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

REPORTER'S TRANSCRIPT OF PROCEEDINGS

THURSDAY, DECEMBER 8, 2011

ATHERTON COUNCIL CHAMBERS

ATHERTON, CALIFORNIA

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

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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 ---o0o---

8  
9  
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  
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I N D E X

OPENING STATEMENTS	Page
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. McNERTNEY: My name is Ann McNertney 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. McNERTNEY: Oh, good.

14 MR. MARTIN: -- location.

15 MS. McNERTNEY: 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).

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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.

7

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.

12

13

14

IN WITNESS WHEREOF, I have

15

hereunto set my hand this

16

\_\_\_\_\_ day of \_\_\_\_\_,

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2011.

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MARK I. BRICKMAN CSR 5527

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6:11,13,20,24  
 15:1,9,13,15 20:7  
 29:4  
**am** 36:7  
**analysis** 8:16,23  
 9:7,14,16 11:2,13  
 12:6,15 14:8  
**ancillary** 25:4  
**Andrew** 3:13 31:13  
**Ann** 3:10 19:25  
**answer** 16:23 25:19  
**answered** 16:24  
**anybody** 23:23  
**anymore** 28:16  
**anyone** 7:7 17:5 29:22  
 31:12 32:4 34:16  
**anything** 29:3  
**anyway** 23:24  
**anywhere** 22:2  
**appear** 22:1  
**appendix** 14:13  
**appointed** 5:3  
**appreciate** 34:18  
**appreciates** 22:7  
**approval** 13:12  
**approve** 6:23 24:9  
**approved** 28:21  
**architect** 24:14  
**architects** 30:4  
**architectural** 24:16  
**area** 24:5,12  
 30:1,14,17,22,23  
**areas** 29:25 31:2  
**aren't** 25:25  
**arrow** 12:11  
**article** 21:21  
**aside** 25:2  
**assessment** 24:3

**assist** 9:8  
**Associates** 1:21 2:13  
 4:22 5:12 6:16 8:14  
**Atherton** 1:4,14,15  
 2:3,15,17 4:2,7,10  
 5:1,6 7:15,18 8:13  
 19:22 20:18 22:7,10  
 23:2,6 28:14 31:3,5  
 32:17  
**atrium** 30:10  
**attached** 14:13  
**attain** 15:1  
**attempt** 21:2  
**attending** 7:11  
**attorney** 36:8  
**AUDIENCE** 35:5  
**Authority** 18:12  
**availability** 23:10  
**available** 12:17 18:4,16  
 34:24  
**Avenue** 20:1 31:14  
**avoid** 10:20 15:2  
**avoided** 21:3  
**away** 25:8  


---

B

---

**ballet** 21:24  
**ballot** 19:12  
**based** 6:3 14:15 17:18  
 18:20  
**basic** 15:1  
**basis** 6:23 24:5  
**beautiful** 31:18  
**beauty** 22:22  
**beginning** 9:16  
**believe** 4:8 7:12 22:13  
 27:20 29:14  
**Belmont** 33:2  
**benefit** 32:15

**best** 13:3  
**biased** 22:14 23:12  
**biasing** 22:8  
**bigger** 10:11  
**birthday** 21:25  
**bit** 10:10  
**body** 14:11  
**book** 27:18 33:1  
**bookmobile** 33:17  
**bottom** 11:15  
**Boulevard** 19:14  
**box** 23:24 24:1  
 31:1,7,24  
**Bravo** 8:18  
**BRICKMAN** 1:18 2:3 36:19  
**briefly** 5:4 7:16 9:22  
 15:10  
**broad** 31:7  
**broadest** 10:13  
**bucks** 28:12  
**build** 23:21  
**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  
**buildings** 30:10,14  
**built** 25:11  
**bum's** 25:12  
**business** 18:12  


---

C

---

**CA** 1:22  
**California** 1:15 2:3,4,5  
 6:10 8:16 17:18 36:1  
**Caltrain** 18:2,6,8  
**Caltrains** 19:3  
**Camino** 19:14  
**capacity** 18:3,15

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

<p><b>either</b> 10:20 14:11 36:8  <b>El</b> 19:14  <b>electronic</b> 22:20  <b>eleven</b> 27:11  <b>eliminate</b> 27:25  28:4,22,25  <b>eliminated</b> 34:10  <b>else</b> 19:10 29:22 30:25  31:12 32:4 34:16  <b>e-mail</b> 1:24  <b>Emily</b> 25:24  <b>encourage</b> 14:5  <b>energy</b> 22:5  <b>ensuing</b> 21:5  <b>envi</b> 9:18  <b>environment</b> 10:23 12:7  <b>environmental</b> 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  <b>environmentally</b> 6:21  <b>established</b> 4:17  <b>et</b> 10:25  <b>evaluate</b> 6:21 15:12,16  33:5  <b>evaluated</b> 9:12 12:8  14:11  <b>evaluating</b> 11:21 15:5  29:4  <b>evaluation</b> 5:13,15 9:10  <b>evening</b> 6:13,25 8:11  16:23 17:1 31:6 34:18  <b>events</b> 8:1  <b>eventually</b> 24:18  <b>everyone</b> 7:4  <b>everything</b> 19:10</p>	<p><b>exact</b> 21:12  <b>examined</b> 14:16,17  <b>example</b> 15:23  <b>executed</b> 31:22  <b>existing</b> 5:24 6:1,9  7:24,25 8:4,8 22:3  24:11  <b>expand</b> 32:22  <b>expansion</b> 20:21  <b>expectation</b> 18:20  <b>expecting</b> 34:21  <b>experience</b> 17:18  <b>explain</b> 4:12  <b>extend</b> 17:15  <b>extent</b> 4:18 17:20  <b>extra</b> 34:3 35:6</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p><b>faced</b> 30:11  <b>facilities</b> 8:2 23:15  26:4  <b>facility</b> 23:6 26:11  <b>fact</b> 22:18  <b>factors</b> 13:16 25:14  <b>facts</b> 22:12  <b>factual</b> 6:22  <b>fair</b> 20:20 22:14 24:15  30:22  <b>fairness</b> 17:14  <b>faith</b> 13:3  <b>falling</b> 14:22  <b>false</b> 24:25  <b>familiar</b> 19:16  <b>favor</b> 22:14  <b>Fax</b> 1:24  <b>feasible</b> 6:20 14:25  <b>features</b> 24:6  <b>feet</b> 7:19 21:14,16</p>	<p>23:19 24:7 27:3,4  28:3  <b>fields</b> 29:1  <b>fifteen</b> 28:14  <b>fifty</b> 28:11  <b>final</b> 13:7,8 20:12  <b>finally</b> 20:8  <b>financial</b> 26:1,13,16  <b>finish</b> 20:3  <b>FIR</b> 26:1  <b>firm</b> 21:7,9  <b>firms</b> 24:16  <b>first</b> 4:20 10:6  11:15,18 13:9 17:11  24:2 25:7  <b>fit</b> 30:17  <b>fits</b> 11:17  <b>Flood</b> 31:4 32:11  <b>flu</b> 20:1  <b>focused</b> 11:8  <b>foot</b> 28:14  <b>footage</b> 26:19 27:5  <b>footprint</b> 7:22 27:3,4,8  <b>force</b> 6:5  <b>foregoing</b> 36:4,5,9  <b>foreseeable</b> 16:5  <b>form</b> 11:2,6 16:16  <b>forth</b> 2:5  <b>forward</b> 9:11 26:15  <b>foundation</b> 27:15  <b>fountains</b> 30:10  <b>Francisco</b> 1:22 21:22  36:2  <b>frequently</b> 7:10  <b>full</b> 25:3 31:21 36:6  <b>future</b> 6:6 16:5 24:9</p> <hr/> <p style="text-align: center;">G</p> <hr/>
--	--	--

<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</p> <hr/> <p style="text-align: center;">H</p> <hr/> <p>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</p> <hr/> <p style="text-align: center;">I</p> <hr/> <p>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 style="text-align: right;">13</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 10:14 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><b>insight</b> 12:14  <b>instead</b> 18:13  <b>integration</b> 24:13  <b>intention</b> 23:5  <b>intentions</b> 23:7  <b>inter</b> 34:1  <b>interact</b> 34:2  <b>interested</b> 36:10  <b>intertwines</b> 33:19  <b>introduce</b> 4:20 23:1  <b>involve</b> 10:14  <b>involved</b> 18:1 27:14  <b>issue</b> 7:6 17:6,24 26:12 28:19  <b>issued</b> 18:12  <b>issues</b> 4:8 7:2 10:9 12:11 14:15 17:10 18:19 27:14  <b>item</b> 19:13  <b>items</b> 16:15  <b>it's</b> 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</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p><b>January</b> 7:12  <b>job</b> 25:16 32:2  <b>Jose</b> 32:21  <b>Judith</b> 2:13 4:21 5:17  <b>Judy</b> 8:10,13 34:23</p> <hr/> <p style="text-align: center;">K</p> <hr/> <p><b>keys</b> 27:18  <b>killing</b> 19:7  <b>kinds</b> 15:24  <b>Kupperman</b> 2:15 4:25 7:14,17  <b>Kupperton</b> 3:5</p>	<hr/> <p style="text-align: center;">L</p> <hr/> <p><b>LA</b> 28:11  <b>lack</b> 23:16  <b>land</b> 28:15  <b>landscape</b> 26:23  <b>Lane</b> 5:25  <b>last</b> 26:2,23  <b>later</b> 27:9  <b>law</b> 4:17  <b>lead</b> 11:22  <b>leading</b> 11:3  <b>leave</b> 7:1 12:13 20:2  <b>less</b> 18:21  <b>lessen</b> 15:3  <b>let's</b> 31:6  <b>letting</b> 19:8  <b>libraries</b> 33:2,23 34:12  <b>library</b> 1:4 2:15,17 4:3,10 5:1,6,9,20,24 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  <b>library's</b> 33:18  <b>License</b> 1:18  <b>likely</b> 15:20 16:5  <b>limited</b> 15:18 33:5  <b>Lisa</b> 2:12 4:20 8:21 15:11  <b>list</b> 14:19 15:9  <b>listen</b> 4:7,14 6:12 9:17 25:20  <b>listening</b> 9:20</p>	<p><b>lists</b> 14:14  <b>little</b> 10:10 20:5  <b>live</b> 20:1  <b>Lively</b> 3:12 29:23 31:17  <b>L-i-v-e-l-y</b> 29:23  <b>LIVELY</b> 29:23  <b>local</b> 33:16  <b>located</b> 5:24 7:19 15:21 23:17  <b>location</b> 6:1 20:14 24:3,11,12 30:20,21  <b>locations</b> 5:15 24:13 31:2,8,9  <b>long</b> 24:21  <b>longer</b> 19:17  <b>lose</b> 22:19  <b>lost</b> 27:6  <b>lot</b> 5:22 19:5 22:21 25:14 27:14 28:1,15 29:9 31:2,20  <b>lots</b> 30:6  <b>love</b> 22:7  <b>loved</b> 22:20  <b>LSA</b> 2:13 4:22 5:12 6:16 8:14 11:20,25</p> <hr/> <p style="text-align: center;">M</p> <hr/> <p><b>magic</b> 31:24  <b>main</b> 5:8,19,23 7:20,22,24 8:1 26:20,25 27:2,15,21,24 28:1,4,22,25  <b>maintenance</b> 26:5 27:20 32:14  <b>major</b> 24:8 25:5  <b>makers</b> 13:14  <b>Malamut</b> 2:13 3:6 4:21 5:17 8:11,14 16:13  <b>manager</b> 2:14,17 4:24</p>
--	---	--

5:6 8:20  
**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  
20:9,14 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  
**mcnertney** 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  


---

N  


---

**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  


---

O  


---

**oOo** 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

<p><b>ought</b> 29:25</p> <p><b>outcome</b> 36:10</p> <p><b>outline</b> 10:7,8</p> <p><b>outreach</b> 33:16</p> <p><b>outside</b> 13:20 21:25 23:17 31:1,7</p> <p><b>overview</b> 10:7</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p><b>page</b> 3:3 11:15 14:14 23:12,25 24:1,22</p> <p><b>pages</b> 23:12</p> <p><b>Palmer</b> 5:20 22:9</p> <p><b>Palmer's</b> 23:5</p> <p><b>panels</b> 22:5</p> <p><b>paper</b> 26:7</p> <p><b>papers</b> 32:13</p> <p><b>park</b> 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</p> <p><b>Parker</b> 31:14</p> <p><b>parking</b> 5:22 23:9,10,16 30:22</p> <p><b>partic</b> 18:2</p> <p><b>PARTICIPANT</b> 35:5</p> <p><b>participants</b> 2:10 17:14</p> <p><b>particular</b> 6:15 7:6 15:13</p> <p><b>Particularly</b> 21:4</p> <p><b>parties</b> 17:23 21:25 36:8</p> <p><b>partner</b> 34:4</p> <p><b>partnered</b> 32:21</p> <p><b>pass</b> 10:5</p> <p><b>pay</b> 32:14</p>	<p><b>peek</b> 18:11</p> <p><b>people</b> 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</p> <p><b>percent</b> 20:18</p> <p><b>perhaps</b> 23:7 25:7 29:13 30:19 33:7 34:5</p> <p><b>period</b> 9:1 14:4</p> <p><b>person</b> 19:24 21:21 25:22 29:22</p> <p><b>persuasive</b> 25:1</p> <p><b>phases</b> 8:6</p> <p><b>Phil</b> 31:11,17 32:9</p> <p><b>Phillip</b> 3:12 29:23</p> <p><b>physical</b> 10:23</p> <p><b>picnic</b> 23:22</p> <p><b>picture</b> 10:11</p> <p><b>pictures</b> 31:18</p> <p><b>placed</b> 31:3</p> <p><b>places</b> 30:16</p> <p><b>plan</b> 18:12 22:3 24:14</p> <p><b>planner</b> 2:11,12 4:4,21</p> <p><b>Planning</b> 4:4 13:8 35:1</p> <p><b>plans</b> 16:4 20:21 22:15 24:10,16</p> <p><b>plants</b> 23:20</p> <p><b>plate</b> 29:10</p> <p><b>please</b> 12:11 14:5 17:3</p> <p><b>PM</b> 2:3 35:11</p> <p><b>point</b> 9:23 11:15 14:23 31:6</p> <p><b>pointed</b> 34:6</p> <p><b>points</b> 17:14</p> <p><b>polls</b> 19:9</p> <p><b>populace</b> 25:13</p> <p><b>population</b> 24:6</p>	<p><b>portion</b> 14:2</p> <p><b>Portola</b> 33:2</p> <p><b>position</b> 15:7</p> <p><b>positive</b> 29:12</p> <p><b>potential</b> 9:4,18 13:15 15:17 19:14</p> <p><b>potentially</b> 14:25 18:16 23:10 31:8,25</p> <p><b>preferred</b> 5:9,14 20:9,10</p> <p><b>preliminarily</b> 18:7</p> <p><b>preliminary</b> 8:23 9:6,14 14:16</p> <p><b>preparation</b> 5:11 11:6,24 12:3 13:22 14:1</p> <p><b>prepare</b> 5:12 8:15 11:8 12:15</p> <p><b>prepared</b> 4:10 6:3 13:13</p> <p><b>preparing</b> 9:23 17:17</p> <p><b>present</b> 18:5 20:22 22:19,22 23:9,15,20</p> <p><b>presentation</b> 16:8 18:6 21:5 23:25</p> <p><b>presentations</b> 27:7</p> <p><b>presented</b> 29:15</p> <p><b>pretty</b> 14:19 16:8 30:7</p> <p><b>previously</b> 14:9</p> <p><b>principal</b> 2:13 4:21 8:14</p> <p><b>prior</b> 16:24</p> <p><b>probably</b> 5:7 18:21 19:17 20:2 29:20</p> <p><b>problem</b> 31:16</p> <p><b>problems</b> 31:25</p> <p><b>procedural</b> 11:14 17:13</p> <p><b>proceed</b> 5:10</p> <p><b>PROCEEDINGS</b> 1:12</p> <p><b>process</b> 4:13 5:17 6:22 7:1 9:5,7,24</p>
---	---	--

<p>10:8,11,12 11:16 12:2 13:11,21 14:2,3 21:8</p> <p><b>produced</b> 21:7,9 34:22</p> <p><b>program</b> 32:20</p> <p><b>project</b> 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</p> <p><b>projects</b> 15:20,23 16:5</p> <p><b>property</b> 6:2</p> <p><b>proposed</b> 4:13 5:4 7:18 9:9,12 11:20 15:19,22 28:8</p> <p><b>pros</b> 33:6</p> <p><b>provide</b> 8:25 9:1,25 12:23 14:6 18:24 23:6 29:9</p> <p><b>provided</b> 12:16</p> <p><b>provides</b> 10:8</p> <p><b>public</b> 3:8 9:2,3 11:15 12:12,21 13:23 14:3 16:25 17:19 19:9,11 22:18 34:24 35:2</p> <p><b>publicly</b> 20:23</p> <p><b>published</b> 13:24</p> <p><b>pumps</b> 22:4</p> <p><b>purpose</b> 4:6 8:24</p> <p><b>pursuant</b> 2:1</p> <p><b>putting</b> 30:24</p> <hr/> <p style="text-align: center;"><b>Q</b></p> <hr/> <p><b>quality</b> 2:6 6:10 8:17 10:25</p> <p><b>question</b> 19:6</p> <p><b>questioned</b> 22:11</p> <p><b>questions</b> 6:25 7:2,7,10</p>	<p>16:17,22 25:18</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p><b>rail</b> 17:25 18:5,8,12 19:4 24:21 28:10,11,16</p> <p><b>railroad</b> 17:25</p> <p><b>raised</b> 17:6 22:17</p> <p><b>range</b> 6:20 14:25</p> <p><b>re</b> 1:4</p> <p><b>reading</b> 33:1</p> <p><b>ready</b> 8:22</p> <p><b>real</b> 9:15 22:1 24:2 26:19</p> <p><b>really</b> 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</p> <p><b>reasonable</b> 6:20 14:25</p> <p><b>received</b> 16:16</p> <p><b>recommendations</b> 24:1,22</p> <p><b>record</b> 36:6</p> <p><b>recording</b> 17:2</p> <p><b>Recreation</b> 21:1</p> <p><b>reduced</b> 5:20</p> <p><b>Reevaluate</b> 24:5</p> <p><b>referendum</b> 24:17 25:13</p> <p><b>refine</b> 11:20 15:12</p> <p><b>regarding</b> 11:23</p> <p><b>regards</b> 11:14 13:4,10</p> <p><b>related</b> 7:1,7 16:17</p> <p><b>relationship</b> 30:13</p> <p><b>released</b> 16:25</p> <p><b>relevant</b> 34:19</p> <p><b>relocated</b> 27:16,19,23</p> <p><b>remains</b> 15:7</p> <p><b>REMEMBERED</b> 2:1</p> <p><b>remove</b> 25:15</p>	<p style="text-align: right;">of 13</p> <p><b>removed</b> 23:20</p> <p><b>removing</b> 22:6</p> <p><b>rent</b> 27:17</p> <p><b>renting</b> 23:15 26:3</p> <p><b>repeat</b> 17:7 34:23</p> <p><b>replace</b> 26:20</p> <p><b>report</b> 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</p> <p><b>reported</b> 1:18 17:5 21:11</p> <p><b>reporter</b> 17:1</p> <p><b>REPORTERS</b> 1:21</p> <p><b>REPORTER'S</b> 1:12</p> <p><b>reporters@uccellireport ing.com</b> 1:24</p> <p><b>representative</b> 22:11 25:15</p> <p><b>reproduce</b> 13:2</p> <p><b>repurposed</b> 8:8</p> <p><b>request</b> 35:6</p> <p><b>require</b> 16:20</p> <p><b>required</b> 6:10 14:2 15:6 21:13</p> <p><b>requirements</b> 21:13</p> <p><b>requires</b> 14:24 15:16</p> <p><b>requiring</b> 23:14</p> <p><b>research</b> 7:5 12:15</p> <p><b>reserve</b> 22:1</p> <p><b>resident</b> 19:21</p> <p><b>residents</b> 23:7 29:7 33:22</p> <p><b>respond</b> 6:25 13:4</p> <p><b>response</b> 7:1 13:2,6</p> <p><b>responsible</b> 9:2</p> <p><b>rest</b> 8:21</p> <p><b>result</b> 7:23 15:19</p>
--	--	--

<p>retention 6:9</p> <p>revealed 21:5</p> <p>revenue 26:3</p> <p>review 4:12 7:5 11:23 12:17,19,20 13:12 16:25 34:24</p> <p>reviewing 7:10</p> <p>Rigman 22:11</p> <p>Ringham's 21:4 23:25</p> <p>Risley 2:17 5:5</p> <p>Road 1:22</p> <p>Robert's 27:21</p> <p>role 10:13</p> <p>romantic 32:25</p> <p>room 7:13</p> <p>Rosetto 6:4</p> <p>RPR 1:18</p> <p>ruling 35:5</p> <p>rush 25:12</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>safety 21:18,23</p> <p>San 1:22 21:9,21 32:20,21 36:2</p> <p>Sanders 2:12 4:20</p> <p>saw 26:7 33:13</p> <p>scale 23:4</p> <p>school 21:24 33:22,23,24</p> <p>schools 33:17,19,21</p> <p>scope 4:18 28:7 30:2</p> <p>scoped 31:17</p> <p>scoping 1:4 2:5 4:1 8:12 9:1 12:10 14:3,4</p> <p>screening 9:7,14</p> <p>second 10:8 14:14 32:5</p> <p>seem 22:1 32:12</p> <p>seems 28:9</p>	<p>seen 24:24 29:14 33:1</p> <p>seismic 26:8</p> <p>selected 5:8 11:25</p> <p>sense 10:13 25:12 32:12</p> <p>separate 13:11 31:24</p> <p>September 20:19</p> <p>service 18:6 24:5</p> <p>services 29:9</p> <p>seven 18:13 21:15</p> <p>several 5:15</p> <p>SHORTHAND 1:21</p> <p>shown 30:6</p> <p>Siegel 6:4</p> <p>significance 14:22</p> <p>significant 10:19,22 12:7 15:3,18</p> <p>single 12:25</p> <p>sir 35:4</p> <p>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</p> <p>sites 6:18 9:7 20:22 24:16 31:20 33:7</p> <p>six 18:7</p> <p>sixteen 21:14</p> <p>size 5:20 24:2</p> <p>small 21:2 23:3 27:10</p> <p>smallness 22:22</p> <p>soil 10:24</p> <p>solar 22:5</p> <p>somebody 21:8</p> <p>Somehow 28:21</p> <p>someone 28:13 34:6</p> <p>someplace 30:25</p> <p>sometime 34:22</p> <p>somewhere 6:2</p>	<p style="text-align: right;">of 13</p> <p>sorry 8:19 19:21</p> <p>sort 14:21 23:22 25:4 33:21</p> <p>sounds 26:22</p> <p>sources 22:5</p> <p>South 1:22</p> <p>space 21:13 23:6 24:10 27:6 28:3,5,23 29:3 32:17 33:5</p> <p>speak 20:2</p> <p>SPEAKERS 3:8</p> <p>specific 10:18 16:21</p> <p>speed 17:25 18:5,8,12 19:3 24:20 28:10,11,16</p> <p>speeds 19:2</p> <p>spell 17:4</p> <p>spite 19:9</p> <p>spring 25:9 34:22</p> <p>square 7:19 21:14,16 23:19 24:7 26:19 27:3,4,5 28:3</p> <p>stabbed 21:21</p> <p>staff 4:19 6:16 8:22 15:12</p> <p>stake 29:16</p> <p>standpoint 17:24</p> <p>start 9:13,22 10:10</p> <p>started 12:14 27:13</p> <p>starts 14:2</p> <p>State 2:4 36:1</p> <p>stated 36:5</p> <p>STATEMENTS 3:3</p> <p>station 5:25 30:9</p> <p>steering 2:15 5:1 6:14 7:9,11,15 9:8 22:10 23:13</p> <p>step 11:18 12:2</p> <p>stepped 29:10</p>
---	--	---

<p><b>steps</b> 9:22 11:14,16</p> <p><b>stop</b> 19:11 34:11</p> <p><b>storage</b> 27:24</p> <p><b>story</b> 33:15</p> <p><b>straightened</b> 32:1</p> <p><b>Strain</b> 6:4</p> <p><b>stream</b> 23:17</p> <p><b>street</b> 30:20 31:5</p> <p><b>streets</b> 30:14</p> <p><b>strikes</b> 31:15</p> <p><b>structure</b> 23:21</p> <p><b>stuff</b> 17:20</p> <p><b>submit</b> 12:19</p> <p><b>submitted</b> 20:23</p> <p><b>substantially</b> 15:3</p> <p><b>suggest</b> 17:15,22</p> <p><b>suggested</b> 22:11</p> <p><b>summer</b> 25:9</p> <p><b>sun</b> 22:4</p> <p><b>support</b> 6:15,17 27:24 28:3</p> <p><b>supported</b> 11:9,25</p> <p><b>sure</b> 10:4 25:10 29:18</p> <p><b>surface</b> 26:22</p> <p><b>surveyed</b> 20:20</p> <p><b>survive</b> 19:6</p> <p><b>system</b> 21:10 32:21</p> <p><b>systems</b> 34:2</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p><b>table</b> 4:19 10:3 23:22</p> <p><b>taking</b> 8:1 9:21 30:23</p> <p><b>talk</b> 10:12 28:10</p> <p><b>talked</b> 29:8</p> <p><b>talking</b> 10:10,21,22 16:3 18:10 28:23 33:17</p>	<p><b>tape</b> 17:2</p> <p><b>task</b> 6:5</p> <p><b>team</b> 9:15</p> <p><b>Tel</b> 1:23</p> <p><b>tend</b> 30:13</p> <p><b>tennis</b> 27:18</p> <p><b>term</b> 19:17</p> <p><b>terms</b> 14:21 16:4</p> <p><b>thank</b> 16:13 19:23 25:17,23 29:21 31:10,11 32:3 34:15,17 35:4,10</p> <p><b>that's</b> 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</p> <p><b>themselves</b> 18:3</p> <p><b>there'd</b> 18:13</p> <p><b>therefore</b> 22:8</p> <p><b>therein</b> 36:5</p> <p><b>there's</b> 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</p> <p><b>Theresa</b> 2:14 4:24 8:18</p> <p><b>they're</b> 18:23 30:5,6</p> <p><b>they've</b> 30:6 32:20</p> <p><b>thirty</b> 14:3</p> <p><b>thirty-day</b> 9:1</p> <p><b>thoughts</b> 6:12 29:7,20</p> <p><b>thousand</b> 21:16</p> <p><b>threw</b> 32:9</p> <p><b>THURSDAY</b> 1:13</p> <p><b>tonight</b> 4:6,25 8:12 9:17,24 10:2 12:10 27:2</p> <p><b>tonight's</b> 4:4 8:24 12:13</p>	<p><b>topic</b> 17:6</p> <p><b>topics</b> 4:16,18 11:7,11 12:4 14:10,15,22 15:25 16:1</p> <p><b>total</b> 24:7</p> <p><b>towards</b> 22:8</p> <p><b>town</b> 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</p> <p><b>town's</b> 13:24 25:13</p> <p><b>town-wide</b> 24:17 25:13</p> <p><b>track</b> 28:16</p> <p><b>traffic</b> 15:23</p> <p><b>train</b> 30:9 34:10,11</p> <p><b>trains</b> 18:8,10,13,16</p> <p><b>TRANSCRIPT</b> 1:12</p> <p><b>traveling</b> 19:4</p> <p><b>tree</b> 29:2</p> <p><b>trees</b> 22:6,7</p> <p><b>true</b> 28:20 30:15 36:6</p> <p><b>truly</b> 14:5</p> <p><b>twenty</b> 4:12 18:10</p> <p><b>two-story</b> 30:10</p> <p><b>type</b> 11:23</p> <p><b>typically</b> 11:2</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p><b>UCCELLI</b> 1:21</p> <p><b>uccellireporting.com</b> 1:23</p> <p><b>undersigned</b> 36:3</p> <p><b>understanding</b> 14:16</p> <p><b>unique</b> 33:21</p> <p><b>unsafe</b> 26:11</p>
--	---	---

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