversial milieu being just one. In the real world, fiscal impacts can affect the total project dollars available for mitigation of environmental impacts, so we believe that responsible town management need include a review of the impacts of the conduct of the ALBSC and the council to suppress residents’ rights to participate in decisions about this project (location and size of project), as part of its “impacts” review (as a practical matter so as to reduce the likelihood of future litigation).

Your Proposed Topics for Detailed environmental impact analysis include:

- Land Use and Planning, and *specifically*
 - The town needs a Master Plan in order to coordinate big anticipated projects in the town center and library
 - Impacts of building without going through the proper planning processes, which will likely lead to wasted processes, time and funds
 - Master Planning is required to coordinate the best location for the flexible community space, which is needed both at the library and in the town center and *should be situated so as to be shared*
 - Planning for best future uses for the park, considering the eventuality that there will be more residents in the town (when we finally complete a legitimate Housing Element that involves real additions of new dwellings) and these residents will need sports fields which cannot be found elsewhere
 - The town needs to conduct planning that actually engages residents and surveys their opinions and preferences—not suppresses their voices and their preferences as has been done by the ALBSC
- Visual/Aesthetics
- Historic Resources
 - The ALBSC’s Needs Assessment highlighted how much Atherton Library users love the quaintness, intimacy and historical feel of our library—yet the ALBSC would ignore this input to completely change the feel. The library’s historical structure should be leveraged, improved and expanded where it is, possibly making efficient use of the historic council chambers building, for additional space.
- Transportation, Circulation and Parking, and *specifically*
 - Restrictions on the ability of Atherton residents to access the park from the Felton Avenue side of the park.
 - Lack of ability of town employees from accessing the park without resorting to cars, which would reduce the usefulness of flexible community meeting space by town staff
 - Inaccessibility of the park location by users of the Caltrain
 - Restoration of full train service in the future to increase accessibility by residents to the town center.
 - The Park location is unavailable to users except by car and would be difficult for any resident to access, except for Watkins and Felton Gables residents.
 - Felton Gables controls and limits the ability of all Atherton residents in the Oak Grove area to access the park or others to egress from the park through to the Menlo Park side.
- Parks and Recreation, and *specifically*
 - Limited park space in the midst of a fully-developed town, which has been allocated by deed to be for “high class recreation” purposes and

January 11, 2012

already a great dearth of park and field space for the growing numbers of children in the area..

- Currently sports teams need to compete for available fields and often the lack of a close in field mean that resident children cannot ride bikes to their ballgames or soccer games, but rather have to be driven to remote fields in order to play.
- The need by humans and animals to have undeveloped vistas to walk in and spend time in.
- The zoning of mostly 1 acre lots mean that most all residents can find a quiet garden spot for reading on their own property, if that is what they want. Our park should not be further built up to add redundant outdoor reading spaces, at the expense of open space or field spaces.

To your list, please include the following items:

- Public Services
- Utilities/Service Systems
- Cultural Resources
- Environment/Biological Resources
- Hydrology/Water Quality
- Noise
- Recreation/Open Space
- Air Quality
- Climate Change/Carbon Emission Reduction
- Population/Housing/Future Housing Element Fulfillment
- Sustainable Community Design/Accessibility by alternative transport
- Walkable Community/Transit-Oriented Development
- High Speed Rail (likely crossings, access)
- Financial and Economic
- Civic Happiness & Engagement
- Mandatory Findings of Significance

Significant impacts to be evaluated and which will need to be mitigated include:

1. Loss of our town's rare open space.
2. Loss of future use of existing zoned park space that (while currently built on, if such sub-optimal structure were razed, as proposed by this project) could be reclaimed for open space or playing fields, of which there is an extreme shortage in the area.
3. Degredation of integrated public services and shared community space, due to the loss of the library service in the downtown area. The Library by failing to cooperate with the town center planning and development process is wasting town tax resources that could be used much more efficiently in a combined process. At present, the Library Committee seems only willing to "share" with the park planners and not with town center planners.

January 11, 2012

4. Degredation to public services of the town center, if the current library building becomes vacant or, if used for storage, becomes a target for vandalism and /or vagrants. The Library has used its current building for decades, has failed to maintain it in usable condition and will need to restore it to optimal condition for usage by any other commercial occupant prior to returning it to the town, should they obtain or build another facility.
5. Failure of the library to coordinate with town center development brings further declines in resident participation in civic activities
6. Loss of the town's limited park space (of which there is only 22 acres) in a town of 4 square miles of built environment, where the current Park Master Plan already contemplates additional beneficial community uses for the areas being targeted by the public library.
7. Park space is already stressed with a lack of available parking spaces during prime time for kids sports. Placing the public library in the park would make it impossible for local teams to make good use of the park facilities, including the improvements that are being contemplated to the baseball diamond area.
8. Anticipated increases in population in the area will feel the most pressure in lack of open space or field space. There are a ton of great libraries in the area and more are just not needed.
9. Impact on maintaining a large new structure in the park, when library usage has been on the decline since the 1990's. At some point, the town will gain the ability to rationalize the proportion of tax funding that is being allocated to an archaic public space (to store books that no one accesses because everyone is using the ebook or iPad) and the environmental and financial impact of having built a new library at the close of the book era will be enormous.

Library Project Alternatives:

The range of reasonable alternatives to the project or location of the project provided by the town include:

1. A reduced size Library Building at the Holbrook-Palmer Park site
2. Holbrook-Palmer Park Parking Lot Site
3. Existing Library Site Alternative
4. Town Center Site Alternative (a different site in the town center)
5. No Project Alternative

To this uninspired list of alternatives, please add the following:

1. Existing Library Site plus additional land acquisition of adjacent property on Ashfield or Maple Lanes.
2. Existing Library Site plus reconfiguration of Dinkelspiel, so as to utilize some or all of the road area to reposition the library.
3. Existing Library Site plus undergrounding some built areas.

January 11, 2012

4. Existing Library Site with any of the expansion alternatives, plus elimination of the Main House, so as to create more playing fields for the town and area.
5. Use (rental or acquisition) of the 95% completed, brand new, still vacant commercial structure at the corner of Watkins and El Camino (sitting vacant a number of years).
6. Acquisition of an available residential parcel(s) on Fair Oaks Lane that leverages one of the parking areas of the train station.
7. Use of existing, nearly vacant town parking lot area adjacent to train station (with or without additional parcels).
8. Coordinating the re-construction of the Library with the re-design and re-construction of the Town Center, so as to integrate the library into the revitalized town center.
9. Repairs and Improvements to the Existing Library Site with connection, integration and remodeling of the interior of the Council Chambers building to provide for the additional space, with the construction of a new, more flexible council chamber/auditorium meeting area in the town center area.
10. Existing Library Site with Repairs and Modest Expansion with Allocations of Library Funds for Upgrades and Improvements to some or all of the ten School Libraries that exist in Atherton.

Disputed Issues & Ethics Violations Regarding ALBSC and Council Processes on Library Project

Please take consideration of the mechanisms used by the ALBSC and the majority members of the council to suppress resident participation and recognize that starting an EIR process will not exempt them from future exposure and/or prosecution for fraudulent practices. Perhaps an impact that needs to be addressed is that of the need for credible and equitable processes to actually satisfy the requirements of *Res. 10-30*, which would mean a re-do of the preliminary community engagement work to define this project properly, so as to include public opinion and integrate the town center planning process so as to truly create a *“new facility [that] will be a source of pride for generations to come.”*

From: foreginger@aol.com [foreginger@aol.com]

Sent: Thursday, December 08, 2011 7:41 AM

To: Lisa Costa Sanders

Subject: Library

To Lisa Costa Sanders,Deputy Town Planner

As a long time town resident, and user of the Atherton library,I would like to state my opinion regarding a new library. First let me say that I am tired of running to the Menlo Park or Redwood City libraries for additional reading material, be it fiction or research gathering. The existing library in Atherton is much too small, the town is trying to be everything to everybody and there is just not enough room.

Secondly, as regards to location, I heartily urge the town to use Holbrook Park , whether it be in the area of the existing house, or parking lot or anywhere in that area, whichever is most feasible. I like a library to be in the city core, but not within the confines of the government buildings.

I thank you for your attention, Sincerely, Virginia Lamberson

85 Greenoaks Dr.

Atherton CA.

From: MARY AWBREY [mawbrey1@att.net]
Sent: Tuesday, December 27, 2011 7:19 PM
To: Lisa Costa Sanders
Cc: Jim Dobbie; Bill Widmer; kmckeithen@ci.atherton.us; Jerry Carlson; Elizabeth Lewis
Subject: Fw: EIR for Atherton Library Location

Dear Ms. Costa Sanders,
Am submitting a letter for the EIR group for my husband, William Awbrey, as he doesn't use my computer. We understand the deadline for submissions is tomorrow, December 28. Many thanks. Stuart Awbrey

--- On Tue, 12/27/11, MARY AWBREY <mawbrey1@att.net> wrote:

> From: MARY AWBREY <mawbrey1@att.net>
> Subject: EIR for Atherton Library Location
> To: mawbrey1@att.net
> Date: Tuesday, December 27, 2011, 8:26 PM
> TO WHOM IT MAY CONCERN:
> As a longstanding supporter of Holbrook-Palmer Park and as
> a volunteer for
> various Park fundraisers, events, Tennis Committee Chair,
> Park and Rec Chair
> and Holbrook Palmer Park Foundation President, I have an
> obligation to
> speak not only for myself but for those dedicated pioneer
> Park benefactors
> and volunteers who came before me. Atherton has a
> designation as "Tree
> City" which indicates to the public that our town protects
> and values our
> trees. The prospect of locating a library/community
> center in the Park poses a threat to this invaluable open
> space in numerous ways but particularly to the magnificent
> array of trees within it. A library/commun-
> ity center in the Park would threaten the health and well
> being of the existing trees by increasing auto traffic and
> parking by an alarming amount.
> Please consider the following current traffic and parking
> patterns:
> 1. Preschool drop-off and
> pickup
> 2. Walkers-with and without
> dogs
> 3. Tennis players and
> classes
> 4. Deliveries and
> maintenance
> 5. Town events and meetings
> (presently no more weddings)

- > 6. Athletic events:
 - > Little League, soccer, lacross, etc. requiring
 - > (for young
 - > non-drivers) two round trips per participant--delivery
 - > and pick-up
- > 7. Picnic and birthday
- > groups
- > 8. Playground patrons
- > 9. "Pick-up" ball games and
- > family gatherings (kite and model air-
- > plane flying,
- > volleyball, games, etc.)
- > 10. Limited emergency
- > access/egress in case of catastrophe
- >
- > In addition to the traumatic effect on trees and their root
- > systems from
- > a possible demolition, earth-moving and building process,
- > the use of a
- > new/renovated library will increase auto traffic and
- > parking with attendant environmental impacts. The SFO
- > Chronical reported in 2011 that
- > all the SFO renovated library facilities experienced
- > increased useage
- > and in many locations actually DOUBLED. All things
- > considered, our trees need to be protected and "TREE CITY"
- > should live up to its name thereby
- > setting a timely positive example to neighboring
- > communities. Sincerely,
- > William Awbrey - Rittenhouse Avenue, Atherton
- >
- >

1 BE IT REMEMBERED that, pursuant to Notice of
2 the Meeting, and on December 8, 2011, at the hour of 6:10
3 PM, at Atherton, California, before me, MARK I. BRICKMAN,
4 CSR No. 5527, State of California, there commenced a
5 scoping meeting set forth under the California
6 Environmental Quality Act.

7 ---00---

10 MEETING PARTICIPANTS

- 11 NEAL MARTIN - Town Planner
- 12 LISA COSTA SANDERS - Deputy Town Planner
- 13 JUDITH MALAMUT - LSA Associates Principal
- 14 THERESA WALLACE - Project Manager
- 15 DENISE KUPPERMAN - Chair, Atherton Library Steering
16 Committee
- 17 CARINE RISLEY - Atherton Library Manager

4 ATHERTON EIR SCOPING MEETING)
re: ATHERTON LIBRARY BUILDING)
5 PROJECT)

12 REPORTER'S TRANSCRIPT OF PROCEEDINGS

13 THURSDAY, DECEMBER 8, 2011

14 ATHERTON COUNCIL CHAMBERS

15 ATHERTON, CALIFORNIA

18 Reported by: MARK I. BRICKMAN, CSR RPR
License No. 5527

21 UCCELLI & ASSOCIATES
22 CERTIFIED SHORTHAND REPORTERS
1243 Mission Road
23 South San Francisco, CA 94080
ucellireporting.com
24 Tel: 650-952-0774
Fax: 650-952-8688
e-mail: reporters@ucellireporting.com

I N D E X

	Page
OPENING STATEMENTS	
Mr. Martin:	4
Ms. Kupperton:	7
Ms. Malamut:	8
PUBLIC SPEAKERS	
Mr. Gregory Conlon:	17, 32
Ms. Ann McNertney:	19
Mr. Charles Marsala:	25
Mr. Phillip Lively:	29
Mr. Andrew Carlson:	31

1 MR. MARTIN: Welcome to the scoping meeting
2 for the Environmental Impact Report for the Atherton
3 Library Building Project. I'm Neal Martin, the town
4 planner, and the Planning Department is hosting tonight's
5 meeting.
6 The purpose of the meeting tonight is to
7 address -- is to listen to you, the citizens of Atherton
8 about the environmental issues that you believe should be
9 addressed in the Environmental Impact Report that's being
10 prepared for the Atherton Library Building Project.
11 If you don't mind, we'd like to take about
12 twenty minutes to explain the environmental review
13 process and proposed project and alternatives that have
14 been developed to date, and then we'd like to listen to
15 you.
16 While the topics that must be addressed in an
17 EIR are established by law, we would like your input on
18 the scope and extent to which those topics are addressed.
19 The people at the staff table I'd like to
20 introduce first. Lisa Costa Sanders is the deputy town
21 planner. There's Judith Malamut, who is the principal
22 for LSA Associates, the environmental consultant that the
23 town has hired.
24 Theresa Wallace is the project manager, and we
25 also have with us tonight Denise Kupperman, who is the

1 chair of the Atherton Library Building Steering
2 Committee.

3 That is a City Council appointed committee who
4 will briefly describe the proposed project in a couple of
5 minutes, and with Denise is Carine Risley, who is the
6 Atherton Library Manager.

7 As you probably know, the City Council has
8 selected the site of the main house at Holbrook-Palmer
9 Park at the preferred alternative for the new library.

10 The Council has also decided to proceed with
11 the preparation of an Environmental Impact Report for the
12 project and has hired LSA Associates to prepare that EIR.

13 The EIR will not only include an evaluation of
14 the preferred alternative, but will include an
15 environmental evaluation of several alternative locations
16 and configurations.

17 Judith Malamut will describe the EIR process
18 in a moment.

19 The alternative to the main house of Holbrook-
20 Palmer Park site include a reduced size library building
21 at the Holbrook-Palmer Park site, a Holbrook-Palmer Park
22 parking lot site alternative. That's the parking lot
23 that is northeast of the main building.

24 The existing library site that's located on
25 Station Lane, a town center site alternative that was --

1 that is a location that's different from the existing
2 Library site, but somewhere in the town center property,
3 and that would be based on concepts prepared by Nichols,
4 Melberg, Rosetto or Siegel & Strain for the town center

5 task force concept design competition, and that will have
6 to be developed in the near future before we complete the
7 Draft Environmental Impact Report.

8 There would be a no project alternative.

9 That's retention of the existing library, and that's
10 required by the California Environmental Quality Act.

11 There may be other alternatives, and we would
12 like to listen to your thoughts about what those
13 alternatives might be this evening.

14 The library steering committee has decided to
15 support and advocate for a particular library site. On
16 the other hand, the City Staff and LSA Associates do not
17 support and will not advocate for any of the alternative
18 sites.

19 Our charge and objective is to identify a
20 reasonable range of feasible alternatives and to
21 environmentally evaluate those so that at the conclusion
22 of the process, the City Council will have a factual
23 basis on which to make a decision to approve one of those
24 alternatives.

25 This evening we will respond to questions

1 related to process, but we'll leave the response to
2 questions on environmental issues to be addressed in the
3 EIR.

4 That way everyone will have an opportunity to
5 review the research and data that is used to address a
6 particular issue.

7 If anyone has questions not related to the
8 EIR, but to the project, they may be directed to the --
9 the Library Building Steering Committee by contacting
10 them or reviewing the frequently asked questions on the
11 town website or by attending the next steering committee
12 meeting, which is on January 5th, 2012, and I believe it
13 will occur in this room.

14 I would now like to ask Denise Kupperman, the
15 chair of the Atherton Library Building Steering Committee
16 to briefly describe the project.

17 MS. KUPPERMAN: A project description for
18 the Atherton Library. The proposed project is a new
19 library up to 13,500 square feet located at the site of
20 the main house in Holbrook-Palmer Park.

21 The new library building would be constructed
22 generally within the footprint of the main house and
23 adjacent hardscape and would result in the demolition of
24 the existing main house.

25 Some of the existing uses such as meetings,

1 classes, events currently taking place in the main house
2 may -- may be absorbed by other facilities in the park
3 and may be incorporated into the -- the library building.

4 The existing library building will continue to
5 be used as a library during the design and construction
6 phases of this project.

7 After completion of the new library, the
8 existing library building would be repurposed by the town
9 as determined by the City Council.

10 MR. MARTIN: Judy?

11 MS. MALAMUT: Good evening. As Neal said,
12 we're here tonight for the scoping meeting on the
13 Atherton library project. Neal mentioned my name is Judy
14 Malamut. I'm a principal with LSA Associates, the
15 environmental consultant the town has hired to prepare
16 the environmental analysis under the California

17 Environmental Quality Act, CEQA.

18 Theresa Bravo, of course -- Theresa Wallace.

19 Sorry. She just got married. I'm not use to it yet --
20 is the project manager, and she and I have been working
21 very closely with Neal and Lisa and the rest of the city
22 staff on this project gearing up and getting ready and
23 doing some preliminary environmental analysis.

24 So the purpose of tonight's meeting is to
25 provide you an opportunity to make comments, and the

1 thirty-day scoping period is to provide an opportunity
2 for public agencies and responsible agencies and the
3 public to give us their concerns, identify their concerns
4 about the potential environmental effect of the project
5 early in the EIR process.
6 As I mentioned, we did conduct a preliminary
7 screening analysis of three sites early in this process,
8 and that was to assist the town and the steering
9 committee in identifying a proposed site for further
10 consideration and evaluation, and as you know, City
11 Council did then choose one site to move forward with as
12 the proposed project to be evaluated.

13 And I want to start by even though we did a
14 preliminary screening analysis, the work of the
15 environmental team on the EIR to do the real nitty gritty
16 work and analysis is really just beginning, and that's
17 why we're here tonight, to listen to your concerns about
18 those envi -- potential environmental effects that the
19 library project might have.

20 So we will be listening very closely. We'll
21 be taking notes, and one of the things I would like to
22 start with is briefly go over the steps that go into
23 preparing an EIR and point out where, in addition to
24 tonight, as we move through the process, you'll have
25 other opportunities to provide us with your concerns as

1 well as your comments.

2 The handout I'll be -- we're using tonight is
3 on the back table. If people didn't get a copy when they
4 came in, I'm sure we can get a copy to you. Maybe you
5 could pass them around.

6 It's a double-sided copy, and the first side
7 of the handout is an overview and an outline of the CEQA
8 process, and the second side provides an outline of the
9 environmental issues that the EIR will address.

10 So I'm going to start by talking a little bit
11 about the bigger picture of the CEQA process and then
12 I'll talk more about the process for the library project.

13 In the broadest sense, the role of CEQA is to
14 involve citizens with close information and informed
15 decision-maker so they can make the decision about the
16 project.

17 In looking at the handout, you can see the
18 specific goals of the CEQA document. It's for agencies
19 to identify the significant environmental effects of
20 their actions and then either avoid those effects or
21 mitigate those effects, and when we're talking about
22 significant environmental effects, we're talking about
23 actual physical effects to the environment.

24 So it would be effects on soil, effects on air
25 quality, effects on noise, effects on vegetation, et

1 cetera.

2 The CEQA analysis typically takes the form of

3 an initial study leading to a declaration that there is

4 no negative impacts, often called a Negative Declaration

5 or Mitigated Negative Declaration, or it can take the

6 form of the preparation of an EIR that addresses all the

7 environmental topics considered by CEQA, and what we're

8 going to do is prepare a focused EIR for the library

9 project, which is supported by an initial study

10 checklist.

11 So all of the environmental topics that are

12 identified under CEQA will be addressed as part of this

13 environmental analysis.

14 In regards to the procedural steps and the

15 public input point, at the bottom of the first page in

16 the handout, you can see the steps of the process and how

17 this all fits together.

18 The first step, of course, the project

19 initiation, and in this case, the town is working with

20 LSA to further define and refine the current proposed

21 project that we're going to be evaluating.

22 As the lead agency, the town has made a

23 determination regarding what type of CEQA review is

24 needed. In this case, it's the preparation of an EIR

25 supported by an initial study, and has selected LSA to be

1 your consultant.

2 The next step in the CEQA process is going to

3 be preparation of an initial study checklist, which has

4 all of the CEQA topics identified, and we'll use that as

5 well as some of the initial information that we identify

6 to determine where further analysis is needed to identify

7 significant adverse impacts to the environment that need

8 to be more carefully and more in-depth evaluated in the

9 EIR.

10 Tonight we're in the scoping of environmental

11 issues, and please note that it is -- the arrow does

12 indicate where there is an opportunity for public input.

13 After tonight's meeting, we'll leave with your

14 comments and insight. We'll get started conducting the

15 necessary research and then prepare the analysis and

16 Draft EIR, which will then come back and be provided and

17 available to you for review for a minimum of 45 days, and

18 during those -- that time, you'll also have an

19 opportunity to review the EIR documents and submit your

20 comments on that document to the town for our review.

21 We -- the town will also hold a public hearing

22 on the Draft EIR, and at that time you can show up and

23 provide additional oral comments as well as written

24 comments.

25 We then will take every single comment on the

1 EIR, all of the environmental CEQA comments and we will
2 reproduce them in a response to comments document and
3 we'll make a very good faith effort to the best of our
4 ability to respond to all of those comments in regards to
5 whatever the comments happen to be, and that's called a
6 response to comments document, and that, in combination
7 with the Draft EIR, is what the Final EIR is, and the
8 Final EIR will then come before the Planning Commission
9 first and then to the City Council to be considered for
10 certification in regards to its adequacy.

11 The CEQA process is separate from the process
12 for project review and approval. As I mentioned, the
13 CEQA documents are prepared to inform the decision-
14 makers -- in this case, the City Council -- so they can
15 look at the project -- potential environmental impacts
16 that are identified in the EIR along with other factors
17 of concern and make an informed decision on the project.

18 This also means that you'll have other
19 opportunities to comment on the merits of the project and
20 whether you like it or don't, which are outside of the
21 CEQA process itself.

22 The town circulated a Notice of Preparation
23 and also a public meeting notice upon -- also on the
24 town's website, and that was published on November 28th,
25 2011.

1 The Notice of Preparation is a CEQA doc -- a
2 portion of the CEQA process that is required and starts
3 off with CEQA public scoping process for thirty days.

4 So the end of the scoping comment period will
5 be December 28th. So we truly encourage you to please
6 provide your written comments by the 28th so that we can
7 include them and consider them as part of our further
8 environmental analysis.

9 So as I mentioned previously, all the
10 environmental topics identified under CEQA will be
11 considered and evaluated either in the body of the
12 Environmental Impact Report or in the initial study,
13 which is also attached as appendix A to the EIR.

14 And the second page of the handout lists the
15 environmental issues and topics that, based on our
16 preliminary understanding, will be examined in the
17 initial study and those that will be examined in much
18 more detail in the EIR.

19 So that's a pretty comprehensive list on the
20 back. I'm not going to read them out, but it is
21 definitely written down there in terms of how we see sort
22 of the significance of the topics falling out at this
23 point in time.

24 As Neal mentioned, CEQA also requires that the
25 EIR consider a reasonable range of potentially feasible

1 alternatives that should attain most of the basic
2 objectives of the project and would avoid or
3 substantially lessen any significant effects of the
4 project.
5 So we will definitely be evaluating, as
6 required under CEQA, the no project alternative, which
7 means the library remains in the current position and in
8 the current building, and then we were -- we have the
9 list of alternatives on the back of the NOT.
10 Neal briefly went over them, but we will
11 continue to work with Lisa and Neal and other city --
12 town staff to further refine and evaluate those
13 particular alternatives, and then we'll also have a very
14 in-depth discussion of them in comparison of those
15 alternatives to the project itself.
16 CEQA also requires an EIR to evaluate
17 potential environmental impacts that are -- that are
18 individually limited, but cumulatively significant, and
19 these are impacts that are result from the proposed
20 project together with other likely projects that would
21 occur and be located nearby so that there is an obvious
22 effect that -- a combined effect of the proposed project
23 along with other nearby projects on, for example, traffic
24 generation or other -- other kinds of environmental
25 topics.

1 So for all the environmental topics in the
2 EIR, we'll definitely be looking at those very closely,
3 as well, and talking to agencies as well as adjacent
4 communities in terms of what their plans are and what the
5 future -- future projects are likely and foreseeable and
6 we should take into account in looking at cumulative
7 impacts.
8 So that pretty much wraps up the presentation.
9 We'd definitely like to hear from you.
10 Neal, do you want me to go over the
11 groundrules or are you going to take care of that?
12 MR. MARTIN: I'll do that.
13 MS. MALAMUT: Thank you.
14 MR. MARTIN: Just a couple of minor other
15 items. One is that in some of the comments that we've
16 received already in written form, there's -- there's a
17 number of questions related to details of what the
18 project is in the project description, and some of those
19 will be being developed over the next few weeks.
20 Some of those may require going back to the
21 City Council for specific clarification, and so you may
22 have questions about those.
23 We won't be able to answer them this evening,
24 but they will be answered prior to the time the Draft EIR
25 is -- is released for public review.

1 We do have a -- a court reporter this evening
2 recording the meeting and we're also on tape, so I would
3 ask that when you make your comments, if you would please
4 give us your name and address and spell your name so that
5 we can get it accurately reported, and also if anyone has
6 already raised an issue of -- issue or topic in the
7 discussion, you needn't necessarily repeat that.
8 We will really only be addressing it once in
9 the EIR, but hopefully we will be complete in our
10 addressing all of these issues.
11 So with that, who would like to be the first
12 to make comments. Yes.
13 MR. CONLON: I just had a couple procedural
14 points. I think just as a fairness to the participants,
15 I would suggest that you extend the date two weeks so
16 that people will not have a conflict with the holidays in
17 preparing their comments.
18 And based on my experience at the California
19 Public Utility Commission, I think people normally do not
20 get stuff done in December to the extent that they
21 normally would.
22 So I would suggest that as just an
23 accommodation to all the parties.
24 The issue from a content standpoint is the
25 high speed rail and the railroad itself. The Rail

1 Committee has been involved with discussions with
2 Caltrain, and I think the -- they are partic -- they are
3 conducting a study themselves of the capacity that will
4 be utilized or available to be utilized with a
5 combination of both the high speed rail and the present
6 Caltrain service, and in a presentation a month ago,
7 they -- they preliminarily indicated there would be six
8 Caltrain trains an hour and four high speed rail each
9 way.
10 So you're talking about twenty trains an hour
11 during the peek, and yesterday or earlier this week, the
12 High Speed Rail Authority issued their business plan
13 which said there'd be seven trains an hour instead of
14 four.
15 So I don't know that the capacity will be
16 available, but it's potentially could be up to 23 trains,
17 I guess, an hour.
18 Now, it may not -- you know, there's two
19 issues, I guess. Both the noise and the vibration, and I
20 think their expectation based on my discussion with them
21 is that the noise will probably be less, but the
22 vibration they don't know.
23 So -- but they would -- they're going to get
24 us that information, and we can provide the committee and
25 these consultants that information once we get it just

1 for your -- if the vibration is higher.

2 But our concern is that speeds will go up to
3 110 miles an hour both for Caltrains and the high speed
4 rail traveling through.

5 If it goes ahead, there's certainly a lot of
6 question right now whether it's going to survive, but the
7 cost of killing it is almost more than the cost of
8 letting it go ahead.

9 So I think even in spite the public polls that
10 are out and everything else, I think it's going to be
11 difficult for the public to stop it because of the cost
12 of conducting another ballot measure.

13 So the only other item I think is the
14 potential of the El Camino Boulevard and whether that
15 should be considered.

16 That is the project that I'm not familiar
17 with, but I know it's going on and probably a longer term
18 project, but it certainly should be looked at I think
19 as -- in connection with this study.

20 And Conlon -- my name is Conlon, Gregory

21 Conlon. I'm sorry. C-o-n-l-o-n, resident of 43
22 Virginia, Atherton.

23 MR. MARTIN: Thank you, Mr. Conlon.

24 Another person?

25 MS. McNEERTNEY: My name is Ann McNeertney and

1 I live at 1 Watkins Avenue, and before -- I have the flu,
2 so I'm going to speak soon and probably leave, which you
3 may be happy about after I finish, but I didn't know that
4 Council had decided to go ahead with the park site
5 because I -- I was a little confused.

6 As you said, you decided, but at the same
7 time, you're going to consider alternatives and then
8 finally make a decision, so I wasn't --

9 MR. MARTIN: This is just a preferred
10 alternative that the Council has -- the preferred
11 alternative that the Council has identified. They have
12 not made a decision on the final --

13 MS. McNEERTNEY: Oh, good.

14 MR. MARTIN: -- location.

15 MS. McNEERTNEY: Good. Okay. I would like
16 the Councilmember to make a motion that no E -- EIR be
17 done on the Holbrook-Palmer Park site until more than 148
18 people or one percent of the Atherton community used in
19 the September 28th, 2011 library project report are
20 surveyed and considered and after fair, open and
21 competitive plans for the expansion of the use of the
22 present library site or the new town center sites have
23 been submitted and publicly vetted.
24 If this project has to miss the December 28th
25 EIR deadline, it's not a disaster.

1 At the October 5th, 2011 Park and Recreation
2 Commission, an attempt by a small group of people to
3 impose their will on the community was widely avoided.
4 Particularly helpful was Mr. Ringham's
5 presentation and ensuing discussions which revealed the
6 following:
7 The firm that produced the report was not
8 chosen by an open, competitive process. I think somebody
9 in San Mateo contacted the firm that produced the report
10 that was connected with the library system. That was --
11 it's not reported. You can check the report to see the
12 exact details on that.
13 The space requirements required for the
14 library are closer to 10,000 square feet than sixteen-
15 seven, and I that you've adjusted it down to 1,300
16 thousand square feet.
17 The report did not consider the impact of
18 e-Books. The report did not consider the safety of
19 children adequately.
20 It just so happened on that day, there was a
21 newspaper article about a person being stabbed in the San
22 Francisco Library.
23 So the consideration of the safety of children
24 considering the day care center, the ballet school, the
25 birthday parties that people from outside the community

1 reserve to use is a real -- didn't seem to appear in the
2 report anywhere.
3 The plan for the existing site did not
4 consider heat pumps, sun cells, wind and other
5 alternative energy sources other than solar panels, which
6 would necessitate removing three trees, which no one in
7 Atherton really appreciates -- we love our trees --
8 therefore, biasing the site choice towards Holbrook-
9 Palmer Park.
10 The Atherton Library Steering Committee
11 representative suggested when questioned by Mr. Rigman
12 that the committee just accepted the facts that were
13 given to them by the report, which I believe is very
14 biased in favor of the park and not a fair report at all.
15 It did not wait for the town center plans to
16 come out, which -- one of which includes a community
17 center. That was also raised in the discussion.
18 That the public was just waking up to the fact
19 that they might lose the present site, which is generally
20 loved, and with people going increasingly to electronic
21 works, a lot of mothers have come up and said the
22 smallness, the beauty of our present library site really
23 impressed their children and now their mo -- their
24 children, their mothers, their grandchildren are
25 now -- the mothers are saying, "Is that library still

1 around? Because that's how I want to introduce my -- my
2 child to the library" because the Atherton Library was
3 such a wonderful place because of its small and human
4 scale.
5 It was also mentioned Mrs. Palmer's intention
6 was to provide open, not facility space to Atherton
7 residents, and perhaps those intentions should be
8 honored.
9 That the present library site has more parking
10 availability and potentially more parking availability
11 than the park site, and that's even in the report, which
12 is biased, on page 17 of -- 16 of 27 pages. That's the
13 report that was handed to the steering committee.
14 Without requiring a cessation of earning money
15 for the town by not renting out the present facilities in
16 the park because of a lack of parking. So we would keep
17 that income stream for the town if it was located outside
18 of the park.
19 That 13,000 square feet could be found at the
20 present site if you removed the plants, which I would
21 like to keep. I think you could also build a structure
22 where there's a circular sort of concrete picnic table
23 which I hardly see anybody ever use.
24 But anyway, that is on box number 33 of
25 Mr. Ringham's presentation on page 17, and I also agree

1 with his recommendations in box number 34 on page 17
2 which are first determine the real size, then the
3 location of date the needs assessment and e-Books impact
4 into the considerations.
5 Reevaluate the basis of the service area
6 population, determine library features wanted,
7 comprehensive user study, development total square feet
8 and major allocations.
9 Two, that the Council/SMCL approve future
10 space; three, develop alternative conceptual plans and
11 costs, HP Park and location and options, existing library
12 area location and options.
13 Other locations. Town center integration,
14 independent consultant architect for each plan.
15 Competition. Open and fair competition but other
16 architectural firms for plans for the alternative sites.
17 Town-wide user-wide referendum on choices and
18 eventually a Council decision. If it takes another year,
19 I think that's okay.
20 I don't think we're going to get a high speed
21 rail here for a long time.
22 I also agree with his recommendations on page
23 3B4 of this report -- I have a copy, which if you haven't
24 seen it.
25 However the false urgency of an EIR deadline

1 is persuasive to Councilmembers, I would like to mention
2 to the Council that a motion to set aside enough money
3 for three EIRs for each site so that full consideration
4 is given to each site and not sort of ancillary
5 consideration with a major site being the park.
6 As for objections to another absurdity or
7 perhaps the first good one done when people with children
8 and other vested people are not away because it's the
9 spring or the summer, I think it should be done, and I'm
10 sure not all the multi-million-dollar mansions are --
11 have been built here by people who inherited their money,
12 and I think they can sense the bum's rush and I think the
13 town's populace deserves a town-wide user-wide referendum
14 on the choices, and if you ignore a lot of these factors,
15 I think the Council should remove representative from
16 their job description.
17 Thank you very much.
18 If you have any questions, I'd be happy to
19 answer them.
20 MR. MARTIN: We're here to listen to
21 comments.
22 Next person?
23 MR. MARSALA: Thank you. Charles Marsala, 33
24 Emily.
25 I -- there's some parts of an EIR that aren't

1 considered which may need an FIR, financial impact
2 report, because as we heard at the last Council meeting,
3 these \$90,000 of revenue that could be gained by renting
4 out facilities in the park which are used for the
5 maintenance of the park. So how is that compensated?
6 Also, if the current library is vacated -- and
7 I saw in the paper that other town offices can move in
8 there -- there's still going to be seismic upgrade.
9 So where does the money come to take care of
10 those improvements? Because you don't want to give an
11 unsafe facility to the building department. You have to
12 still deal with that issue or the town does.
13 So there's other financial impacts I think
14 that are going to be addressed by the Council that this
15 EIR won't, but the Council needs to come forward with how
16 it's going to address the financial impacts of what's
17 going on.
18 The -- the other thing is is how much is the
19 real square footage here? And I don't think that's been
20 addressed is -- we're going to replace the main house
21 with a library.
22 Well, on the surface, that sounds like no
23 landscape is being consumed, but it -- at the last
24 Council meeting, I kind of got the impression that it's
25 more than just the main house that's going to be consumed

1 with the new library.
2 I just heard tonight the main house is only --
3 has a footprint of 3,500 square feet. The library might
4 have a footprint of 11,000 square feet or maybe greater.
5 So we actually have a square footage of open
6 space that's lost. Where does that come from? There
7 haven't been any presentations to the town as far as this
8 is the footprint now and this is what it looks like
9 later.
10 One meeting it's in a very small -- eight and
11 a half by eleven the whole park. So you really couldn't
12 tell the imprint that it was going to have.
13 And then I started thinking about it, having
14 been involved with a lot of these issues in the park.
15 You still have the foundation office that in the main
16 house. Where does that get relocated to?
17 There's the activity office where they rent
18 tennis keys or they book -- people book the classes in
19 the park. Where is that going to be relocated to?
20 There is -- I believe there's a maintenance
21 office in that main house where Robert's office is and
22 there's a workshop in there, where does that get
23 relocated to?
24 There's storage in the main house to support
25 catering. Do we eliminate catering? Do we still need

1 it? There's a lot of other uses in the main house.
2 So you're going still need to have 2,000
3 square feet of -- of space to support park activities
4 when you eliminate the main house, and where does that
5 space get consumed?
6 The -- so in that end, it's hard to comment
7 when you really don't know the scope of what's being
8 proposed.
9 It seems -- I hate to go this far, but we can
10 almost talk about a high speed rail comparison. I like
11 the idea of high speed rail if I could go to LA for fifty
12 bucks, two hours.
13 But when someone said, "Okay. We've got to
14 make a fifteen foot wall in Atherton to get you there and
15 we got to take a lot of land from neighbors along the
16 track," I don't know if I like high speed rail anymore.
17 And with the library idea, if we don't really
18 know the impact, how do we know if we're for it or
19 against it when we're voting on an issue? Do we know the
20 true environmental impacts?
21 Somehow we've approved something without
22 really knowing the impact, and if we eliminate the main
23 house, we're talking about really open space.
24 So if it -- if the option was that you can
25 actually eliminate the main house and the park, we don't

1 need it, and you could have more fields and you can put
2 tree growth and you can do this, because you don't need
3 that space for anything, is that what we're really
4 evaluating right now is where are the alternatives for
5 that?

6 So those are some ideas that I've had as far
7 as my thoughts, and I know there are some residents I've
8 talked to that really do like the idea of -- of using it,
9 because the library does provide a lot of great services
10 and it's stepped up to the plate with movie night and
11 chess and just some of the other activities that are a
12 very positive influence.

13 So perhaps that is, but at the same time, I
14 believe that the opposition that I've seen at other
15 meetings is because this hasn't been presented to the
16 people that are -- have a stake in the park for other
17 uses to say what's really going to happen here, and that
18 needs to be done in order to make sure that this is the
19 right thing to do or if it's not the right thing to do.

20 That's probably my thoughts for now.

21 MR. MARTIN: Thank you.

22 Next person? Anyone else want to comment?

23 MR. LIVELY: I'm Phillip Lively, L-i-v-e-l-y,
24 24 Hawthorne.

25 Neal mentioned one of the areas that ought to

1 be looked at is the town center area, and I want to be
2 considered in the scope of what you see on the walls
3 here.

4 What you see on the walls are two architects'
5 concepts. They're not cast in concrete in any way.
6 They're concepts, and what they've shown to lots of
7 people is that there's really some pretty good ideas
8 here.

9 One of them moves the train station. One of
10 them has two-story buildings with fountains and an atrium
11 that's faced in a certain direction. And another one is
12 a one-story building.

13 Both of these tend to change the relationship
14 of the buildings and the streets in the town center area.
15 So the same thing is really true with the
16 library. There are many places within the town center
17 area that the library could fit, to and including
18 addition in the library, not in the park as the Library
19 Committee looked, but perhaps adjacent to it using the
20 street and moving the street in a different location.

21 There's another location to the north along
22 Fair Oaks, which right now is a parking area, and
23 actually you could consider taking the building area that
24 the town center itself is in right now and putting the
25 library there and moving the town center someplace else.

1 So if you think outside the box, there are a
 2 lot of areas and locations where the library could be
 3 placed, to and including a county library, as Atherton
 4 is, and the library itself in a county park as in Flood
 5 Park just across the street in Atherton.
 6 So my point here this evening is let's take a
 7 really broad view, think outside the box and think of the
 8 other locations that are really potentially good
 9 locations for the library, as well as the park itself.

10 Thank you.

11 MR. MARTIN: Thank you, Phil.

12 Anyone else?

13 MR. CARLSON: Hi. My name's Andrew Carlson,
 14 53 Parker Avenue.

15 It strikes me, having worked as a consultant
 16 for years, there's a problem with how this project is
 17 currently -- it's currently scoped, as Phil Lively just
 18 mentioned, and you have these beautiful pictures of the
 19 town center here.

20 There are a lot of sites that are not -- I
 21 don't think are adequately identified for a full EIR to
 22 actually be executed.

23 You can go through part of it, but how do you
 24 deal with the town center as a separate magic dumping box
 25 for potentially all problems?

1 I think this town has to get this straightened
 2 out before the EIR consultant can really do their job.
 3 Thank you.

4 MR. MARTIN: Anyone else? Anyone -- anyone
 5 new before Charles gets a second crack?
 6 Okay, Charles.

7 MR. CONLON: I gather since this is a
 8 workshop idea that you'd want to do that, and I just
 9 thought Phil threw out some great ideas.

10 Some of these things are things we haven't
 11 heard of. A Flood Park, I know -- I don't know if it
 12 makes sense or not, but it just seem that I've read in
 13 the papers where the county can't afford it or wants to
 14 give it to Menlo to pay the maintenance of it, and the
 15 county's going to benefit.

16 Maybe that's something for us to consider as a
 17 way of actually gaining park and open space for Atherton
 18 to look at that, so I like that concept.

19 I also know that Menlo College is adding an
 20 MBA program, and they've indicated that San -- the City
 21 of San Jose partnered with San Jose Library System to
 22 expand to make some needs.

23 Is Menlo College an alternative, as well?

24 So as we look at some of these options that we
 25 have right now, the park is a romantic idea, the idea of

1 reading a book, and I know having seen many of the
2 libraries in Belmont and Portola Valley, when you go to
3 the park, it would be great to walk around.

4 So that's one idea, but there's also -- since
5 we have limited park space, we need to really evaluate
6 those pros and cons of how we do this and look at some of
7 these other sites, perhaps.

8 I don't know if you can add these to your EIR
9 or -- or not.

10 MR. MARTIN: Yes, we can.

11 MR. CONLON: Oh, you can?

12 MR. MARTIN: Yeah.

13 MR. CONLON: Because I -- I think I saw maybe
14 in -- I don't know where it was in the -- in the -- it's
15 a story in The Almanac or if it was on the town website
16 or whatever that the library does outreach to the local
17 schools with -- I'm not talking like a bookmobile, but
18 there's some -- some activities that the library's doing
19 right now to help those schools, and how this intertwines
20 with all this, as well.

21 The schools -- we're sort of unique here. We
22 have only 7,000 residents, but we have about nine school
23 libraries in town, because every high school and every
24 grammar school has a library and college has a library.

25 Is that also an alternative to look at -- which

1 is not in the EIR -- is how we would inter -- how we
2 interact with those systems, and can those needs be met
3 of extra library needs by saying that you're going to
4 partner with some other people?

5 And perhaps even what happens at Menlo,
6 someone had pointed out to me we're moving the library
7 to put it in the park comes closer to the City of Menlo's
8 library, and then are there -- are we duplicating
9 efforts?

10 One of the things, we've eliminated the train
11 stop here because the train stop was so close in Menlo
12 Park, but are we going to have two libraries that are so
13 close together that there's actually too much library use
14 that close together?

15 MR. MARTIN: Thank you.

16 Anyone else?

17 If not, I want to thank you for coming this
18 evening. We appreciate all your comments. We will ask
19 the consultant to address all the relevant comments in
20 the EIR.

21 We're expecting the EIR -- Draft EIR to be
22 produced sometime this spring, and then once a draft is
23 circulated again -- repeat what Judy said. It will be
24 available for public review for 45 days.

25 You will be able to comment on it during that

1 time in writing, and also during that time, the Planning
2 Commission will hold a public hearing to get your
3 comments on the -- on the EIR.

4 So thank you again for coming. Yes, sir.

5 AUDIENCE PARTICIPANT: Do we have any ruling
6 on Mr. Conlon's request to add two extra weeks?

7 MR. MARTIN: We'll have to consider that and
8 we'll let you know if we do. And we'll have to let you
9 know soon.

10 Again, Happy Holidays. Thank you for coming
11 (The meeting adjourned at 6:55 PM).

12 ---o0o---

1 STATE OF CALIFORNIA)
2 COUNTY OF SAN FRANCISCO)

3
4 I, the undersigned, hereby certify that the
5 discussion in the foregoing meeting was taken at the
6 time and place therein stated; that the foregoing is a
7 full, true and complete record of said matter.

8 I further certify that I am not of counsel or
9 attorney for either or any of the parties in the
10 foregoing meeting and caption named, or in any way
11 interested in the outcome of the cause named in said
12 action.

13
14 IN WITNESS WHEREOF, I have
15 hereunto set my hand this
16 _____ day of _____,
17 2011.
18 _____

19 MARK I. BRICKMAN CSR 5527
20
21
22
23
24
25

\$	4 3:4	activity 27:17	
\$90,000 26:3	43 19:21	actual 10:23	
1	45 12:17 34:24	actual 27:5 28:25 30:23 31:22 32:17 34:13	
1 20:1	5	add 33:8 35:6	
1,300 21:15	53 31:14	adding 32:19	
10,000 21:14	5527 1:18 2:4 36:19	addition 9:23 30:18	
11,000 27:4	5th 7:12 21:1	additional 12:23	
110 19:3	6	address 4:7 7:5 10:9 17:4 26:16 34:19	
1243 1:22	6:10 2:2	addressed 4:9,16,18 7:2 11:12 26:14,20	
13,000 23:19	6:55 35:11	addresses 11:6	
13,500 7:19	650-952-0774 1:23	addressing 17:8,10	
148 20:17	650-952-8688 1:24	adequacy 13:10	
16 23:12	7	adequately 21:19 31:21	
17 3:9 23:12,25 24:1	7 3:5	adjacent 7:23 16:3 30:19	
19 3:10	7,000 33:22	adjoined 35:11	
2	8	adjusted 21:15	
2,000 28:2	8 1:13 2:2 3:6	adverse 12:7	
2011 1:13 2:2 13:25 20:19 21:1 36:17	9	advocate 6:15,17	
2012 7:12	94080 1:22	afford 32:13	
23 18:16	ability 13:4	against 28:19	
24 29:24	able 16:23 34:25	agencies 9:2 10:18 16:3	
25 3:11	absorbed 8:2	agency 11:22	
27 23:12	absurdity 25:6	ago 18:6	
28th 13:24 14:5,6 20:19,24	accepted 22:12	ahead 19:5,8 20:14	
29 3:12	accommodation 17:23	air 10:24	
3	account 16:6	allocations 24:8	
3,500 27:3	accurately 17:5	Almanac 33:15	
31 3:13	across 31:5	already 16:16 17:6	
32 3:9	Act 2:6 6:10 8:17	alternative	
33 23:24 25:23	action 36:11	5:9,14,15,19,22,25 6:8,17 15:6 20:10,11 22:5 24:10,16 32:23 33:25	
34 24:1	actions 10:20	alternatives 4:13	
384 24:23	activities 28:3 29:11 33:18		
4			

assist 9:8	6:11,13,20,24		
Associates 1:21 2:13	15:1,9,13,15 20:7 29:4		
4:22 5:12 6:16 8:14	am 36:7		
biasing 22:8	analysis 8:16,23 9:7,14,16 11:2,13 12:6,15 14:8		
bigger 10:11	ancillary 25:4		
birthday 21:25	Andrew 3:13 31:13		
bit 10:10	Ann 3:10 19:25		
body 14:11	answer 16:23 25:19		
book 27:18 33:1	answered 16:24		
bookmobile 33:17	anybody 23:23		
bottom 11:15	anymore 28:16		
Boulevard 19:14	anyone 7:7 17:5 29:22 31:12 32:4 34:16		
box 23:24 24:1 31:1,7,24	anything 29:3		
Bravo 8:18	anyway 23:24		
BRICKMAN 1:18 2:13 36:19	anywhere 22:2		
briefly 5:4 7:16 9:22 15:10	appear 22:1		
broad 31:7	appendix 14:13		
broadest 10:13	appointed 5:3		
bucks 28:12	appreciate 34:18		
build 23:21	appreciates 22:7		
building 1:4 4:3,10 5:1,20,23 7:9,15,21 8:3,4,8 15:8 26:11 30:12,23	approval 13:12		
buildings 30:10,14	approve 6:23 24:9		
built 25:11	approved 28:21		
bum's 25:12	architect 24:14		
business 18:12	architects 30:4		
C	architectural 24:16		
CA 1:22	area 24:5,12 30:1,14,17,22,23		
California 1:15 2:3,4,5 6:10 8:16 17:18 36:1	areas 29:25 31:2		
Caltrain 18:2,6,8	aren't 25:25		
Caltrains 19:3	arrow 12:11		
Camino 19:14	article 21:21		
capacity 18:3,15	aside 25:2		
	assessment 24:3		

<p>caption 36:9 care 16:11 21:24 26:9 carefully 12:8 Carine 2:17 5:5 Carlson 3:13 31:13 case 11:19,24 13:14 cast 30:5 catering 27:25 cause 36:10 calls 22:4 center 5:25 6:2,4 20:22 21:24 22:15,17 24:13 30:1,14,16,24,25 31:19,24 CSQA 8:17 10:7,11,13,18 11:2,7,12,23 12:2,4 13:1,11,13,21 14:1,2,3,10,24 15:6,16 certain 30:11 certainly 19:5,18 certification 13:10 CERTIFIED 1:21 certify 36:3,7 cessation 23:14 cetera 11:1 chair 2:15 5:1 7:15 CHAMBERS 1:14 change 30:13 charge 6:19 Charles 3:11 25:23 32:5,6 check 21:11 checklist 11:10 12:3 chess 29:11 child 23:2 children 21:19,23 22:23,24 25:7 choice 22:8</p>	<p>choices 24:17 25:14 choose 9:11 chosen 21:8 circulated 13:22 34:23 citizens 4:7 10:14 city 5:3,7 6:16,22 8:9,21 9:10 13:9,14 15:11 16:21 32:20 34:7 clarification 16:21 classes 8:1 27:18 close 10:14 34:11,13,14 closely 8:21 9:20 16:2 closer 21:14 34:7 college 32:19,23 33:24 combination 13:6 18:5 combined 15:22 comes 34:7 coming 34:17 35:4,10 commenced 2:4 comment 12:25 13:19 14:4 28:6 29:22 34:25 comments 8:25 10:1 12:14,20,23,24 13:1,2,4,5,6 14:6 16:15 17:3,12,17 25:21 34:16,19 35:3 Commission 13:8 17:19 21:2 35:2 committee 2:16 5:2,3 6:14 7:9,11,15 9:9 18:1,24 22:10,12 23:13 30:19 communities 16:4 community 20:18 21:13,25 22:16 comparison 15:14 28:10 compensated 26:5 competition 6:5 24:15</p>	<p>competitive 20:21 21:8 complete 6:6 17:9 36:6 completion 8:7 comprehensive 14:19 24:7 concept 6:5 32:18 concepts 6:3 30:5,6 conceptual 24:10 concern 13:17 19:2 concerns 9:13,17,25 conclusion 6:21 concrete 23:22 30:5 conduct 9:6 conducting 13:14 18:3 19:12 configurations 5:16 conflict 17:16 confused 20:5 Conlon 3:9 19:20,21,23 C-o-n-l-o-n 19:21 CONLON 17:13 32:7 33:11,13 Conlon's 35:6 connected 21:10 connection 19:19 cons 33:6 consider 14:7,25 20:7 21:17,18 22:4 30:23 32:16 35:7 consideration 9:10 21:23 25:13,5 considerations 24:4 considered 11:7 13:9 14:11 19:15 20:20 26:1 30:2 considering 21:24 constructed 7:21 construction 8:5 consultant 4:22 8:15</p>	<p>12:11 24:14 31:15 32:2 34:19 consultants 18:25 consumed 26:23,25 28:5 contacted 21:9 contacting 7:9 content 17:24 continue 8:4 15:11 copy 10:3,4,6 24:23 cost 19:7,11 Costa 2:12 4:20 costs 24:11 Council 1:14 5:3,7,10 6:22 8:9 9:11 13:9,14 16:21 20:4,10,11 24:18 25:2,15 26:2,14,15,24 Council/SMCL 24:9 Councilmember 20:16 Councilmembers 25:1 counsel 36:7 county 31:3,4 32:13 36:2 county's 32:15 couple 5:4 16:14 17:13 course 8:18 11:18 court 17:1 crack 32:5 CSR 1:18 2:4 36:19 cumulative 16:6 cumulatively 15:18 current 11:20 15:7,8 26:6 currently 8:1 31:17</p>	<p>days 12:17 14:3 34:24 deadline 20:25 24:25 deal 26:12 31:24 December 1:13 2:2 14:5 17:20 20:24 decided 5:10 6:14 20:4,6 decision 6:23 10:15 13:13,17 20:8,12 24:18 decision-maker 10:15 declaration 11:3,4,5 define 11:20 definitely 14:21 15:5 16:2,9 demolition 7:23 Denise 2:15 4:25 5:5 7:14 department 4:4 26:11 deputy 2:12 4:20 describe 5:4,17 7:16 description 7:17 16:18 25:16 deserves 25:13 design 6:5 8:5 detail 14:18 details 16:17 21:12 determination 11:23 determine 12:6 24:2,6 determined 8:9 develop 24:10 developed 4:14 6:6 16:19 development 24:7 different 6:1 30:20 difficult 19:11 directed 7:8 direction 30:11</p>	<p>disaster 20:25 discussion 15:14 17:7 18:20 22:17 36:4 discussions 18:1 21:5 doc 14:1 document 10:18 12:20 13:2,6 documents 12:19 13:13 done 17:20 20:17 25:7,9 29:18 double-sided 10:6 draft 6:7 12:16,22 13:7 16:24 34:21,22 dumping 31:24 duplicating 34:8 during 8:5 12:18 18:11 34:25 35:1</p>
--	---	--	--	---	---

<p>earlier 18:11 early 9:5,7 earning 23:14 e-Books 21:18 24:3 effect 9:4 15:22 effects 9:18 10:19,20,21,22,23,24, 25 15:3 effort 13:3 efforts 34:9 eight 27:10 EIR 1:4 4:17 5:12,13,17 7:3,8 9:5,15,23 10:9 11:6,8,24 12:9,16,19,22 13:1,7,8,16 14:13,18,25 15:16 16:2,24 17:9 20:16,25 24:25 25:25 26:15 31:21 32:2 33:8 34:1,20,21 35:3 EIRs 25:3</p>	<p>data 7:5 date 4:14 17:15 24:3 day 21:20,24 36:16</p>
--	---

<p>either 10:20 14:11 36:8 E1 19:14 electronic 22:20 eleven 27:11 eliminate 27:25 28:4,22,25 eliminated 34:10 else 19:10 29:22 30:25 31:12 32:4 34:16 e-mail 1:24 Emily 25:24 encourage 14:15 energy 22:5 ensuing 21:5 envi 9:18 environment 10:23 12:7 environmental 2:6 4:2, 8, 9, 12, 22 5:11, 15 6:7, 10 7:2 8:15, 16, 17, 23 9:4, 15, 18 10:9, 19, 22 11:7, 11, 13 12:10 13:1, 15 14:8, 10, 12, 15 15:17, 24 16:1 28:20 environmentally 6:21 established 4:17 et 10:25 evaluate 6:21 15:12, 16 33:5 evaluated 9:12 12:8 14:11 evaluating 11:21 15:5 29:4 evaluation 5:13, 15 9:10 evening 6:13, 25 8:11 16:23 17:1 31:6 34:18 events 8:1 eventually 24:18 everyone 7:4 everything 19:10</p>	<p>exact 21:12 examined 14:16, 17 example 15:23 executed 31:22 existing 5:24 6:1, 9 7:24, 25 8:4, 8 22:3 24:11 expand 32:22 expansion 20:21 expectation 18:20 expecting 34:21 experience 17:18 explain 4:12 extend 17:15 extent 4:18 17:20 extra 34:3 35:6 F faced 30:11 facilities 8:2 23:15 26:4 facility 23:6 26:11 fact 22:18 factors 13:16 25:14 facts 22:12 factual 6:22 fair 20:20 22:14 24:15 30:22 fairness 17:14 faith 13:3 falling 14:22 false 24:25 familiar 19:16 favor 22:14 Fax 1:24 feasible 6:20 14:25 features 24:6 feet 7:19 21:14, 16</p>	<p>23:19 24:7 27:3, 4 28:3 fields 29:1 fifteen 28:14 fifty 28:11 final 13:7, 8 20:12 finally 20:8 financial 26:1, 13, 16 finish 20:3 FIR 26:1 firm 21:7, 9 firms 24:16 first 4:20 10:6 11:15, 18 13:9 17:11 24:2 25:7 fit 30:17 fits 11:17 Flood 31:4 32:11 flu 20:1 focused 11:8 foot 28:14 footage 26:19 27:5 footprint 7:22 27:3, 4, 8 force 6:5 foregoing 36:4, 5, 9 foreseeable 16:5 form 11:2, 6 16:16 forth 2:5 forward 9:11 26:15 foundation 27:15 fountains 30:10 Francisco 1:22 21:22 36:2 frequently 7:10 full 25:3 31:21 36:6 future 6:6 16:5 24:9</p>	<p>gained 26:3 gaining 32:17 gather 32:7 gearing 8:22 generally 7:22 22:19 generation 15:24 gets 32:5 getting 8:22 given 22:13 25:4 goals 10:18 grammar 33:24 grandchildren 22:24 great 29:9 32:9 33:3 greater 27:4 Gregory 3:9 19:20 gritty 9:15 groundrules 16:11 group 21:2 growth 29:2 guess 18:17, 19 H half 27:11 hand 6:16 36:15 handed 23:13 handout 10:2, 7, 17 11:16 14:14 happen 13:5 29:17 happened 21:20 happens 34:5 happy 20:3 25:18 35:10 hard 28:6 hardly 23:23 hardscape 7:23 hate 28:9 haven't 24:23 27:7 32:10</p>	<p>having 27:13 31:15 33:1 Hawthorne 29:24 hear 16:9 heard 26:2 27:2 32:11 hearing 12:21 35:2 heat 22:4 help 33:19 helpful 21:4 hereby 36:3 hereunto 36:15 Hi 31:13 high 17:25 18:5, 8, 12 19:3 24:20 28:10, 11, 16 33:23 higher 19:1 hired 4:23 5:12 8:15 Holbrook 5:19 22:8 Holbrook-Palmer 5:8, 21 7:20 20:17 hold 12:21 35:2 holidays 17:16 35:10 honored 23:8 hopefully 17:9 hosting 4:4 hour 2:2 18:8, 10, 13, 17 19:3 hours 28:12 house 5:8, 19 7:20, 22, 24 8:1 26:20, 25 27:2, 16, 21, 24 28:1, 4, 23, 25 HP 24:11 human 23:3 I I'd 4:19 25:18 idea 28:11, 17 29:8 32:8, 25 33:4 ideas 29:6 30:7 32:9</p>	<p>identified 11:12 12:4 13:16 14:10 20:11 31:21 identify 6:19 9:3 10:19 12:5, 6 identifying 9:9 ignore 25:14 impact 4:2, 9 5:11 6:7 14:12 21:17 24:3 26:1 28:18, 22 impacts 11:4 12:7 13:15 15:17, 19 16:7 26:13, 16 28:20 impose 21:3 impressed 22:23 impression 26:24 imprint 27:12 improvements 26:10 include 5:13, 14, 20 14:7 includes 22:16 including 30:17 31:3 income 23:17 incorporated 8:3 increasingly 22:20 independent 24:14 in-depth 12:8 15:14 indicate 12:12 indicated 18:7 32:20 individually 15:18 influence 29:12 inform 13:13 information 10:14 12:5 18:24, 25 informed 20:14 13:17 inherited 25:11 initial 11:3, 9, 25 12:3, 5 14:12, 17 initiation 11:19 input 4:17 11:15 12:12</p>
--	--	--	---	---	--

<p>either 10:20 14:11 36:8 E1 19:14 electronic 22:20 eleven 27:11 eliminate 27:25 28:4,22,25 eliminated 34:10 else 19:10 29:22 30:25 31:12 32:4 34:16 e-mail 1:24 Emily 25:24 encourage 14:15 energy 22:5 ensuing 21:5 envi 9:18 environment 10:23 12:7 environmental 2:6 4:2, 8, 9, 12, 22 5:11, 15 6:7, 10 7:2 8:15, 16, 17, 23 9:4, 15, 18 10:9, 19, 22 11:7, 11, 13 12:10 13:1, 15 14:8, 10, 12, 15 15:17, 24 16:1 28:20 environmentally 6:21 established 4:17 et 10:25 evaluate 6:21 15:12, 16 33:5 evaluated 9:12 12:8 14:11 evaluating 11:21 15:5 29:4 evaluation 5:13, 15 9:10 evening 6:13, 25 8:11 16:23 17:1 31:6 34:18 events 8:1 eventually 24:18 everyone 7:4 everything 19:10</p>	<p>exact 21:12 examined 14:16, 17 example 15:23 executed 31:22 existing 5:24 6:1, 9 7:24, 25 8:4, 8 22:3 24:11 expand 32:22 expansion 20:21 expectation 18:20 expecting 34:21 experience 17:18 explain 4:12 extend 17:15 extent 4:18 17:20 extra 34:3 35:6 F faced 30:11 facilities 8:2 23:15 26:4 facility 23:6 26:11 fact 22:18 factors 13:16 25:14 facts 22:12 factual 6:22 fair 20:20 22:14 24:15 30:22 fairness 17:14 faith 13:3 falling 14:22 false 24:25 familiar 19:16 favor 22:14 Fax 1:24 feasible 6:20 14:25 features 24:6 feet 7:19 21:14, 16</p>	<p>23:19 24:7 27:3, 4 28:3 fields 29:1 fifteen 28:14 fifty 28:11 final 13:7, 8 20:12 finally 20:8 financial 26:1, 13, 16 finish 20:3 FIR 26:1 firm 21:7, 9 firms 24:16 first 4:20 10:6 11:15, 18 13:9 17:11 24:2 25:7 fit 30:17 fits 11:17 Flood 31:4 32:11 flu 20:1 focused 11:8 foot 28:14 footage 26:19 27:5 footprint 7:22 27:3, 4, 8 force 6:5 foregoing 36:4, 5, 9 foreseeable 16:5 form 11:2, 6 16:16 forth 2:5 forward 9:11 26:15 foundation 27:15 fountains 30:10 Francisco 1:22 21:22 36:2 frequently 7:10 full 25:3 31:21 36:6 future 6:6 16:5 24:9</p>	<p>gained 26:3 gaining 32:17 gather 32:7 gearing 8:22 generally 7:22 22:19 generation 15:24 gets 32:5 getting 8:22 given 22:13 25:4 goals 10:18 grammar 33:24 grandchildren 22:24 great 29:9 32:9 33:3 greater 27:4 Gregory 3:9 19:20 gritty 9:15 groundrules 16:11 group 21:2 growth 29:2 guess 18:17, 19 H half 27:11 hand 6:16 36:15 handed 23:13 handout 10:2, 7, 17 11:16 14:14 happen 13:5 29:17 happened 21:20 happens 34:5 happy 20:3 25:18 35:10 hard 28:6 hardly 23:23 hardscape 7:23 hate 28:9 haven't 24:23 27:7 32:10</p>	<p>having 27:13 31:15 33:1 Hawthorne 29:24 hear 16:9 heard 26:2 27:2 32:11 hearing 12:21 35:2 heat 22:4 help 33:19 helpful 21:4 hereby 36:3 hereunto 36:15 Hi 31:13 high 17:25 18:5, 8, 12 19:3 24:20 28:10, 11, 16 33:23 higher 19:1 hired 4:23 5:12 8:15 Holbrook 5:19 22:8 Holbrook-Palmer 5:8, 21 7:20 20:17 hold 12:21 35:2 holidays 17:16 35:10 honored 23:8 hopefully 17:9 hosting 4:4 hour 2:2 18:8, 10, 13, 17 19:3 hours 28:12 house 5:8, 19 7:20, 22, 24 8:1 26:20, 25 27:2, 16, 21, 24 28:1, 4, 23, 25 HP 24:11 human 23:3 I I'd 4:19 25:18 idea 28:11, 17 29:8 32:8, 25 33:4 ideas 29:6 30:7 32:9</p>	<p>identified 11:12 12:4 13:16 14:10 20:11 31:21 identify 6:19 9:3 10:19 12:5, 6 identifying 9:9 ignore 25:14 impact 4:2, 9 5:11 6:7 14:12 21:17 24:3 26:1 28:18, 22 impacts 11:4 12:7 13:15 15:17, 19 16:7 26:13, 16 28:20 impose 21:3 impressed 22:23 impression 26:24 imprint 27:12 improvements 26:10 include 5:13, 14, 20 14:7 includes 22:16 including 30:17 31:3 income 23:17 incorporated 8:3 increasingly 22:20 independent 24:14 in-depth 12:8 15:14 indicate 12:12 indicated 18:7 32:20 individually 15:18 influence 29:12 inform 13:13 information 10:14 12:5 18:24, 25 informed 20:14 13:17 inherited 25:11 initial 11:3, 9, 25 12:3, 5 14:12, 17 initiation 11:19 input 4:17 11:15 12:12</p>
--	--	--	---	---	--

insight 12:14			
instead 18:13			
integration 24:13			
intention 23:5			
intentions 23:7			
inter 34:1			
interact 34:2			
interested 36:10			
intertwines 33:19			
introduce 4:20 23:1			
involve 10:14			
involved 18:1 27:14			
issue 7:6 17:6,24 26:12 28:19			
issued 18:12			
issues 4:8 7:12 10:9 12:11 14:15 17:10 18:19 27:14			
item 19:113			
items 16:15			
it's 10:6,18 11:24 18:16 19:6,10,17 20:25 21:11 25:8 26:16,24 27:10 28:6 29:10,19 31:17 33:14			
January 7:12			
Job 25:16 32:2			
Jose 32:21			
Judith 2:13 4:21 5:17			
Judy 8:10,13 34:23			
keys 27:18			
killing 19:7			
kinds 15:24			
Kupperman 2:15 4:25 7:14,17			
Kupperton 3:5			
lists 14:14			
little 10:10 20:5			
live 20:1			
Lively 3:12 29:23 31:17			
L-i-v-e-l-y 29:23			
LIVELY 29:23			
local 33:16			
located 5:24 7:19 15:21 23:17			
location 6:1 20:14 24:3,11,12 30:20,21			
locations 5:15 24:13 31:2,8,9			
long 24:21			
longer 19:17			
lose 22:19			
lost 27:6			
lot 5:22 19:5 22:21 25:14 27:14 28:1,15 29:9 31:2,20			
lots 30:6			
love 22:7			
loved 22:20			
LSA 2:13 4:22 5:12 6:16 8:14 11:20,25			
magic 31:24			
main 5:8,19,23 7:20,22,24 8:1 26:20,25 27:2,15,21,24 28:1,4,22,25 32:14			
major 24:8 25:5			
makers 13:14			
Malamut 2:13 3:6 4:21 5:17 8:11,14 16:13 25:20			
manager 2:14,17 4:24			
mansions 25:10			
MARK 1:18 2:3 36:19			
married 8:19			
Marsala 3:11 25:23			
Martin 2:11 3:4 4:1,3 8:10 16:12,14 19:23 20:19,14 25:20 29:21 31:11 32:4 33:10,12 34:15 35:7			
Mateo 21:9			
matter 36:6			
may 6:11 7:8 8:2,3 16:20,21 18:18 20:3 26:1			
maybe 10:4 27:4 32:16 33:13			
MBA 32:20			
monerney 19:25			
20:13,15			
McNertney 3:10 19:25			
means 13:18 15:7			
measure 19:12			
meeting 1:4 2:2,5,10 4:1,5,6 7:12 8:12,24 12:13 13:23 17:2 26:2,24 27:10 35:11 36:4,9			
meetings 7:25 29:15			
Melberg 6:4			
Menlo 32:14,19,23 34:5,11			
Menlo's 34:7			
mention 25:1			
mentioned 8:13 9:6 13:12 14:9,24 23:5 29:25 31:18			
merits 13:19			
met 34:2			
miles 19:3			
mind 4:11			
minimum 12:17			
minor 16:14			
minutes 4:12 5:5			
miss 20:24			
Mission 1:22			
mitigate 10:21			
Mitigated 11:5			
mo 22:23			
moment 5:18			
money 23:14 25:2,11 26:9			
month 18:6			
mothers 22:21,24,25			
motion 20:16 25:2			
move 9:11,24 26:7			
moves 30:9			
movie 29:10			
moving 30:20,25 34:6			
multi-million-dollar 25:10			
name's 31:13			
Neal 2:11 4:3 8:11,13,21 14:24 15:10,11 16:10 29:25			
nearby 15:21,23			
necessarily 17:7			
necessary 12:15			
necessitate 22:6			
needn't 17:7			
negative 11:4,5			
neighbors 28:15			
newspaper 21:21			
Nichols 6:3			
night 29:10			
nine 33:22			
nitty 9:15			
noise 10:25 18:19,21 normally 17:19,21 north 30:21 northeast 5:23 note 12:11 notes 9:21 notice 2:1 13:22,23 14:1 November 13:24			
o0o 2:7 35:12			
Oaks 30:22			
objections 25:6			
objective 6:19			
objectives 15:2			
obvious 15:21			
occur 7:13 15:21			
October 21:1			
office 27:15,17,21			
offices 26:7			
Oh 20:13 33:11			
okay 20:15 24:19 28:13 32:6			
one-story 30:12			
open 20:20 21:8 23:6 24:15 27:5 28:23 32:17			
OPENING 3:3			
opportunities 9:25 13:19			
opportunity 7:4 8:25 9:1 12:12,19			
opposition 29:14			
option 28:24			
options 24:11,12 32:24			
oral 12:23			
order 29:18			

insight 12:14			
instead 18:13			
integration 24:13			
intention 23:5			
intentions 23:7			
inter 34:1			
interact 34:2			
interested 36:10			
intertwines 33:19			
introduce 4:20 23:1			
involve 10:14			
involved 18:1 27:14			
issue 7:6 17:6,24 26:12 28:19			
issued 18:12			
issues 4:8 7:12 10:9 12:11 14:15 17:10 18:19 27:14			
item 19:113			
items 16:15			
it's 10:6,18 11:24 18:16 19:6,10,17 20:25 21:11 25:8 26:16,24 27:10 28:6 29:10,19 31:17 33:14			
January 7:12			
Job 25:16 32:2			
Jose 32:21			
Judith 2:13 4:21 5:17			
Judy 8:10,13 34:23			
keys 27:18			
killing 19:7			
kinds 15:24			
Kupperman 2:15 4:25 7:14,17			
Kupperton 3:5			
land 28:15			
land 28:15			
landscape 26:23			
Lane 5:25			
last 26:2,23			
later 27:9			
law 4:17			
lead 11:22			
leading 11:3			
leave 7:1 12:13 20:2			
less 18:21			
lessen 15:3			
let's 31:6			
letting 19:8			
libraries 33:2,23 34:12			
library 1:4 2:15,17 4:3,10 5:11,6,9,20,24 6:2,9,14,15 7:9,15,18,19,21 8:3,4,5,7,8,13 9:19 10:12 11:8 15:7 20:19,22 21:10,14,22 22:10,22,25 23:2,9 24:6,11 26:6,21 27:1,3 28:17 29:9 30:16,17,18,25 31:2,3,4,9 32:21 33:16,24 34:3,6,8,13			
library's 33:18			
License 1:18			
Likely 15:20 16:5			
limited 15:18 33:5			
Lisa 2:12 4:20 8:21 15:11			
list 14:19 15:9			
listen 4:7,14 6:12 9:17 25:20			
listening 9:20			
lists 14:14			
little 10:10 20:5			
live 20:1			
Lively 3:12 29:23 31:17			
L-i-v-e-l-y 29:23			
LIVELY 29:23			
local 33:16			
located 5:24 7:19 15:21 23:17			
location 6:1 20:14 24:3,11,12 30:20,21			
locations 5:15 24:13 31:2,8,9			
long 24:21			
longer 19:17			
lose 22:19			
lost 27:6			
lot 5:22 19:5 22:21 25:14 27:14 28:1,15 29:9 31:2,20			
lots 30:6			
love 22:7			
loved 22:20			
LSA 2:13 4:22 5:12 6:16 8:14 11:20,25			
magic 31:24			
main 5:8,19,23 7:20,22,24 8:1 26:20,25 27:2,15,21,24 28:1,4,22,25 32:14			
major 24:8 25:5			
makers 13:14			
Malamut 2:13 3:6 4:21 5:17 8:11,14 16:13 25:20			
manager 2:14,17 4:24			
mansions 25:10			
MARK 1:18 2:3 36:19			
married 8:19			
Marsala 3:11 25:23			
Martin 2:11 3:4 4:1,3 8:10 16:12,14 19:23 20:19,14 25:20 29:21 31:11 32:4 33:10,12 34:15 35:7			
Mateo 21:9			
matter 36:6			
may 6:11 7:8 8:2,3 16:20,21 18:18 20:3 26:1			
maybe 10:4 27:4 32:16 33:13			
MBA 32:20			
monerney 19:25			
20:13,15			
McNertney 3:10 19:25			
means 13:18 15:7			
measure 19:12			
meeting 1:4 2:2,5,10 4:1,5,6 7:12 8:12,24 12:13 13:23 17:2 26:2,24 27:10 35:11 36:4,9			
meetings 7:25 29:15			
Melberg 6:4			
Menlo 32:14,19,23 34:5,11			
Menlo's 34:7			
mention 25:1			
mentioned 8:13 9:6 13:12 14:9,24 23:5 29:25 31:18			
merits 13:19			
met 34:2			
miles 19:3			
mind 4:11			
minimum 12:17			
minor 16:14			
minutes 4:12 5:5			
miss 20:24			
Mission 1:22			
mitigate 10:21			
Mitigated 11:5			
mo 22:23			
moment 5:18			
money 23:14 25:2,11 26:9			
month 18:6			
mothers 22:21,24,25			
motion 20:16 25:2			
move 9:11,24 26:7			
moves 30:9			
movie 29:10			
moving 30:20,25 34:6			
multi-million-dollar 25:10			
name's 31:13			
Neal 2:11 4:3 8:11,13,21 14:24 15:10,11 16:10 29:25			
nearby 15:21,23			
necessarily 17:7			
necessary 12:15			
necessitate 22:6			
needn't 17:7			
negative 11:4,5			
neighbors 28:15			
newspaper 21:21			
Nichols 6:3			
night 29:10			
nine 33:22			
nitty 9:15			
noise 10:25 18:19,21 normally 17:19,21 north 30:21 northeast 5:23 note 12:11 notes 9:21 notice 2:1 13:22,23 14:1 November 13:24			
o0o 2:7 35:12			
Oaks 30:22			
objections 25:6			
objective 6:19			
objectives 15:2			
obvious 15:21			
occur 7:13 15:21			
October 21:1			
office 27:15,17,21			
offices 26:7			
Oh 20:13 33:11			
okay 20:15 24:19 28:13 32:6			
one-story 30:12			
open 20:20 21:8 23:6 24:15 27:5 28:23 32:17			
OPENING 3:3			

ought 29:25 outcome 36:10 outline 10:7,8 outreach 33:16 outside 13:20 21:25 23:17 31:1,7 overview 10:7 <hr/> page 3:3 11:15 14:14 23:12,25 24:1,22 pages 23:12 Palmer 5:20 22:9 Palmer's 23:5 panels 22:5 paper 26:7 papers 32:13 park 5:9,20,21 7:20 8:2 20:4,17 21:1 22:9,14 23:11,16,18 24:11 25:5 26:4,5 27:11,14,19 28:3,25 29:16 30:18 31:4,5,9 32:11,17,25 33:3,5 34:7,12 Parker 31:14 parking 5:22 23:9,10,16 30:22 partic 18:2 PARTICIPANT 35:5 participants 2:10 17:14 particular 6:15 7:6 15:13 Particularly 21:4 parties 17:23 21:25 36:8 partner 34:4 partnered 32:21 pass 10:5 pay 32:14	peek 18:11 people 4:19 10:3 17:16,19 20:18 21:2,25 22:20 25:7,8,11 27:18 29:16 30:7 34:4 percent 20:18 perhaps 23:7 25:7 29:13 30:19 33:7 34:5 period 9:1 14:4 person 19:24 21:21 25:22 29:22 persuasive 25:1 phases 8:6 Phil 31:11,17 32:9 Phillip 3:12 29:23 physical 10:23 picnic 23:22 picture 10:11 pictures 31:18 placed 31:3 Places 30:16 Plan 18:12 22:3 24:14 Planner 2:11,12 4:4,21 Planning 4:4 13:8 35:1 plans 16:4 20:21 22:15 24:10,16 plants 23:20 plate 29:10 Please 12:11 14:5 17:3 PM 2:3 35:11 point 9:23 11:15 14:23 31:6 pointed 34:6 36:8 polls 17:14 polls 19:9 Populace 25:13 population 24:6	portion 14:2 Portola 33:2 position 15:7 positive 29:12 potential 9:4,18 13:15 15:17 19:14 potentially 14:25 18:16 23:10 31:8,25 preferred 5:9,14 20:9,10 preliminarily 18:7 preliminary 8:23 9:6,14 14:16 preparation 5:11 11:6,24 12:13 13:22 14:1 prepare 5:12 8:15 11:8 12:15 prepared 4:10 6:3 13:13 preparing 9:23 17:17 present 18:5 20:22 22:19,22 23:9,15,20 presentation 16:8 18:6 21:5 23:25 presentations 27:7 presented 29:15 pretty 14:19 16:8 30:7 previously 14:9 principal 2:13 4:21 8:14 prior 16:24 probably 5:7 18:21 19:17 20:2 29:20 problem 31:16 problems 31:25 procedural 11:14 17:13 proceed 5:10 PROCEEDINGS 1:12 process 4:13 5:17 6:22 7:1 9:5,7,24	10:8,11,12 11:16 12:2 13:11,21 14:2,3 21:8 produced 21:7,9 34:22 program 32:20 project 1:5 2:14 4:3,10,13,24 5:4,12 6:8 7:8,16,17,18 8:6,13,20,22 9:4,12,19 10:12,16 11:9,18,21 13:12,15,17,19 15:2,4,6,15,20,22 16:18 19:16,18 20:19,24 31:16 projects 15:20,23 16:5 property 6:2 proposed 4:13 5:4 7:18 9:9,12 11:20 15:19,22 28:8 pros 33:6 provide 8:25 9:1,25 12:23 14:6 18:24 23:6 29:9 provided 12:16 provides 10:8 public 3:8 9:2,3 11:15 12:12,21 13:23 14:13 16:25 17:19 19:9,11 22:18 34:24 35:2 publicly 20:23 published 13:24 pumps 22:4 purpose 4:6 8:24 pursuant 2:1 putting 30:24 <hr/> O quality 2:6 6:10 8:17 10:25 question 19:6 questioned 22:11 questions 6:25 7:2,7,10	16:17,22 25:18 <hr/> R rail 17:25 18:5,8,12 19:4 24:21 28:10,11,16 railroad 17:25 raised 17:6 22:17 range 6:20 14:25 re 1:4 reading 33:1 ready 8:22 real 9:15 22:1 24:2 26:19 really 9:16 17:8 22:7,22 27:11 28:7,17,22,23 29:3,8,17 30:7,15 31:7,8 32:2 33:5 reasonable 6:20 14:25 received 16:16 recommendations 24:1,22 record 36:6 recording 17:2 Recreation 21:1 reduced 5:20 Reevaluate 24:5 referendum 24:17 25:13 refine 11:20 15:12 regarding 11:23 regards 11:14 13:4,10 related 7:1,7 16:17 relationship 30:13 released 16:25 relevant 34:19 relocated 27:16,19,23 remains 15:7 REMEMBERED 2:1 remove 25:15	removed 23:20 removing 22:6 rent 27:17 renting 23:15 26:3 repeat 17:7 34:23 replace 26:20 report 4:2,9 5:11 6:7 14:12 20:19 21:7,9,11,17,18 22:2,13,14 23:11,13 24:23 26:2 reported 1:18 17:5 21:11 reporter 17:1 REPORTERS 1:21 REPORTER'S 1:12 reporters@uccellireport ing.com 1:24 representative 22:11 25:15 reproduce 13:2 repurposed 8:8 request 35:6 require 16:20 required 6:10 14:2 15:6 21:13 requirements 21:13 requires 14:24 15:16 requiring 23:14 research 7:5 12:15 reserve 22:1 resident 19:21 residents 23:7 29:7 33:22 respond 6:25 13:4 response 7:1 13:2,6 responsible 9:2 rest 8:21 result 7:23 15:19
---	---	--	--	---	--

ought 29:25 outcome 36:10 outline 10:7,8 outreach 33:16 outside 13:20 21:25 23:17 31:1,7 overview 10:7 <hr/> page 3:3 11:15 14:14 23:12,25 24:1,22 pages 23:12 Palmer 5:20 22:9 Palmer's 23:5 panels 22:5 paper 26:7 papers 32:13 park 5:9,20,21 7:20 8:2 20:4,17 21:1 22:9,14 23:11,16,18 24:11 25:5 26:4,5 27:11,14,19 28:3,25 29:16 30:18 31:4,5,9 32:11,17,25 33:3,5 34:7,12 Parker 31:14 parking 5:22 23:9,10,16 30:22 partic 18:2 PARTICIPANT 35:5 participants 2:10 17:14 particular 6:15 7:6 15:13 Particularly 21:4 parties 17:23 21:25 36:8 partner 34:4 partnered 32:21 pass 10:5 pay 32:14	peek 18:11 people 4:19 10:3 17:16,19 20:18 21:2,25 22:20 25:7,8,11 27:18 29:16 30:7 34:4 percent 20:18 perhaps 23:7 25:7 29:13 30:19 33:7 34:5 period 9:1 14:4 person 19:24 21:21 25:22 29:22 persuasive 25:1 phases 8:6 Phil 31:11,17 32:9 Phillip 3:12 29:23 physical 10:23 picnic 23:22 picture 10:11 pictures 31:18 placed 31:3 Places 30:16 Plan 18:12 22:3 24:14 Planner 2:11,12 4:4,21 Planning 4:4 13:8 35:1 plans 16:4 20:21 22:15 24:10,16 plants 23:20 plate 29:10 Please 12:11 14:5 17:3 PM 2:3 35:11 point 9:23 11:15 14:23 31:6 pointed 34:6 36:8 polls 17:14 polls 19:9 Populace 25:13 population 24:6	portion 14:2 Portola 33:2 position 15:7 positive 29:12 potential 9:4,18 13:15 15:17 19:14 potentially 14:25 18:16 23:10 31:8,25 preferred 5:9,14 20:9,10 preliminarily 18:7 preliminary 8:23 9:6,14 14:16 preparation 5:11 11:6,24 12:13 13:22 14:1 prepare 5:12 8:15 11:8 12:15 prepared 4:10 6:3 13:13 preparing 9:23 17:17 present 18:5 20:22 22:19,22 23:9,15,20 presentation 16:8 18:6 21:5 23:25 presentations 27:7 presented 29:15 pretty 14:19 16:8 30:7 previously 14:9 principal 2:13 4:21 8:14 prior 16:24 probably 5:7 18:21 19:17 20:2 29:20 problem 31:16 problems 31:25 procedural 11:14 17:13 proceed 5:10 PROCEEDINGS 1:12 process 4:13 5:17 6:22 7:1 9:5,7,24	10:8,11,12 11:16 12:2 13:11,21 14:2,3 21:8 produced 21:7,9 34:22 program 32:20 project 1:5 2:14 4:3,10,13,24 5:4,12 6:8 7:8,16,17,18 8:6,13,20,22 9:4,12,19 10:12,16 11:9,18,21 13:12,15,17,19 15:2,4,6,15,20,22 16:18 19:16,18 20:19,24 31:16 projects 15:20,23 16:5 property 6:2 proposed 4:13 5:4 7:18 9:9,12 11:20 15:19,22 28:8 pros 33:6 provide 8:25 9:1,25 12:23 14:6 18:24 23:6 29:9 provided 12:16 provides 10:8 public 3:8 9:2,3 11:15 12:12,21 13:23 14:13 16:25 17:19 19:9,11 22:18 34:24 35:2 publicly 20:23 published 13:24 pumps 22:4 purpose 4:6 8:24 pursuant 2:1 putting 30:24 <hr/> O quality 2:6 6:10 8:17 10:25 question 19:6 questioned 22:11 questions 6:25 7:2,7,10	16:17,22 25:18 <hr/> R rail 17:25 18:5,8,12 19:4 24:21 28:10,11,16 railroad 17:25 raised 17:6 22:17 range 6:20 14:25 re 1:4 reading 33:1 ready 8:22 real 9:15 22:1 24:2 26:19 really 9:16 17:8 22:7,22 27:11 28:7,17,22,23 29:3,8,17 30:7,15 31:7,8 32:2 33:5 reasonable 6:20 14:25 received 16:16 recommendations 24:1,22 record 36:6 recording 17:2 Recreation 21:1 reduced 5:20 Reevaluate 24:5 referendum 24:17 25:13 refine 11:20 15:12 regarding 11:23 regards 11:14 13:4,10 related 7:1,7 16:17 relationship 30:13 released 16:25 relevant 34:19 relocated 27:16,19,23 remains 15:7 REMEMBERED 2:1 remove 25:15	removed 23:20 removing 22:6 rent 27:17 renting 23:15 26:3 repeat 17:7 34:23 replace 26:20 report 4:2,9 5:11 6:7 14:12 20:19 21:7,9,11,17,18 22:2,13,14 23:11,13 24:23 26:2 reported 1:18 17:5 21:11 reporter 17:1 REPORTERS 1:21 REPORTER'S 1:12 reporters@uccellireport ing.com 1:24 representative 22:11 25:15 reproduce 13:2 repurposed 8:8 request 35:6 require 16:20 required 6:10 14:2 15:6 21:13 requirements 21:13 requires 14:24 15:16 requiring 23:14 research 7:5 12:15 reserve 22:1 resident 19:21 residents 23:7 29:7 33:22 respond 6:25 13:4 response 7:1 13:2,6 responsible 9:2 rest 8:21 result 7:23 15:19
---	---	--	--	---	--

<p>retention 6:9 revealed 21:5 revenue 26:3 review 4:12 7:5 11:23 12:17,19,20 13:12 16:25 34:24 reviewing 7:10 Rigman 22:11 Ringham's 21:4 23:25 Risley 2:17 5:5 Road 1:22 Robert's 27:21 role 10:13 romantic 32:25 room 7:13 Rosetto 6:4 RPR 1:18 ruling 35:5 rush 25:12</p> <hr/> <p>S</p> <p>safety 21:18,23 San 1:22 21:9,21 32:20,21 36:2 Sanders 2:12 4:20 saw 26:7 33:13 scale 23:4 school 21:24 33:22,23,24 schools 33:17,19,21 scope 4:18 28:7 30:2 scoped 31:17 scoping 1:4 2:5 4:1 8:12 9:1 12:10 14:3,4 screening 9:7,14 second 10:8 14:14 32:5 seem 22:1 32:12 seems 28:9</p>	<p>seen 24:24 29:14 33:1 seismic 26:8 selected 5:8 11:25 sense 10:13 25:12 32:12 separate 13:11 31:24 September 20:19 service 18:6 24:5 services 29:9 seven 18:13 21:15 several 5:15 SHORTHAND 1:21 shown 30:6 siegel 6:4 significance 14:22 significant 10:19,22 12:7 15:3,18 single 12:25 sir 35:4 site 5:8,20,21,22,24,25 6:2,15 7:19 9:9,11 20:4,17,22 22:3,8,19,22 23:9,11,20 25:3,4,5 sites 6:18 9:7 20:22 24:16 31:20 33:7 six 18:7 sixteen 21:14 size 5:20 24:2 small 21:2 23:3 27:10 smallness 22:22 soil 10:24 solar 22:5 somebody 21:8 Somehow 28:21 someone 28:13 34:6 someplace 30:25 sometime 34:22 somewhere 6:2</p>	<p>steps 9:22 11:14,16 stop 19:11 34:11 storage 27:24 story 33:15 straightened 32:1 Strain 6:4 stream 23:17 street 30:20 31:5 streets 30:14 strikes 31:15 31:10,11 32:3 structure 23:21 stuff 17:20 submit 12:19 23:1,11,12 24:19 submitted 20:23 substantially 15:3 suggested 17:15,22 suggested 22:11 summer 25:9 sun 22:4 support 6:15,17 27:24 28:3 supported 11:9,25 sure 10:4 25:10 29:18 surface 26:22 surveyed 20:20 survive 19:6 system 21:10 32:21 systems 34:2</p> <hr/> <p>T</p> <p>table 4:19 10:3 23:22 taking 8:1 9:21 30:23 talk 10:12 28:10 talked 29:8 talking 10:10,21,22 16:3 18:10 28:23 33:17</p>	<p>tape 17:2 task 6:5 team 9:15 Tel 1:23 tend 30:13 tennis 27:18 term 19:17 terms 14:21 16:4 thank 16:13 19:23 25:17,23 29:21 31:10,11 32:3 34:15,17 35:4,10 that's 4:9 5:22,24 6:1,9 9:16 13:5 14:19 23:1,11,12 24:19 26:19,25 27:6 29:20 30:11 32:16 33:4 themselves 18:3 there'd 18:13 therefore 22:8 therein 36:5 there's 4:21 16:16 18:18 19:5 23:22 25:25 26:8,13 27:17,20,22,24 28:1 30:7,21 31:16 33:4,18 34:13 Theresa 2:14 4:24 8:18 they're 18:23 30:5,6 they've 30:6 32:20 thirty 14:3 thirty-day 9:1 thoughts 6:12 29:7,20 thousand 21:16 threw 32:9 THURSDAY 1:13 tonight 4:6,25 8:12 9:17,24 10:2 12:10 27:2 tonight's 4:4 8:24 12:13</p>	<p>topic 17:6 topics 4:16,18 11:7,11 12:4 14:10,15,22 15:25 16:1 total 24:7 towards 22:8 town 2:11,12 4:3,20,23 5:25 6:2,4 7:11 8:8,15 9:8 11:19,22 12:20,21 13:22 15:12 20:22 22:15 23:15,17 24:13 26:7,12 27:7 30:1,14,16,24,25 31:19,24 32:1 33:15,23 town's 13:24 25:13 town-wide 24:17 25:13 track 28:16 traffic 15:23 train 30:9 34:10,11 trains 18:8,10,13,16 TRANSCRIPT 1:12 traveling 19:4 tree 29:2 trees 22:6,7 true 28:20 30:15 36:6 truly 14:5 twenty 4:12 18:10 two-story 30:10 type 11:23 typically 11:2</p> <hr/> <p>U</p> <p>UCCELLI 1:21 uccellireporting.com 1:23 undersigned 36:3 understanding 14:16 unique 33:21 unsafe 26:11</p>
--	---	---	--	---

<p>sorry 8:19 19:21 sort 14:21 23:22 25:4 33:21 sounds 26:22 sources 22:5 South 1:22 space 21:13 23:6 24:10 27:6 28:3,5,23 29:3 32:17 33:5 speak 20:2 SPEAKERS 3:8 specific 10:18 16:21 speed 17:25 18:5,8,12 19:3 24:20 28:10,11,16 speeds 19:2 spell 17:4 spite 19:9 spring 25:9 34:22 square 7:19 21:14,16 23:19 24:7 26:19 27:3,4,5 28:3 stabbed 21:21 staff 4:19 6:16 8:22 15:12 stake 29:16 standpoint 17:24 start 9:13,22 10:10 started 12:14 27:13 starts 14:2 state 2:4 36:1 stated 36:5 STATEMENTS 3:3 station 5:25 30:9 steering 2:15 5:1 6:14 7:9,11,15 9:8 22:10 23:13 step 11:18 12:2 stepped 29:10</p>	<p>of 13</p>
---	--------------

<p>upgrade 26:8 upon 13:23 urgency 24:25 user 24:7 user-wide 24:17 25:13 Utility 17:19 utilized 18:4 <hr/>V <hr/>vacated 26:6 Valley 33:2 vegetation 10:25 vested 25:8 vetted 20:23 vibration 18:19,22 19:1 view 31:7 Virginia 19:22 voting 28:19 <hr/>W <hr/>wait 22:15 waking 22:18 walk 33:3 wall 28:14 Wallace 2:14 4:24 8:18 walls 30:2,4 wasn't 20:8 Watkins 20:1 website 7:11 13:24 33:15 we'd 4:11,14 16:9 week 18:11 weeks 16:19 17:15 35:6 Welcome 4:1 we'll 7:1 9:20 12:4,13,14 13:3 15:13 16:2 35:7,8 we're 8:12 9:17 10:2,21,22 11:7,21</p>	<p>12:10 17:12 24:20 25:20 26:20 28:18,19,23 29:3 33:21 34:6,21 we've 16:15 28:13,21 34:10 whatever 13:5 33:16 WHEREOF 36:14 whether 13:20 19:6,14 whole 27:11 widely 21:3 wind 22:4 WITNESS 36:14 wonderful 23:3 work 9:14,16 15:11 worked 31:15 working 8:20 11:19 works 22:21 workshop 27:22 32:8 wraps 16:8 writing 35:1 written 12:23 14:6,21 16:16 <hr/>Y <hr/>yesterday 18:11 yet 8:19 you'll 9:24 12:18 13:18 you've 21:15</p>	
--	--	--