

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

STATE OF CALIFORNIA

TOWN OF LOOMIS
PLANNING COMMISSION MEETING

JULY 7, 2020

7:01 P.M.

MEETING HELD
VIA ZOOM VIDEOCONFERENCE
AND AT THE
BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD
LOOMIS, CALIFORNIA

REPORTER'S TRANSCRIPT OF PROCEEDINGS

Reported by:
Kathryn Schmidt
RPR, RMR, CRR, CSR 13096
Job No.: 4146164

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

A P P E A R A N C E S

---o0o---

GREG OBRANOVICH
(Chairman)

MIKE HOGAN
(Planning Commissioner)

BONNIE LONDON
(Planning Commissioner)

LINDA KELLY
(Planning Commissioner)

JEAN WILSON
(Planning Commissioner)
(Via Zoom)

CAROL PARKER
(Planning Commission Secretary)

BRITTON SNIPES
(Town Engineer)

SEAN RABÉ
(Town Manager)

JEFF MITCHELL
(Town Attorney)

ANDERS HAUGE
(Planning Consultant, Hauge Brueck Associates)

CHRISTY CONSOLINI
(Hauge Brueck Associates)

///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

A P P E A R A N C E S
C O N T I N U E D

---o0o---

MATTHEW GERKEN
(AECOM)

MARY BETH VAN VOORHIS
(Planning Director)

SABRINA TELLER
(Outside Town CEQA attorney, Remy Moose Manley LLP)

MARIO TAMBELLINI
(Town Traffic Consultant, Wood Rodgers)
(Via Zoom)

CHRIS BREHMER
(Costco Traffic Consultant)
(Via Zoom)

JEFF BERBERICH
(Costco Designer)
(Via Zoom)

MICHAEL OKUMA
(Costco Representative)

DALE GOLDSMITH
(Costco Attorney, Armbruster Goldsmith)

---o0o---

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

P U B L I C
P A R T I C I P A N T S

---o0o---

BOB AUGUSCIK

DIANE AUGUSCIK

PAM BLAKE

DALJIT BANES

RICHARD JACKSON

BRETT SCHWARTZ

ADAM NOORANI

PATRICIA BACH

---o0o---

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TUESDAY, JULY 7, 2020; 7:01 P.M.

ZOOM AND LOOMIS, CALIFORNIA

---o0o---

CHAIRMAN OBRANOVICH: May we have roll call,
please?

PC SECRETARY PARKER: Commissioner Kelly?

PC KELLY: Here.

PC SECRETARY PARKER: Commissioner Hogan?

PC HOGAN: Here.

PC SECRETARY PARKER: Commissioner London?

PC LONDON: Here.

PC SECRETARY PARKER: Commissioner Wilson?

PC WILSON: Here.

PC SECRETARY PARKER: Chairman Obranovich.

CHAIRMAN OBRANOVICH: Thank you everybody for
attending the meeting of the Planning Commissioners and
Applicant.

We would like to also point out that
Jean Wilson is attending online.

We will -- this evening I want to read a few
points to kind of clarify the format of the meeting, the
organization, and how we're going to proceed.

First of all, we're going to be following the
guidelines from the Placer County Department of Public
Health, and that means social distancing, wearing masks,

1 and we are having a virtual meeting. It's not the
2 optimal best situation, but it is the best we're going
3 to do.

4 The format we're going to do is when we first
5 start, I'd like to point out that we follow the agenda.
6 The first thing that's going to be is the public comment
7 for items that are on tonight.

8 So I would ask when people come up to do that,
9 please address items only that are not pertaining to
10 Costco.

11 And also for after the public comments for
12 items not on the agenda, we're going to move into the
13 staff report. And after the staff report --

14 UNIDENTIFIED SPEAKER: We can't hear you. You
15 need to speak into the microphone. We can't hear you.

16 CHAIRMAN OBRANOVICH: Okay. There's an
17 annoying echo that makes it difficult.

18 Is that better?

19 UNIDENTIFIED SPEAKER: That is better.

20 CHAIRMAN OBRANOVICH: Okay. Thank you. I'll
21 do that.

22 So then after the staff report, the
23 planning commission will have opportunity to ask
24 questions of the staff. And then after that will be --
25 the applicants will come up and speak.

1 Now, this evening we actually have two
2 different applicants of Costco obviously and another one
3 is Mr. Auguscik, and he has a lot line adjustment
4 request that's on our agenda. So he'll come up and
5 speak for about five minutes. And then after that,
6 Costco representatives will be speaking. And I
7 understand they're also appearing virtually, not going
8 to be here in the meeting tonight.

9 After the applicants speak, the
10 planning commission will have the opportunity to ask
11 questions of the applicant. And after that, we'll be
12 moving into the public comment phase.

13 Now, for public comment, we'd like to remind
14 everybody to maintain the social distancing, wear your
15 mask. And we will start with the people that are
16 actually physically here in the building with the
17 comments. So please come up to the microphone at that
18 point. Don't touch the microphone, just speak into it.
19 And then you'll have three minutes to speak, and just
20 please return back to your seat. Don't be -- we'd like
21 to ask people not to be wandering and roaming around in
22 the meeting.

23 Once we have given everybody in the room to
24 speak, we're going to move and ask -- invite people who
25 are outside to come in and speak one at a time. So

1 they'll come into the building and then they'll exit.
2 And when you do come in, if you would please follow the
3 blue lines to the microphone.

4 After the people outside the building, we'll
5 then move to those who are attending or participating by
6 Zoom. And after Zoom, there's one other category, and
7 that's the people who are sending in comments by e-mail.

8 And Carol Parker and -- has an e-mail address,
9 and once she's received those comments, she will read
10 them out.

11 After the public comments section, then the
12 applicant has the opportunity to respond to the
13 comments.

14 And after that we'll take a probably quick
15 pause for staff to kind of gather their notes and they
16 will be responding to the different comments.

17 Now, they will be responding to comments in
18 aggregate, not necessarily one at a time individually
19 each person. So it will be kind of a summary format to
20 try to catch everybody's comments.

21 I would like to acknowledge that we did
22 receive quite a few last minute comments from some
23 people, and those were reviewed by town staff and
24 myself. And I know some of the Planning Commissioners
25 probably reviewed them. I'm not sure. Last minute is

1 hard to review all of those. So those would be
2 acknowledged as well.

3 Also, I do want to remind you after public
4 comment, everybody has one opportunity to speak. You
5 can't come up a second time. And we won't be responding
6 to each comment individually as we go.

7 And then after public comments, we will bring
8 it back to the planning commission for deliberations,
9 discussion. And if indicated, we'll go ahead and
10 proceed with a motion and a vote.

11 Okay. With that said, we would like to ask
12 for a staff report, please.

13 TOWN MANAGER RABÉ: Mr. Chairman, before we
14 start the staff report, we have to open up for public
15 comments not on the agenda.

16 CHAIRMAN OBRANOVICH: Okay. Thank you.
17 Public comments for anything not on the
18 agenda?

19 Okay. Seeing none, we'll go ahead and --
20 actually, we normally adopt the agenda.

21 We'll have a roll call vote of all in favor to
22 adopt tonight's agenda. All in favor say aye.

23 (Planning Commission vote Aye.)

24 PC LONDON: Aye.

25 CHAIRMAN OBRANOVICH: The agenda has been

1 adopted.

2 Next we will have the public hearing regarding
3 the Loomis Costco Project, Environmental Impact Report
4 Certification, Zoning Code Amendment, lot line
5 adjustment, conditional use permit, and design review.

6 ANDERS HAUGE: My name is Anders Hauge. I'm
7 the consultant, managing the Costco project.

8 Remind me if I have to keep it under.

9 Next slide.

10 So tonight the hearing's purpose is for the
11 planning commission to conduct a public hearing.

12 You're going to receive staff recommendations
13 for the Costco project. You're going to receive an
14 update from Costco on the project. And you're going to
15 receive public input on the project. And then the
16 planning commission is being requested to make a
17 recommendation to the town council.

18 The requested actions for this application are
19 the certification of the Loomis Costco Environmental
20 Impact Report, the adoption of the CEQA findings,
21 statement of overriding considerations, and mitigation
22 monitoring and reporting program as per the
23 California Environmental Quality Act.

24 The action also requested is to amend the town
25 of Loomis Zoning Code to approve a lot line adjustment,

1 and approve a conditional use permit and design review
2 for a warehouse retail, with an accessory fueling
3 station, subject to the conditions of approval.

4 The Zoning Code amendments are listed here.
5 13.26.40 adds a definition to the general commercial
6 zone and adding a footnote to allow warehouse retail in
7 the zone.

8 The general plan of the Zoning Code recognize
9 these are allowable uses but was never listed
10 specifically on the zone so this resolves that issue.

11 Section 13.30.080 is to allow the maximum
12 parking lot light fixture height for warehouse retail
13 uses to exceed 20 feet but not exceed the height of the
14 warehouse structure. And this is in response to improve
15 the safety lighting and energy savings on the site.

16 Section 13.36.090 is to allow a nine-foot wide
17 compact parking stall. The town of Loomis up to this
18 point in time has not had a compact parking stall, and
19 so this is adding that to the Zoning Code.

20 Section 13.36.100 defines the warehouse retail
21 driveway requirements for this project.

22 Section 13.36.110 defines warehouse retail
23 loading space requirements. The existing loading
24 requirements in the town would have required 15 loading
25 docks, and Costco only needed four. So we wanted to

1 recognize that you didn't need to have that many loading
2 docks on this site.

3 Section 13.80.20, revised definitions to
4 clarify the warehouse retail and define fueling
5 stations.

6 The Costco project is located at the southeast
7 corner of Sierra College Boulevard and Brace Road. It's
8 approximately 17 plus acres.

9 The lot line adjustment being requested would
10 dedicate Starlight Lane to the Sierra Meadows Apartments
11 to make sure they own their access.

12 And the project is a approximately
13 155,000-square-foot warehouse retail facility, with an
14 associated fueling station with up to 30 pumps.

15 This is a graphic showing the lot line
16 adjustment, and you can see at the upper right-hand
17 corner the Starlight Lane, which is currently owned by
18 Costco, would be dedicated to the Sierra Meadows
19 Apartments, and it cleans up other lines on that parcel
20 site.

21 The highlight of the site plan is the retail
22 warehouse located at the north end of the site. The
23 accessory fueling station is located at the southwest
24 corner of the site, and it's intended that 24 fueling
25 stations will be constructed at the beginning, but the

1 environmental document and the use permit allows up to
2 30 fueling stations on site.

3 There are 70- -- 781 parking spaces with
4 additional bike racks and motorcycle spaces on the site.

5 The project intends on replacing 63 oak trees
6 on site and the 255 valley oak and six blue oak trees
7 would be planted off site or with in lieu fees.

8 The access to the Sierra Meadows Apartments is
9 unchanged from its existing condition.

10 This is a blowup of the site plan, and on
11 there you can see the site plan includes a few access
12 points on Brace Road. One is a right-in/right-out only,
13 which is at the northwest corner.

14 The other point is an emergency vehicle access
15 which is locked during operation hours. We had some
16 comments that came up that this could be a future access
17 point. That would require a change in the use permit to
18 make that anything other than an EVA.

19 The site also has a fueling station at the
20 southwest corner, as we discussed, and this plan shows
21 in kind of the dark shading the access route for the
22 fuel trucks entering and exiting the site for fueling.

23 This is the plot plan that was submitted and
24 it's shown here because you can see that Granite Drive
25 is south of the project, and so between the Costco site

1 and Granite Drive, you have the McDonald's restaurant
2 and the Chevron station.

3 There was a request by Rocklin for us to look
4 at a granite access, and then they changed their mind
5 and said they didn't want it. But we have evaluated it
6 in the final EIR and we would like to see that access,
7 but that's going to require the City of Rocklin and the
8 property owner to allow that to occur. So there's a
9 condition that we have placed on the project that should
10 that ever be allowed to occur, Costco will provide the
11 access to Granite Drive.

12 This is a rendering at the main entrance at
13 Sierra College Boulevard, and this is on Sierra College
14 Boulevard, looking at the fueling station.

15 Highlights of the circulation: The main
16 entrance is a signalized entrance from Sierra College
17 Boulevard into the project site. There is access on
18 Brace Road which is a right-in/right-out, just east of
19 Sierra College Boulevard.

20 There is a second emergency access on
21 Brace Road.

22 And there are improvements that Costco is
23 making to Sierra College Boulevard, which includes the
24 northbound right-turn lane, southbound left-turn lane,
25 northbound third travel lane, sidewalks, bike lane, and

1 dedicated right-turn lane on Brace Road.

2 The town of Loomis in their capital
3 improvement program is committed to making improvements
4 on Sierra College Boulevard. New northbound and
5 southbound third lane from Brace Road to Taylor Road,
6 new Class II bike lanes on Brace Road to Taylor Road,
7 and new extended northbound second lane from
8 Taylor Road.

9 It also has committed to working with
10 Caltrans, the town of Loomis and the City of Rocklin to
11 implement signal coordination.

12 In reading the environmental document with
13 these two major projects, the existing cubing problems
14 on Sierra College Boulevard are mitigated.

15 Project history, the application was made
16 March of 2017. Notice of preparation under CEQA was
17 issued in May of '17. There was a draft environmental
18 impact report that circulated in June and July of 2018.

19 There was a public hearing in front of the
20 planning commission in June of 2018. The
21 planning commission received an update on the project in
22 November of 2019, and a new recirculated draft EIR was
23 circulated between December 20th and February 20th of
24 this year. And the final EIR with response to comments
25 circulated from June 26th until this evening at

1 5:00 p.m.

2 And you are now holding your planning
3 commission hearing on this docket.

4 One of the things that's been brought up is
5 coordination with agencies, and I want to say that the
6 town of Loomis has gone overboard.

7 We had meetings early on in the process to
8 resolve issues and confirm our approach to the revised
9 draft EIR, provide traffic analysis to those who wanted
10 it.

11 We also created fair share estimates for a
12 mitigation project for Caltrans, Placer County, and the
13 City of Rocklin. And we had agreement from all those
14 agencies on how those were calculated and how much it
15 was.

16 And we also ran both the Synchro modeling and
17 the Sim-Traffic modeling, both of which were provided to
18 the agencies, including Placer County, Placer County
19 Air Pollution Control District, Caltrans, and the
20 City of Rocklin.

21 With Caltrans, we had a number of meetings to
22 discuss our modeling and analysis. They have agreed to
23 the fair share allocation, and we have provided to them
24 a memorandum of agreement, committing to funding for
25 mitigation on Interstate 80 at Sierra College Boulevard.

1 They did not make traffic comments on the
2 final or the revised draft EIR based on those meetings.
3 But there's agreement with our methodology, the modeling
4 used, and the conclusions we reached.

5 We met with Placer County resources on a
6 number of occasions. They confirmed the modeling that
7 we used. They agreed to the fair share allocation. And
8 also there's a memorandum agreement to pay for fair
9 share traffic impact mitigation measures within the
10 County of Placer. They also did not have comments on
11 traffic or transportation of the revised draft EIR.

12 We also met with South Placer Fire, and they
13 had concerns about funding for the fire district, which
14 has to occur between Costco and the fire district. And
15 they are in those negotiations right now for Costco to
16 provide funding -- ongoing funding to the fire district.

17 We also met with Placer County Air Pollution
18 Control District, and they had comments on the revised
19 draft EIR, questioned our approach to creating VMT. And
20 we met with them at length, and they are the agency that
21 controls air quality and VMT in the county. And they
22 came to agreement with our analysis as presented in the
23 final EIR, specifically on how this project calculated
24 VMT. And they had no further comments.

25 We met with Sierra College on one meeting.

1 After providing them the traffic information, asking to
2 have a second meeting, they decided they didn't want to
3 meet with us further and said if any communication would
4 occur, it would be after the final EIR was prepared.

5 We met numerous times with City of Rocklin.
6 If you look in the final EIR, the response to comment
7 57, it details a number of meetings we had with them.
8 We ended up in a meeting where they agreed with our
9 traffic analysis, our methodology, and our conclusions.

10 Shortly after that, the staff went to the town
11 council and did not share that information. So we
12 provided detailed information to each of the council
13 members, along with the MOU, that offered -- that the
14 town of Loomis would provide compensation for the
15 interchange at Sierra College Boulevard, a million
16 dollars, \$70,000 a year to the CFD. And also Costco is
17 willing, I believe, to pay 1.5 million dollars in
18 development fees.

19 They are not mitigation and therefore they're
20 not on the table until such time as Rocklin signs the
21 memorandum of an agreement with those things.

22 The other mitigation measures, again, the MOU
23 covers those. We don't have any signed agreement from
24 them at this point in time.

25 We also met with a number of concerned

1 citizens, and I believe the plan that is being presented
2 tonight reflects that.

3 And recently we had communications with
4 Westcore, which owns the property on Sierra College
5 Boulevard directly west of the site. They are concerned
6 about the option of removing a left-hand turn access
7 onto their site, but they indicated that they had no
8 problem with the main entrance to Costco; that they have
9 land from Granite Drive to Brace to accommodate traffic;
10 and that they requested that the panel in the next week
11 or so meet with them on how we can possibly resolve
12 that, and if the left-hand turn lane is removed, how we
13 can work with them in resolving that issue.

14 The California Environmental Quality Act EIR
15 found there were certain impacts that were less than
16 significant, and I did not list them here. There's
17 quite a few. But basically a number of the project
18 components and implementations resolved those impacts.

19 There are also impacts mitigated to a
20 less-than-significant degree. Those are provided by
21 some of the project components that are being built.
22 Included there are 18 mitigation measures recommended to
23 be implemented.

24 There are jurisdictional limitations on
25 implementation of the mitigation. We found the

1 mitigation solves all the environmental problems and
2 traffic problems.

3 However, without agreement from Caltrans,
4 Placer County, and the City of Rocklin to fund those
5 improvements in their jurisdictions, we cannot claim
6 that those impacts are mitigated.

7 So in this document you will find there are
8 impacts that are significant and cannot be avoided, and
9 that's only because we don't have agreements.

10 Significant and unavoidable impacts include
11 the biological resources. There's fill of wetlands and
12 waters. There's loss of protected oaks. There's loss
13 of valley oak habitat. Also habitat for nesting
14 migratory birds. Loss and disturbance for nesting
15 raptors. There's indirect adverse effect on the
16 steelhead fishery. And there's a potential mortality of
17 the Western Spadefoot Toad.

18 Greenhouse gases. The project will generate
19 greenhouse gas emissions. And in coordination with the
20 Air Pollution Control District, there is a new
21 mitigation measure for any gases that are created to be
22 mitigated through mitigation program.

23 There's also conflict with applicable plan,
24 policy, and regulation regarding GHG. And part of this
25 comes from the changing nature of the whole issue of GHG

1 and vehicle miles traveled, as directed by the state at
2 this point in time.

3 Noise, it's identified that there's exposure
4 of people to the short-term construction noise.

5 And transportation and traffic, there's a
6 degradation of levels of service at some intersections,
7 potential for creation of substantial traffic-related
8 hazards at some locations.

9 And then the CEQA requirements looks at
10 cumulative impacts.

11 So there are cumulative impacts on the
12 biological resources, cumulative greenhouse gas impacts,
13 cumulative impacts on short-term plus project
14 intersection operation, cumulative impacts on long-term
15 plus project intersection operation, potential for the
16 creation of substantial traffic-related hazards under
17 cumulative and short-term plus project conditions, and
18 potential for creation of substantial traffic-related
19 hazards under cumulative and long-term project
20 conditions.

21 Again, if we have cooperation from Caltrans,
22 the County and Rocklin, these can be addressed.

23 The project, we've looked at the general plan
24 consistency and there's a table in the
25 Planning Commission's Attachment 4, Exhibit 4A. There's

1 also a policy-by-policy evaluation within the EIR, the
2 same chart.

3 Zoning consistency is with conditional use
4 permit. Design review has been conducted. There are 80
5 conditions of approval for this project.

6 For the lot line adjustment, there are five
7 conditions of approval to move forward with that
8 project.

9 The objectives for the town of Loomis are is
10 to locate a warehouse retail use and fueling station
11 near existing interchanges to minimize impacts on
12 Loomis, which relates to General Plan Goal 6.

13 The locate warehouse retail uses and fueling
14 station so as not to conflict with the character, scale,
15 and architecture of the historic central business
16 district.

17 Locate the warehouse retail on land sufficient
18 to provide the necessary facilities for these types of
19 uses.

20 To improve Loomis' commercial base to increase
21 municipal revenues through the increased retail sales
22 taxes, as well as employee spending, and provide a wider
23 range of goods and services for local residents, in
24 addition to encouraging commercial uses near the
25 freeway.

1 I think Sean told me that it's anticipated
2 that this could generate 1.5 million dollars a year to
3 the town of Loomis in sales tax revenue.

4 And lastly, expand the space available for
5 integrated retail sales of goods and services and fuel
6 in the town of Loomis.

7 So therefore we're recommending to the
8 planning commission that you make a recommendation to
9 the town council to approve the Costco project, subject
10 to the findings and conditions of approval by adopting
11 Resolution 20-11, the CEQA findings, and certify the
12 Environmental Impact Report, Resolution 2012, amending
13 the Zoning Code, Resolution 2013, improving the lot line
14 adjustment, Resolution 2014, approving the warehouse
15 retail conditional use permit and design review.

16 And finally to adopt the EIR mitigation
17 monitoring and reporting program as part of this
18 project.

19 So at this time if you have questions of the
20 staff, we're ready to answer those.

21 CHAIRMAN OBRANOVICH: Okay. Thank you very
22 much.

23 At this point we're going to bring it back to
24 the planning commission to ask questions regarding -- to
25 Mr. Hauge of the staff report.

1 Jean Wilson, are you able to follow us okay?

2 PC WILSON: Can you hear me?

3 CHAIRMAN OBRANOVICH: Yes, Jean, we can.

4 We've heard staff report and now we're just
5 asking Planning Commissioners if they have any
6 questions.

7 Yes or no?

8 TOWN MANAGER RABÉ: Jean, you'll need to
9 un-mute yourself so we can hear you.

10 PC WILSON: Can you hear me now?

11 CHAIRMAN OBRANOVICH: Yes.

12 PC WILSON: I have no further questions on the
13 staff report at this time.

14 CHAIRMAN OBRANOVICH: Okay. Thank you very
15 much.

16 It's uncommon for the planning commission to
17 be this quiet. But we've been looking this over for
18 several years now, and I think we've exhausted the
19 information and review. And we have diligently reviewed
20 this material and already asked the questions of staff
21 and worked through a lot of these issues.

22 So apparently at this point, we do not have
23 any further questions. So thank you, commission.

24 So now we're going to bring it to the
25 applicant. The first one is Mr. Auguscik. If he could

1 come forth.

2 Oh. I was advised otherwise, but that's okay.

3 I'm sorry.

4 If you don't mind holding up, we're going to
5 listen to Costco first.

6 Okay. We'll invite the Costco applicant to
7 please make your presentation.

8 MICHAEL OKUMA: Can you hear me?

9 CHAIRMAN OBRANOVICH: We can. We've got it.

10 MICHAEL OKUMA: Good evening,
11 Chairman Obranovich and members of the Loomis Planning
12 Commission.

13 My name is Michael Okuma. I'm the director of
14 real estate development for Costco wholesale.

15 First, I want to thank you very much for
16 allowing me this opportunity to present to you online.

17 The first time that we met, I met with the
18 planning commission was back in the summer of 2018.
19 Since then, the town and your consultants have conducted
20 an exhaustive study that outlines this project
21 thoroughly.

22 Since the start of the project, we had several
23 neighborhood meetings. The town has had countless
24 number of meetings with the City of Rocklin, with
25 Caltrans, and other agencies so they can understand and

1 better address their concerns.

2 The staff and their consultants have done a
3 great job on preparation of the EIR.

4 We've had -- we have made numerous changes to
5 the projects to address the concerns from our neighbors,
6 and from the results of the study. I'd like to present
7 some of these changes that we've incorporated into the
8 settlement first.

9 On the east side of the project, we've added
10 more and larger trees within the deep landscape setback
11 we're proposing against the existing residences.

12 We are also protecting more of the healthy
13 trees while infilling with additional oak trees.

14 We are also proposing an eight-foot tall side
15 concrete screen wall to provide screening and mitigating
16 noise that may come from our site.

17 Along the Sierra College side we have added
18 oak trees and increased the landscaping with larger
19 specimen plants.

20 At the north side of the site we've added a
21 solid concrete screen wall and added oak trees -- and
22 added oak trees -- I'm sorry -- and added oak trees with
23 additional landscaping.

24 In the parking lot we have reduced the height
25 of the parking lot lighting from 36 feet, which we

1 originally proposed, down to 28 feet at the perimeter
2 adjacent to the residences. We've also adjusted some of
3 our standard 10-foot-wide parking stalls to nine foot.
4 By doing this, we were able to protect more of the
5 existing trees and accommodate a larger wide area within
6 the parking lot, while still meeting the parking code of
7 the town. We've also added motorcycle and bicycle
8 parking to the overall parking.

9 You'll notice we have an emergency access road
10 on the east side of the site. The intention of this
11 access is to be used only by emergency vehicles during
12 emergencies and be closed to the public for the rest of
13 the time.

14 At Sierra College we've added a new northbound
15 right-turn lane onto Brace. We've also added a new
16 northbound right-turn lane on Sierra College into the
17 Costco.

18 In addition, we adjusted the gas station so we
19 can increase the queue capacity that serves these fuel
20 stations.

21 Next slide, please.

22 We've also made some changes to the building
23 design based on the comments we've received. The
24 building design incorporates masonry and roof metal
25 panels which references back to the materials used in

1 the packinghouses in town. With the use of recycled
2 metal, this adds to the sustainability design element
3 that we incorporated into this project, which also
4 includes the LED lighting for the parking lot of the
5 building, for the landscape irrigation, drought
6 resistance landscaping, low water fixture uses, to name
7 a few.

8 And we don't incorporate the signage into the
9 overall architecture of the building. The building
10 elevation is our re-interpretation of the old
11 packinghouse that's in Loomis.

12 Next slide, please.

13 We've added trellises on the east and north
14 elevation. This will break up the massing of these long
15 elevations.

16 We've also introduced landscaping adjacent to
17 the south side, which will soften the look of this wall.
18 Members walking next to this elevation will have a
19 cooler, nicer journey to the front door, under trees and
20 next to landscaping.

21 The staff has taken a lot of care to reach
22 out, listen, and address the Loomis residents, and we've
23 addressed those concerns into our design. We believe we
24 have a better design today because of all of these
25 meetings and the comments we received from the public.

1 This will be a great project for the town of Loomis.

2 I respectfully request that you approve our
3 project tonight.

4 Next page.

5 This concludes my presentation. I'll be happy
6 to address any questions you may have.

7 Thank you.

8 CHAIRMAN OBRANOVICH: Thank you very much.

9 Now we're going to bring it to the
10 planning commission, if they have any questions of the
11 applicant.

12 Go ahead, Bonnie.

13 PC LONDON: My question is with regards to the
14 mitigation measure with biological 1, and that would be
15 potential --

16 THE COURT REPORTER: I'm sorry. I'm not --
17 it's echoing and I can't hear.

18 CHAIRMAN OBRANOVICH: Come to the mic.

19 PC LONDON: All right. My question is with
20 regards to mitigation measure with the biological 1, and
21 that is with the 7.96 preservation of valley oak
22 easement conservation.

23 My question is, is it possible to work with
24 town staff to identify possible site that might be used
25 for open space and community access?

1 CHAIRMAN OBRANOVICH: Were you able to follow
2 that question okay and hear?

3 TOWN MANAGER RABÉ: Michael Okuma, I believe
4 that's a question for you, Mike.

5 MICHAEL OKUMA: I'm sorry. It broke up. I'm
6 so sorry. Could you repeat one more time? It broke up
7 on my line.

8 PC LONDON: Sure.

9 ANDERS HAUGE: Let me try it this way. I'm
10 sorry. There we go. I have to do the same thing.

11 So the question, Michael, was under the Bio
12 Mitigation Measure 1 regarding the 7.9 acres of oak
13 woodland, is Costco willing to work with the town to
14 identify sites that also would provide for recreation?

15 MICHAEL OKUMA: Yes. We can work with the
16 town to identify the sites within the town.

17 ANDERS HAUGE: That answered Bonnie's
18 question.

19 PC LONDON: I have one more.

20 So with regards to the sound wall with the
21 apartments, is that just along the western boundary or
22 does it go along the entire perimeter?

23 MICHAEL OKUMA: The sound wall that -- or the
24 screen wall, sound wall, the wall that we're proposing
25 varies.

1 Along the east side of -- the residential side
2 of the site, that portion of the site is a bit higher.
3 It's raised in elevation to about three feet, average.
4 We're proposing to put an eight-foot tall solid wall on
5 that side. We came up with that proposal at a
6 neighborhood meeting. Basically the concern was they
7 didn't want a huge wall, plus there are existing trees
8 that are along the east side of the site. And they
9 wanted, one, to have the ability to protect those trees
10 in place.

11 The wall that we're proposing on the north
12 side is a bit higher to allow for -- to allow for more
13 screen, and that was designed or -- a dimension that we
14 had discussed and came up with at the same neighborhood
15 meeting. And then of course along Sierra College,
16 there's no wall there.

17 PC LONDON: So the apartments, it is an
18 eight-foot or 13 feet?

19 MICHAEL OKUMA: I believe we are proposing
20 about a 13-foot-tall wall along the north -- adjacent to
21 the apartments.

22 CHAIRMAN OBRANOVICH: Does that take care of
23 it, Bonnie?

24 Okay. Any other questions from the
25 commission?

1 Okay. I would just like to remind you -- is
2 it Michael, is that right, from Costco?

3 ANDERS HAUGE: Yeah.

4 CHAIRMAN OBRANOVICH: Yeah.

5 That after public comment, you will be given
6 the opportunity to respond to any of those comments,
7 should you decide to do so.

8 MICHAEL OKUMA: Thank you.

9 CHAIRMAN OBRANOVICH: Thank you.

10 All right. Next we would like to bring up
11 Mr. Auguscik.

12 PC WILSON: I had some questions. Can you
13 hear me?

14 CHAIRMAN OBRANOVICH: Oh, I'm sorry. Go
15 ahead.

16 PC WILSON: Okay. Jean Wilson, Planning
17 Commissioner.

18 I appreciate a lot of the changes that I found
19 when I read the final EIR, and I do appreciate -- though
20 some things I hadn't even thought of and were good
21 ideas. I especially appreciate the change to not have
22 nighttime deliveries along the apartments. Thank you
23 for that.

24 And I was especially pleased at the
25 emergency-only access for the one that's in the

1 Starlight Lane area next to Hunter's. That was a
2 particular concern to me and the effect on the neighbor
3 across the street, as well as the kind of traffic. So I
4 thank you very much for that.

5 I do have two, I think, quick questions.

6 One is related to lighting after closing.
7 It's my understanding that the parking lot lights, at
8 least some or most, will be off after closing and
9 employees leave and still there will be security
10 lighting and some parking lot lighting.

11 Can you give us an idea of what parking lot
12 lighting will still be on?

13 So that's one question.

14 The second one is, again, out of concern for
15 the neighbors nearest the tire center, and the noise. I
16 understand now that the doors will be kept closed as
17 much as possible.

18 But I've also heard of the possibility that
19 there is sometimes available quieter equipment. And I
20 wondered if you could tell us something about that, and
21 whether that will be used at this particular Costco?

22 Thank you.

23 MICHAEL OKUMA: To address your first
24 question, the lights -- the parking lot lights
25 themselves will be turned -- will remain on for about an

1 hour after the warehouse closes to allow members to --
2 after the warehouse is closed, members will be inside
3 and they will -- it will take time to leave, so we
4 typically leave them on an hour after.

5 An hour after that point to sunrise, we start
6 turning off the lights mainly at the perimeter. We will
7 leave the lights on closer to the building to provide
8 security for the employees. So the lights along the
9 perimeter typically will be turned off. And, of course,
10 there will be some security lights at the fuel station,
11 just to provide -- it will be a lower amount of light,
12 but just enough to provide security so there's not
13 any vandalism or hanky-panky that happens at the fuel
14 station.

15 Then the second question was with the tire
16 center.

17 A couple things about the tire center. We've
18 done quite a bit of analysis there, and we're confident
19 with the kind of distance -- one, the distance adjacent
20 to the tire center next to the residences or apartments
21 is far enough away, plus with the addition of a sound --
22 a screen wall/sound wall on the perimeter, we don't
23 expect any -- there to be any disturbance or sound that
24 would disturb the neighbors adjacent to the tire center.

25 We are proposing to -- we have a new quieter

1 ratchet that we will be proposing to use at this
2 facility.

3 So we believe that, given the design of the
4 site, the location of the tire center, and the quieter
5 ratchet, that there shouldn't be any problems with the
6 adjacent residences.

7 And keep in mind, the tire center is only
8 going to be open during the day when the warehouse is
9 open, so there will be no noise at night because of
10 that.

11 Hopefully that answers your question.

12 PC WILSON: Thank you.

13 CHAIRMAN OBRANOVICH: Okay. Thank you, Jean.

14 All right. I think that wraps it up for the
15 planning commission.

16 We'll move back to Mr. Auguscik again, please,
17 this time for sure.

18 MR. AUGUSCIK: Hello, everyone.

19 CHAIRMAN OBRANOVICH: Please state your name.

20 THE WITNESS: My name is Robert Auguscik.

21 My family and I have lived in Loomis for over
22 22 years.

23 CHAIRMAN OBRANOVICH: You'll have to speak
24 closer into the microphone. We can't hear you.

25 MR. AUGUSCIK: My family and I have lived in

1 Loomis for over 22 years. We own the apartments on
2 Brace Road.

3 I believe the -- man, that echo is terrible.

4 I believe the EIR has not sufficiently
5 addressed the negative impacts of restricting our
6 access, traffic, sound walls, parking, noise, vibration,
7 lights, and misrepresented a lot line agreement that was
8 entered into between our family and Costco.

9 The right-in and right-out restriction will
10 effectively close the entrance --

11 Is there anything you can do about this echo?

12 TOWN MANAGER RABÉ: Nope.

13 MR. AUGUSCIK: This is ridiculous.

14 The right-in and right-out restriction will
15 effectively close the entrance to apartment traffic. It
16 would force apartment traffic back through the parking
17 lot, through an alleyway behind the apartments, and
18 create two-way traffic on Starlight Lane. Starlight
19 Lane is not wide enough to handle that.

20 Our parking lot is designed for one-way flow
21 coming in Starlight Lane and leaving through the west
22 entrance. Reversing that flow would be unsafe and
23 crippling to our already tight parking lot and access.

24 The convergence of three entrances on the west
25 side is unsafe and could lead to loss of street parking

1 due to safety concerns.

2 The apartments were constructed in 1962 and
3 consist of 28 two-bedroom units housing approximately 80
4 residents.

5 The apartments have a total of 30 on-site
6 parking spaces, including six on Starlight Lane. The
7 apartments rely heavily on street parking on Brace Road.

8 The current Loomis Municipal Code would
9 require 65 parking spaces to build the apartments today.
10 Restricting our access to a right-in/right-out on the
11 west side would cause significant disruptions to our
12 traffic flow and parking, and is obviously taking --
13 is -- and it is an obvious taking of our property access
14 rights just to give Costco access.

15 This is a form of inverse condemnation.

16 In 1962, the town must have considered the
17 availability of street parking in their approval
18 process.

19 If the Costco project leads to elimination of
20 parking on Brace Road, replacement parking has to be
21 developed.

22 I urge the planning commission to look at this
23 serious problem while something can still be done about
24 it.

25 The sound wall will do little to stop noise

1 and light pollution. It will restrict air flow and trap
2 heat and exhaust gases around our buildings.

3 Who puts a Costco on three sides of a
4 residential community? This has never been done before
5 at any other Costco.

6 Lastly, the EIR does not accurately interpret
7 the lot line agreement between our family and Costco.
8 The agreement was entered into over a year ago prior to
9 Costco purchasing the property and prior to the current
10 EIR.

11 In May of 2019, my wife and I decided that we
12 were ready to retire and sell the apartments. We
13 interviewed with several brokers, as well as meeting
14 with our CPA. We even had a conversation with our
15 on-site manager Jeannie about our plans.

16 We made the decision to list the property with
17 Brett Schwartz, a local broker specializing in
18 multifamily properties which will speak later tonight.

19 The apartment market is on fire and we felt it
20 was a perfect time to cash in on our decades of hard
21 work.

22 One day while working on the apartments, I
23 noticed a survey crew on what we thought was our
24 property. As the crew was packing up, I struck up a
25 conversation with one of the men and was told that the

1 apartment access, parking, storage, shed, and garbage
2 dumpster were on parts of Costco property.

3 I called Costco to see how we could resolve
4 this matter the quickest way possible so that we did not
5 have a significant disclosure issue when we went to sell
6 the property.

7 This is when Costco proposed doing a lot line
8 adjustment --

9 Maybe turn that off. It might be better.

10 This is when Costco proposed doing a lot line
11 adjustment agreement, deeding the property to us as soon
12 as they purchased the property. The time frame was
13 supposed to be several months at the most.

14 We entered into the agreement with Costco and
15 put our selling plans on hold. It has now been over a
16 year since Costco purchased the property.

17 CHAIRMAN OBRANOVICH: Mr. Auguscik --

18 MR. AUGUSCIK: Yeah.

19 CHAIRMAN OBRANOVICH: -- I just want to remind
20 you we had a five-minute limit --

21 MR. AUGUSCIK: I know, but with this echo, I
22 can't speak -- I can't -- I have to wait until the
23 echo --

24 CHAIRMAN OBRANOVICH: Another 30 seconds,
25 please. All right. Thank you.

1 MR. AUGUSCIK: It's been over a year since
2 Costco purchased the property. The purchase triggered
3 the obligation for Costco to form the agreement. The
4 way it was written and the town -- it has become clear
5 that Costco is not honoring the agreement the way it was
6 written, and the town of Loomis is doing everything
7 possible to help Costco make the agreement part of their
8 approval process.

9 Tying us up in this process and preventing us
10 from selling our property until the project is approved
11 and any litigation with Rocklin and other parties
12 settled. We have had to put our entire life plans on
13 hold and cannot effectively sell the property until this
14 matter is resolved.

15 Costco's breach of the agreement and the
16 town's incorrect assumptions that they have some right
17 to this property have caused us substantial delays and
18 financial losses due to recent changes in the economy.

19 It is impossible to voice all my concerns in
20 the time allotted.

21 If the Costco project is allowed to move
22 forward without addressing all the issues, it will have
23 devastating operational and economic effects on the
24 apartments and on our family.

25 I am more than willing to discuss these

1 matters further with the town and planning commission,
2 if they are willing.

3 Thank you for letting me speak.

4 My wife would also like to say a few words.

5 CHAIRMAN OBRANOVICH: All right. Don't go
6 away just yet.

7 Thank you.

8 We are kind of handling you as an applicant,
9 so if the planning commission has any questions, now is
10 the time.

11 PC HOGAN: This is Mike Hogan, Planning
12 Commissioner.

13 As I understand this, you have been using this
14 access, which was not actually your property?

15 MR. AUGUSCIK: Correct.

16 PC HOGAN: Okay. And that's been going on
17 since 1962?

18 MR. AUGUSCIK: Yes.

19 PC HOGAN: Okay. And Costco is willing to
20 give you that property now?

21 MR. AUGUSCIK: Yes.

22 PC HOGAN: Then dedeed it to you?

23 MR. AUGUSCIK: Yes.

24 PC HOGAN: Okay. So somebody else has been --

25 UNIDENTIFIED SPEAKER: We can't understand.

1 THE COURT REPORTER: I didn't hear that.

2 PC HOGAN: So I'm wondering if you have any
3 established property rights here, do you pay taxes on
4 this property?

5 MR. AUGUSCIK: You can ask my attorney those
6 questions.

7 PC HOGAN: Okay.

8 MR. AUGUSCIK: Okay?

9 CHAIRMAN OBRANOVICH: All right. Any other
10 questions?

11 Does Jean have any questions? I don't know if
12 we can hear her or not.

13 PC WILSON: No questions.

14 CHAIRMAN OBRANOVICH: No?

15 PC WILSON: No.

16 CHAIRMAN OBRANOVICH: Okay. Thank you, Jean.
17 Thank you.

18 Okay. Just to remind everybody, the public
19 portion of this hearing is open so we are now open to
20 public comment. We would like to remind everybody there
21 is a three-minute limit.

22 Off to your left there's a little -- there's
23 some lights, right where Brett is sitting. It will be
24 green for your speaking, and about 30 seconds, is that
25 right, it turns yellow, and then when it's red, your

1 time is up.

2 I really would like to encourage everybody to
3 respect this process because it affects everybody.

4 Okay. Public comment.

5 MR. JACKSON: I have a question.

6 CHAIRMAN OBRANOVICH: Sir -- sir. It's public
7 comment. You can come up and ask your question in
8 public comments. We don't -- we don't ask questions
9 like that, no. I'm sorry. It's just our format. It's
10 very formal.

11 Please state your name.

12 MS. AUGUSCIK: I don't think I'm going to talk
13 in this because the echo is going to bother me.

14 CHAIRMAN OBRANOVICH: Well, we may not hear
15 you.

16 MS. AUGUSCIK: My name is Diane Auguscik.

17 CHAIRMAN OBRANOVICH: No. That's good. Thank
18 you.

19 MS. AUGUSCIK: My name is Diane Auguscik, and
20 my husband Bob and I moved to Loomis 22 years ago.

21 After visiting for the first time, we just
22 knew that it would be the perfect place to raise our
23 family. We love the small town feel, the friendly
24 people, and, of course, the great schools. We have
25 raised two sons. Both of them attended H. Clarke Powers

1 and graduated from Del Oro High School. Our youngest
2 graduated this year.

3 In 2004 we bought the Sierra Meadows
4 Apartments, and for the past 16 years we have literally
5 put our heart and soul into making improvements,
6 providing safe and comfortable housing for our
7 community, and taking pride with its growth from the
8 very beginning.

9 Our -- our apartments are more than an
10 investment. It's a family-run business that we all
11 participate and help with. Our sons will be found
12 helping their dad with repairs and painting, and I do
13 most of the glamorous work, cleaning the units from top
14 to bottom when tenants move out.

15 When the Costco project was first announced,
16 we were excited. We shop at the Roseville location
17 quite often, so we welcomed the idea of a local Costco
18 with open arms, at least in the beginning.

19 Today we don't have those same feelings. We
20 never thought that our apartments would be surrounded by
21 three large sound walls like a prison. This has never
22 been done before.

23 For the past two years there is not a day that
24 goes by when my husband is not thinking or talking about
25 the Costco project. All the worry, stress, and

1 sleepless nights has taken a toll on him, as well as our
2 family.

3 CHAIRMAN OBRANOVICH: Thank you. It's three
4 minutes.

5 MS. BLAKE: Hello. My name is Pam Blake.

6 The first thing I want to say is Michael, who
7 I believe lives in L.A., should have been here in
8 person. This is very important, and he can't make the
9 trip up here for the final Loomis Planning Commission?

10 Now, I met him. He sent out notices to the
11 neighbors around the site. I don't live anywhere near
12 that, but I did show up. And in his talk, he kept
13 saying, "I know where my customers are." He said it
14 four, five, six times.

15 So the first thing I asked him was, "How many
16 customers are in Loomis?"

17 He said he did not know.

18 So I said, "Well, the next time I show up, I'm
19 going to ask you again."

20 So I'd like to know from Michael, who is
21 somewhere far, far away, how many customers are in
22 Loomis?

23 Now, I have to agree with everything that
24 Robert and his wife said about the apartments he owns.

25 The traffic is already very bad. And I know

1 look at the tax dollars because it's on our side of
2 Sierra College, but the traffic is going to be even more
3 horrendous. And I couldn't read the plan and stuff, but
4 you're talking 24 pumps up to 30 pumps.

5 How many lanes is that going to be with how
6 many pumps? I mean, you've got the standard gas
7 station, you've got the AM/PM. They don't have anywhere
8 near this amount of pumps.

9 So I'd like that to be, you know, addressed.
10 Because you got the warehouse and you've got the people
11 coming in to buy, buy, buy, but then you also got
12 additional traffic coming in just to get some gas.

13 So I would like Michael to tell me how many
14 customers there are and answer the questions about the
15 fuel pumps because you have the air report and stuff.

16 It's -- this isn't good. This isn't good.
17 I'm so glad I don't live over there, but I do feel for
18 them. Thank you.

19 MR. BANES: Let me test it first if you don't
20 mind. Hello?

21 Can I move it up a little bit?

22 Somebody want to move it for me? Because I
23 don't want -- it's kind of uncomfortable.

24 CHAIRMAN OBRANOVICH: Sean, does that go up
25 any higher?

1 Thank you, Mr. Strong.

2 MR. BANES: Thank you, sir. Thank you. I
3 appreciate it.

4 Hello? Okay.

5 Can I take my mask off, sir, to speak?

6 CHAIRMAN OBRANOVICH: Try speaking through it.
7 If you speak directly in the microphone, it will work.

8 MR. BANES: All right. Well, first of all,
9 thank you to the commission and everyone else for giving
10 me the opportunity to speak.

11 But, wow, I have to say the people have
12 spoken. Three years in the making and it was
13 Britt Snipes that made the comment in 2017, and he hit
14 the nail on the head when he said only one access at
15 this Costco will never work. That was the Niello Gorman
16 Act (phonetic) back then in 2017.

17 Now, I have to say, please note that it is up
18 to the town of Loomis as to how this site should lay out
19 and what actually fits here. It's not Costco. Cost is
20 a multibillion dollar company. If this site doesn't
21 work and if what you propose doesn't work at the end of
22 the day because of so much opposition, they'll leave.
23 It doesn't matter to them.

24 But guess what? It matters to Loomis. That's
25 why we're still at this.

1 So I would encourage Loomis to work with your
2 neighbors and work with the agency to propose a site
3 plan that actually fits here and works.

4 I said it last time, and I'll say it again,
5 you're inviting 12,500 people into a population of
6 6,000 of Loomis.

7 The Costco --

8 CHAIRMAN OBRANOVICH: You didn't state your
9 name in the beginning.

10 MR. BANES: Daljit Banes.

11 CHAIRMAN OBRANOVICH: Thank you.

12 MR. BANES: Yes, sir. Thank you.

13 The Costco parcel on the west side of the
14 apartments is a residential parcel right next to the
15 Auguscik Sierra Meadows Apartments. And you are putting
16 and approving a commercial access for Costco trucks to
17 come through a residential parcel? Is that a new
18 precedence for Loomis, that they're going allow
19 commercial Costco trucks to come through a residential
20 parcel?

21 And that's the case for the east side of the
22 apartments as well. That whole side, that whole strip,
23 you guys know it's a residential strip. That's why
24 Starlight Lane was there. So now you're putting two
25 access points on the -- one on the west, one on the

1 east, through residential properties. And the east side
2 is a temporary emergency access.

3 This is how Costco works. If there's a
4 problem, "Hey, we'll come back to the town and say we
5 can't handle the traffic. We need permanent access
6 there."

7 So where -- the question is: What does Loomis
8 do at that point and what's the process? That's a
9 question.

10 And the development of one access on
11 Sierra College where you have a fuel facility? You have
12 all the trucks leaving, you have all the fueling people
13 leaving?

14 Has anyone gone to the Roseville facility and
15 looked at what the improvements that -- the improvements
16 they had to make?

17 I would ask Michael Okuma to let the people
18 know what improvements they have made at the Roseville
19 facility to accommodate everything they've done so far
20 when they added fuel. That's a question for
21 Michael Okuma.

22 Thank you.

23 CHAIRMAN OBRANOVICH: Thank you.

24 RICHARD JACKSON: My name is Richard Jackson.
25 I live in Loomis, right behind the Costco project.

1 I put out petitions and had over 200 people
2 sign it about not putting any traffic into our
3 residential area off of Brace Road.

4 Now, I hear Costco say, 'Oh, we're only going
5 to use the entrance that's gated. It's going to be
6 gated, no traffic through there."

7 But yet I still hear Loomis people saying,
8 "Well, all we need is a little meeting and we can open
9 that up."

10 Well, we're not opening that up. In fact, we
11 don't even want a turn in -- a right-in and a right-out
12 on Brace for their trucks. They can put them trucks
13 somewhere else. This is a residential area. It's not
14 zoned for commercial traffic.

15 Now, all these people that are probably going
16 to use Costco still don't want the traffic going in and
17 out of their streets. In fact, if you put a right-out
18 on the other side of the apartments, they're going to
19 come down, they're going to look at that road, and
20 they're going to go, where in the heck am I at? We're
21 on a country road. Well, we gotta turn around. So now
22 we're going to go down into the residence, turn around,
23 trucks, everything, big cars, little cars, because
24 people don't want to go that way. They want to go back
25 out and onto the freeway because they don't live here.

1 But yet you guys keep talking like, "Ah, we
2 got this covered."

3 We don't have anything covered.

4 I got signatures and witnesses that say we
5 don't want it, a lot of them.

6 So if you guys want to stay in office, go for
7 it. We have a voting power around here.

8 And another thing, these are supposed to be
9 read out loud so the people at home that didn't come
10 down here because they're afraid of the Covid thing,
11 they would know this. I don't have to read mine. I
12 should have somebody from the city reading it to all
13 these people out here in TV land. That was what was on
14 your proposal when we wrote this up, is down at the
15 bottom, make it so we can prevent it -- present this
16 message to the people at home.

17 But I don't hear anybody reading my comment, a
18 friend of mine's comment, or anybody else's comment.

19 So I'm still holding, I don't want traffic
20 from Costco onto Brace Road.

21 I do appreciate you putting your --

22 CHAIRMAN OBRANOVICH: Your time is up.

23 MR. JACKSON: I appreciate the gate at the
24 entrance behind my house. I do appreciate that. But it
25 looks like it could be changed.

1 And I ain't worried about that sign.

2 This is it. We don't have any other choice.

3 BRETT SCHWARTZ: Hello, everybody. My name is
4 Brett Schwartz, and I'm a commercial real estate broker
5 here in Roseville, Sacramento.

6 I'm actually a 37-year resident of Placer
7 County. Went to Rocklin High School. Had the pleasure
8 of playing Del Oro and had some family growing up.

9 I always had a love and respect for Loomis and
10 the town, in a small town feel, and just have a lot of
11 friends and family who live here. My family and I live
12 in Roseville with five kids, and I've had the pleasure
13 and honor of serving and working with the Augusciks,
14 with their apartment complex over the years. And what I
15 can say is they're humble, hard working, and on-site
16 property owner themselves, which is hard to find in
17 today's apartment world where a lot of managers are
18 detached from their apartments.

19 But for over 16 years, I can attest to the
20 blood, sweat, and tears they put into serving their
21 residents and trying to make it a safe and affordable
22 and pleasurable place to live.

23 And I can't think that Loomis wants to be a
24 part of something where they're going to surround the
25 apartment complexes instead of making it more safe, more

1 affordable, and a desirable place to live.

2 California residents are facing a housing
3 crisis and to find affordable housing is very expensive.
4 So to not make this right by making it a fair for the
5 Augusciks and their residents, I think would be a
6 tragedy and something that the town of Loomis would come
7 to regret. And I just hope that you can make the right
8 decision.

9 As a part of that, I've seen the process with
10 the Augusciks and the timing of them trying to sell the
11 property. So we were talking about selling property
12 years ago, but as we started the process, everything has
13 become delayed. And that has hurt the ability for them
14 to sell, and now they're faced with the COVID-19
15 marketplace, which has turned everything upside down.
16 And now the Costco here and the delay is hurting the
17 opportunity to sell at a price, which is hurting their
18 retirement.

19 So I would hope the town of Loomis would
20 consider and Costco too to make it right for the
21 Augusciks and take care of somebody who's been taking
22 care of residents here in Loomis for over 16 years.

23 Thanks.

24 MR. NOORANI: Good evening, planning
25 commission.

1 My name is Adam Noorani. I live in Loomis. I
2 know many of you through my connection with
3 Homewood Building Supply.

4 Maybe most of you may recall my dad started
5 Homewood, and purchased the property and went through
6 the development process about, oh, gosh, leading up to
7 2010.

8 Just I want to make clear, Brace Taylor is a
9 property owner, so I represent Brace Taylor.
10 Homewood Building Supply is a tenant of Brace Taylor
11 currently.

12 I want to make sure that you do review our
13 comments that we did submitted relative to the EIR.

14 I would like to request of the town and
15 planning commission to please take a hard look at the
16 impacts this Costco will have on the Homewood operation.
17 It does have a severe impact on the way that we move
18 traffic and trucks through that operation.

19 I did also want to say that I've heard that
20 many people or representatives have said they've reached
21 out to neighbors. But I will say as a representative of
22 Brace Taylor, we have had no contact. Nobody has
23 reached out to us.

24 The last I checked, we're one of the
25 largest -- or at least our operation is probably one of

1 the largest tax contributors to this community.

2 So we didn't get a call. We didn't get
3 anybody coming to us, didn't get a coffee cup. But I
4 just want to make sure that we feel that the town has
5 not done due diligence to examine our disposition.

6 It is our general view that the traffic
7 studies are very flawed. It is my view that the -- this
8 project cannot be approved in view of this flawed
9 information. It is well documented and articulated in
10 the EIR comments by two other traffic consultants that
11 the information put forth in the EIR was incorrect.

12 You know, I think also we can take a common
13 sense approach to understanding traffic. There's a
14 Costco in Roseville that currently has four access
15 points, serviced by two major streets that are four to
16 seven lanes, and yet they still suffer from congestion.

17 Now, how in the world is this project going to
18 be able to handle the traffic with one major access
19 point?

20 So I just want to make sure it's understood
21 that the functionality of the Homewood property as a
22 leading supply company, a large tax revenue producer for
23 this community, is very much in jeopardy with the
24 existing plan. I do ask that you reject this EIR and do
25 further due diligence and mitigation.

1 Thank you.

2 CHAIRMAN OBRANOVICH: Is there anybody inside
3 the building that wants to come up for public comment?

4 MS. BACH: Good evening, everybody.

5 Thank you for the opportunity to meet with the
6 planning commission and to be heard by Mr. Okuma from
7 Costco.

8 My name is Patricia Bach. I live in the
9 unincorporated section of Loomis. I've attended all the
10 planning commission meetings that were available to the
11 public relative to this project in 2018 and 2019.

12 I want to go on record saying that I've been a
13 long-time Costco customer and I love Costco. The one
14 thing I don't love, as someone who lives three and a
15 half miles from the potential location of the new
16 Costco, is the 11,000 or 12,000 cars a day trying to
17 traverse Sierra College Boulevard, which will impact the
18 small country roads that feed into the larger roads.

19 I've discussed this and made this point
20 previously.

21 As a health care professional, a mental health
22 professional, I would like to say that I think actions
23 speak louder than words, and I'd like to reflect on some
24 of the actions that I've seen and heard and observed
25 through the past two years.

1 The first is the fact that when the initial
2 EIR was proposed, there was a public comment period, at
3 which time the planning commission promised to respond
4 in writing to those comments. That did not happen.

5 There was a subsequent revision of the EIR.
6 And last year at the meeting it was also reiterated that
7 comments would be responded to in writing. That has
8 never been done.

9 My understanding is that some aspects of
10 responses have been blended into the current final EIR.

11 Thus, in my mind, the integrity of what the
12 planning commission promises to do cannot be fully
13 trusted, and thus the final EIR and any subsequent
14 reports are -- the integrity of those reports are
15 suspect in my mind.

16 Can we really trust Loomis Planning Commission
17 and the town of Loomis to do what it says it will do?

18 Second, there's been no effort to compromise
19 by either the town of Loomis, planning commission, or
20 Costco to change the current proposal to mitigate the
21 volume of traffic and its impact.

22 It would have been very easy to pull out the
23 gas station and eliminate 4,000 cars a day.

24 I find that very disappointing. I think in
25 the current climate, we all would agree that compromise

1 to engage in a win/win situation would be the
2 opportunity that we would seek. So I'm still hoping the
3 planning commission will consider this before a final
4 decision is made.

5 And finally, through the Freedom of
6 Information Act, or whatever we call that that applies
7 to state information and records, I was made
8 available -- or excuse me -- I was made aware of the
9 fact that staff have shared my information, my
10 approximate address, my cell phone, my e-mail address
11 with, at the time, an outside consultant.

12 I think if we can't accept people who object
13 and try to come up with a win/win position and besmirch
14 them, it makes a very bad statement about the actions.

15 Thank you.

16 CHAIRMAN OBRANOVICH: Anybody else inside the
17 building, please?

18 Okay. I see none.

19 Is there anybody outside?

20 Okay. Moving on to the next, Sean.

21 TOWN MANAGER RABÉ: I'll start reading the
22 YouTube comments as they've been coming in. I'll read
23 them in the order that they came in. They came in
24 through YouTube and they still are restricted to three
25 minutes. So he's going to be timing me as I read

1 comments of the individual person.

2 The first one that we got was from
3 Thomas Savage who asked: "What wetlands and other
4 habitat and wildlife can avoidable impacts be mitigated
5 for within Loomis? If not, can they be?" That's a
6 question towards the Planning Department.

7 Next comment is from Logan Harmon: "Would it
8 be looked after for the Oak Woodland mitigation be
9 accessible to the tenants that are currently able to
10 experience this feature, i.e., the residents of
11 Hunters Drive and Hunter Oaks Community?"

12 He provided a subsequent comment that I'll
13 read.

14 That is "Does the traffic surveys account for
15 backups, hearing train crossings? This is already a
16 significant issue on Sierra College. One additional
17 lane in my opinion will not relieve any of this."

18 Next comment is from Miguel Yukovic: "Will
19 dual pane windows be placed in the second story units of
20 the apartments?"

21 And then we have several comments from
22 Victoria Koberlein, K-o-b-e-r-l-e-i-n.

23 "Brace Road is not suited for heavy traffic,
24 yet Costco will inevitably increase traffic along
25 Brace Road. What improvements will be made to

1 Brace Road? The right-in/right-out will inevitably
2 result in cars utilizing residential neighborhoods on
3 Hunter Drive, Hunter Oaks, and Brace Road, Ranch" --
4 excuse me -- "Brace Ranch, to turn around and return to
5 Sierra College Boulevard. Will anything be done to
6 mitigate the amount of traffic that will be utilizing
7 our streets to turn around; a gate, speed bumps, some
8 type of enforcement against nonlocal traffic?

9 "We already see lost souls" -- excuse me. "We
10 already see lost souls speeding down our street on
11 Hunters and using the cul-de-sac to turn around.

12 "Costco right-in/right-out will only increase
13 the flow of traffic in our neighborhoods. This increase
14 in traffic will also then make it difficult for those on
15 Hunters Drive to make a left turn on Brace. What will
16 be done to mitigate this?"

17 That's the end of her comment.

18 And the last one that I see so far, second to
19 last, actually, Mandy Haskins: "There was a sign in
20 front of Homewood that says they're moving to Rocklin
21 with Meiks. Please ask about that."

22 Question from Sonya Coupler: "All I can say
23 is that if the Loomis Planning Commission votes to
24 approve this project as is and it goes on to the Loomis
25 Council and is approved, then get ready for another

1 petition."

2 At this point that's the end of the YouTube
3 comments. There is a little bit of a delay but it
4 doesn't look like we have anymore.

5 CHAIRMAN OBRANOVICH: Okay. Carol, is there
6 any e-mail? Any comments?

7 PC SECRETARY PARKER: There are no e-mails at
8 this time.

9 CHAIRMAN OBRANOVICH: Okay. Then I think that
10 will be the closing of the comments.

11 UNIDENTIFIED SPEAKER: I'm sorry. Before we
12 ever started, we turned in the date you had to have them
13 in before the meeting.

14 CHAIRMAN OBRANOVICH: Yeah. Those -- a lot of
15 comments were received at the last minute and --

16 UNIDENTIFIED SPEAKER: Those weren't turned in
17 at the last minute.

18 CHAIRMAN OBRANOVICH: We're going to close
19 public comment and we're going to move the meeting
20 forward.

21 UNIDENTIFIED SPEAKER: You're not going to
22 read them?

23 CHAIRMAN OBRANOVICH: So I believe staff will
24 want a brief moment to consolidate the comments and then
25 we'll reconvene.

1 So we'll take 10 minutes.

2 Thank you.

3 (Break taken in proceedings.)

4 CHAIRMAN OBRANOVICH: Okay. I believe
5 everybody is back. So we're going to bring the meeting
6 back to order.

7 And I think we'll start -- the next is
8 response to public comment, and I'll start off with
9 Costco.

10 So, Mike, if you're still with us, did you
11 have any response to public comment?

12 MICHAEL OKUMA: Hi. Yes. Let me just make it
13 simple. I want to thank the town staff. They've done a
14 great job in preparing this EIR. It's a very detailed
15 document that's before you tonight. The EIR was fully
16 and adequately addressed of all the concerns of this
17 project.

18 Over the last many months, we've worked
19 closely with the town to address the -- all the
20 different concerns of our neighbors and stakeholders,
21 both within and outside the town limits. We made a
22 number of changes to the site plan and agreed to a
23 number of mitigation -- additional mitigation to help
24 reducing impact.

25 We believe we've done everything that we were

1 supposed to do.

2 So, again, this is a great project and unless
3 you have any specific questions, I'm here to address
4 them.

5 Thank you.

6 CHAIRMAN OBRANOVICH: Okay. Thank you.

7 So now we'll go to town staff, if you have a
8 reply or a comment?

9 ANDERS HAUGE: Anders Hauge with the town.

10 We have been reviewing the comments since
11 7:30 this morning. The team has been reviewing each and
12 every written comment. I believe we've received
13 14 written comments -- or I'm sorry -- 17 written
14 comments from 14 people. And you have had persons
15 making statements tonight, and you had the YouTube
16 statements, and the staff has reviewed all of those and
17 we're ready to respond to those comments.

18 So what we're going to do is I'm going to talk
19 briefly about the planning issues. Then we're going to
20 have Mario and Britt, the traffic engineers for the
21 town, address the traffic comments. And then we're
22 going to have Matthew Gerken with AECOM address the
23 environmental comments, the environmental impact report,
24 other than traffic, and then we'll end the presentation
25 by Sabrina, who is a town CEQA attorney. So that's the

1 process we're going to use tonight.

2 After each of the presentations, if the
3 planning commission has questions of the staff, we will
4 answer those questions before moving on to the next
5 session.

6 There has been an issue raised about the
7 residential properties being used for truck traffic or
8 commercial parking.

9 And the town has reviewed the -- both
10 ordinances. And there is no specific requirement for
11 the type of vehicles or the intended use of vehicles on
12 residential property, such as you could have a
13 semi-moving van on residential property or you can have
14 a semi delivering goods to Costco.

15 And same with parking. There is nothing in
16 the code or ordinances that defines if you're parking to
17 go to Costco is any different than if you're parking in
18 a residential unit. And therefore we feel the code
19 allows Costco to have parking and access across those
20 residential properties.

21 Regarding the emergency vehicle access. We
22 have heard no request from Costco or anyone else that
23 that emergency vehicle access be opened up for regular
24 access for Costco.

25 If there ever came that point in time that

1 that was desired, Costco would have to come back to the
2 town and they would have to modify their conditional use
3 permit with the appropriate environmental documentation
4 and public hearings.

5 And so we feel that the issue of it becoming a
6 regular access point is speculative and we cannot
7 address that other than saying that we believe the town
8 with the conditions of approval and the way it's
9 approved assures that that is emergency-only access.

10 There was an issue brought up about responding
11 to -- or how the comments on the 2018 EIR were responded
12 to.

13 Early on there were statements, we would
14 respond to every single comment as the process evolved.
15 That document was not prepared. But what we did do is
16 anyone who had comments and wanted to know how their
17 comments were responded, I sat down with Mary Beth and
18 we addressed every single comment that those individuals
19 had.

20 And recently someone called and asked for that
21 list, and they were offered to also have me sit down
22 with them and answer every comment. That was declined
23 until after this meeting.

24 So we have addressed -- anyone who wants to
25 know, their comments on the 2018 DEIR were addressed.

1 At this time if you have questions of me, I'd
2 be glad to answer them. If not, I'm going to turn this
3 over to Britt and Mario to talk about the traffic.

4 Okay. You offered for questioning.

5 Anyone have questions of Anders at this time?

6 PC WILSON: No.

7 PC HOGAN: Yeah, Anders, I had one.

8 The sound walls at the apartment buildings,
9 they're not required by sound? Have we done sound
10 study? Do we know we need the sound walls?

11 ANDERS HAUGE: The environmental evaluation
12 did evaluate sound and recommended that the sound
13 walls -- basically an L-shaped sound wall be built
14 around the apartments.

15 And so you have a sound wall adjacent to the
16 Costco entrance off of Brace, and then you have a sound
17 wall in the back. And so this was a recommendation
18 based on the evaluation.

19 And when Matthew talks about the environmental
20 documentation, he can talk a bit more about the sound.
21 They talk about they were surrounded on three sides by
22 sound walls, but there's a hundred feet or so to the
23 residential sound wall on the eastern edge of the
24 property. So I would -- it's an L wall. It is not
25 surrounded by sound walls.

1 PC HOGAN: But a sound wall is suggested by
2 the sound read?

3 ANDERS HAUGE: The sound wall is there because
4 it is recommended to reduce the sound for that facility.

5 PC HOGAN: I would like to know if we took
6 sound levels at the property line; therefore, are they
7 required to have a sound wall? Because as the owner of
8 the apartment, and then not required by a town study
9 approaching him about will eliminate them.

10 ANDERS HAUGE: I'm going to have Matthew
11 address that when he talks about the sound evaluation
12 and what has to be done there.

13 MR. AUGUSCIK: I'm not opposed to the sound
14 walls. I'm opposed that the town just doesn't care what
15 happens here.

16 ANDERS HAUGE: Do we have any other questions?
17 If not, Matthew and Britt --

18 CHAIRMAN OBRANOVICH: You wanted Matthew to
19 address that; right? I meant --

20 MATTHEW GERKEN: Yes. Good question.

21 The noise wall between the apartments and
22 where the truck deliveries would go is necessary.

23 PC HOGAN: Okay. Do you have any questions?
24 So we're going to go to Britt next.

25 TOWN ENGINEER SNIPES: I'll try to answer a

1 couple of the questions that came up.

2 No. 1, there's a weight limit sign as you
3 enter onto Brace. That weight limit sign is actually in
4 reference to the bridge down -- further on down the
5 road. It doesn't have to do with the carrying capacity
6 of the road.

7 The other issue about Homewood and how their
8 trucks currently enter and leave their site, we're not
9 changing the geometry of the road that would affect them
10 in that. I've heard that there was a bit of a concern
11 about the median curve that we plan to put in to try to
12 limit people from crossing over where they shouldn't
13 cross over, but we could talk about not requiring that
14 median curve if Homewood feels that that limits their
15 ability to come out of their site and make a left turn
16 onto Sierra Boulevard.

17 As for the apartments, we are happy to sit
18 down and talk with the apartment owner about the
19 circulation of their site. I think originally we are
20 looking at their first entrance, the west entrance to
21 their site to restrict that to right-in/right-out only
22 because currently they're coming out and crossing over a
23 through lane, a left turn lane to get into the westbound
24 lane of Brace. That's -- if they would like to keep
25 that option, we could definitely talk about that.

1 And as for the Starlight Lane, we weren't
2 going to change at all their access to that. It's
3 left-in/left-out, right-in/right-out.

4 So with that, I think I'll turn it over to
5 Mario so he could talk about some of the other issues
6 about Brace.

7 MARIO TAMBELLINI: So a couple of the other
8 traffic issues that I wrote down that people had
9 comments on.

10 First one, there is a couple of comments about
11 potential traffic impacts to other rural roads, not just
12 to the study area in general. And I want to point out
13 that the study facilities that were analyzed as a part
14 of the traffic study for the project were developed in
15 cooperation with City of Rocklin, Placer County, and
16 Caltrans, and were approved by all those agencies.

17 And all traffic facilities in the region that
18 were anticipated to experience significant project
19 traffic were studied using industry standard
20 methodologies, and all those results are documented in
21 the EIR and peer reviewed plans.

22 The next comment was regarding concerns
23 specifically on traffic traveling down Brace Road.

24 I wanted to note that the traffic study did an
25 analysis of how many trips are anticipated to travel on

1 Brace Road further to the east, further into some of
2 those more residential areas. And it is anticipated for
3 the traffic study that only up to 30 to 40 trips would
4 travel east on Brace Road at a maximum. And this is
5 because Brace Road does not provide direct access to any
6 major arterials or freeways and would require a
7 significant amount of added direction travel for any
8 Costco customers using this route.

9 There was also a concern regarding Costco
10 customers potentially making U-turns on Brace Road and
11 back to Sierra College Boulevard after exiting the
12 right-in/right-out proposed driveway on Brace Road.

13 Generally this has been analyzed and Costco
14 customers are not anticipated to make U-turns on
15 Brace Road because it would require a significant amount
16 of direction travel, and any vehicle taking this route
17 would still have to make their way through signals at
18 Sierra College Boulevard and Brace, as well as
19 Sierra College Boulevard and the project driveway,
20 potentially heading to the interchange, which would
21 delay their progress. And so this isn't seen as a
22 shortcut or as a time-saving route.

23 I just wanted to point out that Costco's
24 member-based store and the members will be shopping
25 there, ideally, for the most part, and generally will

1 learn the most direct routes to and from the store at
2 the time and there would be no need for them to do a
3 U-turn.

4 Finally the Brace Road driveway is located
5 relatively far from the main building entrance, which is
6 on the south side of the building, and it is generally
7 expected to be primarily used by delivery trucks, as
8 well as Costco employees that is relatively close to the
9 employee parking lot in the northwest corner.

10 Another concern was a question on what
11 improvements will be made to Brace Road.

12 Costco will be dedicating right-of-way along
13 the frontage of Brace Road, as well as construction
14 standard improvements along their frontage. And that
15 right-of-way would be adequate for Brace Road to be
16 widened to standard lane widths and lane configurations
17 shown in the general plan for that type of roadway. At
18 least along the Costco front entrance where the project
19 has fourth (phonetic) lane.

20 Finally, there is also a question regarding
21 potential queues at the gas fuel pumps in the Costco
22 site and whether the storage would be adequate.

23 If you take a look at the Costco site plan
24 provided in the EIR, it would be 10 aisles serving
25 vehicles at the fueling pumps, and the fuel center is

1 capable of serving 30 vehicles at a time, as well as
2 having storage for 40 additional vehicles waiting to use
3 the fuel pumps.

4 Anticipated maximum estimated queues at the
5 fuel pumps were estimated by collecting queuing data as
6 recently as the last couple of years from different
7 Costcos around the state, measuring the maximum queues
8 seen at those Costcos during peak hours and applying
9 those numbers to our Costco project.

10 I wanted to note that specifically for the
11 final EIR additional data was collected specifically at
12 Costcos that had 32 locations which are very comparable
13 to the 30 fuel pumps proposed for the Loomis Costco
14 project.

15 And so based upon the maximum queues projected
16 for those other sites, it is anticipated that the
17 Loomis Costco project could provide more than enough
18 fuel storage to accommodate fuel station fueling.

19 I think that is all the comments I had for
20 traffic.

21 CHAIRMAN OBRANOVICH: Okay. Any comments from
22 the commission?

23 I've got a quick comment.

24 There's a lot of discussion about Brace Road
25 and, you know, issues are raised, and one is that the

1 right-in/right-out is being problematic in that people
2 are going to want to exit and get disoriented and have
3 to make U-turns.

4 And what I'm hearing is -- from some of this
5 traffic is that that end of Costco is mostly going to be
6 for truck entrance during the day and employee parking
7 is in that area, though it's less likely that members
8 are going to park in that area, and that they are more
9 likely to maybe enter there, but probably not exit
10 there.

11 And I think if you want to comment in a degree
12 to that, that would maybe help allay some fears or
13 concerns about that being a heavy use entrance and exit.
14 Probably might be a heavier use entrance and maybe not
15 an exit.

16 Also, the comment about large trucks being
17 allowed to park on Brace, and a Costco truck parking
18 there, while it might be permitted, it seems highly
19 unlikely, so I'm not too concerned about that.

20 I was kind of concerned -- and not what you
21 can do, maybe somebody can reach out to the Homewood
22 owners in that they were not contacted. If that's true,
23 I don't know, but if that is the case, I don't think
24 it's too late to kind of reach out, talk to them, and
25 see if maybe some understandings can be agreed to.

1 Okay. That's all. Thanks.

2 Bonnie, did you have something?

3 PC LONDON: There was a question about people
4 parking on Brace, which would be the apartment residents
5 use, so I was hoping to address that impact.

6 ANDERS HAUGE: Actually, regarding parking on
7 Brace, in summary, there would be the property owner
8 that Costco has a right of access and that access will
9 remove some of the parking, and the property owner has
10 no right to parking on Brace, and therefore, you know...

11 THE COURT REPORTER: I'm sorry.

12 UNIDENTIFIED SPEAKER: We can't hear you.

13 Speak up.

14 ANDERS HAUGE: I'm going to let Sabrina talk.

15 JEFF MITCHELL: I'm not sure you can hear me.

16 I think, Anders, what you were getting at is
17 that while parking is allowed on Brace, there's no right
18 to park on Brace for a particular property.

19 I would point out that the town incorporated
20 in 1987, I think, so the town did not approve the
21 apartment. And so it's really just speculation to try
22 and figure out what the county had in mind in 1962 when
23 they approved parking. Maybe it was a different parking
24 standard.

25 I do believe that there will be some loss of

1 on-street parking because of the entrance into Costco,
2 but that will be it. Otherwise your patrons and your
3 residents will be able to continue to park on Brace just
4 as they can now.

5 ANDERS HAUGE: One other point I wanted to
6 make is I went to the site, there's opportunities on the
7 existing site to re-stripe it, and actually include more
8 parking and improve the circulation.

9 So as Britt said previously, the town is
10 willing to sit down with the property owner and discuss
11 options for improving their situation that he would have
12 to construct.

13 PC LONDON: So Mario mentioned that they
14 anticipate 30 to 40 cars using Brace from that entry
15 point.

16 Was that hourly or per day?

17 MARIO TAMBELLINI: That was during the worst
18 case, midday week peak hour. So that was an hourly
19 number.

20 CHAIRMAN OBRANOVICH: All right. Any more
21 questions from planning commission?

22 Any more comments from staff to the public
23 comments?

24 MATTHEW GERKEN: Yes. Thank you, Mr. Chairman
25 and members of the commission.

1 I'm Matthew Gerken from AECOM, and I was the
2 project manager for the Environmental Impact Report.

3 I want to make a couple of general
4 observations and then answer some questions in regards
5 to the testimony.

6 As you know, we received a number of comments
7 recently on the final EIR, that the EIR runs -- 17
8 letters, 14 different individuals, I believe.

9 The town staff and expert team has been
10 reviewing these comments this afternoon and early
11 evening, and I know you have been as well. Many of the
12 comments query those that are made on the circulated
13 draft and EIR and are addressed on the final EIR
14 already.

15 Other comments present information that is not
16 correct, but could be clarified pretty easily in
17 materials looking forward in the future in this process.

18 Several comments were related to differences
19 in analysis methodology, but not differences that mean
20 the analysis methodology taken in the EIR was wrong,
21 just the difference of it.

22 Overall most of the comments are related to
23 future traffic congestion, which is no longer an adverse
24 environmental effect under CEQA, the California
25 Environment Quality Act, but obviously is important and

1 it is the study of detailed analysis. I'm just trying
2 to make the point that that's not a CEQA topic any
3 longer.

4 So based on our review, it does not appear at
5 this time that there were any comments that raised new
6 issues related to a new environmental law in effect or a
7 substantial increase in the severity of an impact as
8 we've discussed in the EIR, or a new feasible
9 alternative that's substantially different from what
10 we've already studied.

11 We will continue to review the comments.
12 You've heard offers of continued dialogue with
13 interested parties, and we can provide clarifying
14 responses, if necessary, looking forward.

15 Now, just a couple topics or perhaps
16 additional edification would be helpful.

17 Just to clarify, the question came originally
18 from Commissioner London, are sound walls necessary on
19 the south side of the apartments and on the east side of
20 the apartments? That's just because of truck delivery.
21 It's not necessary -- sorry, west and south. Not
22 necessary on the east.

23 Seeing nodding of understanding. I just
24 wanted to make that --

25 PC HOGAN: The sound wall on the east is not

1 located near the park. It's further away; correct?

2 MATTHEW GERKEN: Exactly right.

3 So there was a comment about restricting air
4 flow within the apartment complex with the construction
5 of the sound wall on the south and the west sides.

6 With regard to that comment, the draft EIR and
7 final EIR includes a detailed analysis of hazardous air
8 pollutant divisions effects, finding no significant
9 effects.

10 The final EIR updates quantified analysis of
11 toxic air contaminant effects, showing the benefits of
12 moving the truck traffic away from Brace Road entrance
13 during the nighttime.

14 With regard to the sound wall, because of the
15 number of cars within the apartment complex, the ratio
16 between gasoline-powered and diesel-powered vehicles,
17 the fact that idling times would be short, people coming
18 in and out of their apartments, it would be variable.
19 So not all 26 parking spaces there are all going to be
20 idling at the same time. Because of all those factors
21 because the building and the wall will create some
22 turbulence in that area, it will be continued mixing and
23 there won't be a substantial buildup of
24 air-pollutant emissions because of the sound wall.

25 With regard to queuing, Mario dealt with that

1 in a lot of detail.

2 I just also wanted to mention that there's
3 condition of approval called performance based queue
4 management plan that allows ongoing monitoring. And if
5 there is a problem with queuing that comes up from time
6 to time, you can create more queuing space on site by
7 redirecting vehicles. This is something that I
8 understand has been used successfully elsewhere at other
9 Costcos.

10 With respect to the question about the
11 woodlands and wetlands mitigation occur in Loomis, the
12 mitigation measure requires that the Oakwood mitigation
13 occur in a dry creek watershed. It's not something
14 that's political boundaries make sense for biological
15 resource impacts, so it -- but it is required to be
16 within the dry creek watershed which could be in Loomis,
17 not necessarily though.

18 With respect to wetlands, the wetlands
19 mitigation is something that is dictated by the
20 Clean Water Act and U.S. Army Corps of Engineers and
21 regulatory standards that prioritize on-site
22 conservation first and then on-site mitigation, and then
23 if that's not feasible, off-site mitigation. So it's
24 possible that it occurs within Loomis, but not
25 necessarily.

1 With respect to the question about the dual
2 pane windows in the second story of the apartments.

3 Yes, there is a mitigation measure, mitigation
4 measure of noise dash two, which requires the applicant
5 to reach out and coordinate and work toward the
6 installation of dual pane windows on the second story of
7 those apartment buildings.

8 Age that's -- unless you have something else,
9 a particular question. Hopefully those answers are
10 helpful in promoting understanding.

11 CHAIRMAN OBRANOVICH: Commissioners, any other
12 questions?

13 Any further comment, response from staff?

14 Sabrina. Okay.

15 MS. TELLER: Good evening, Commissioners.
16 Sabrina Teller. I'm outside CEQA attorney to the town,
17 and I've been working on the first circulated EIR and
18 the final EIR for the last year for the town and its
19 consultants.

20 I want to just provide you with a brief
21 overview of where we are now and the town's assessment
22 of the comments and recommended action.

23 CEQA requires a thorough analysis of all
24 potentially significant environmental impacts,
25 consideration of feasible mitigation and alternatives,

1 and good faith efforts to engage the public and respond
2 to all substantive public comments supported throughout
3 by substantial evidence.

4 The EIR before you tonight meets that
5 standard. CEQA does not require perfection. It doesn't
6 require that you delay certification until every
7 commenter is satisfied, nor that all experts must reach
8 agreement on technical issues, such as traffic
9 methodology before you can act to certify or recommend
10 certification of the EIR.

11 Staff and the town's consultants have very
12 carefully reviewed the several comments provided today.
13 We conclude that they largely concern issues already
14 thoroughly addressed in the EIR or the amount to dispute
15 certain methodology. On such questions the town may
16 adopt the conclusions of its own consultants and staff,
17 as long as they are supported by substantial evidence.

18 The town's record here as of this date
19 contains ample evidence to support its own consultants
20 and staff's conclusions as presented in the EIR.

21 I want to address just briefly the question
22 raised by the neighboring apartment owners regarding the
23 timing of the lot line adjustments approval.

24 The town's rules require entitlements to be
25 bundled and not separately considered.

1 CEQA also requires that entitlements be
2 considered as a whole of the project and not, quote,
3 unquote, piecemealed. That's the CEQA sin where you do
4 these sequential small approvals and that unite, and
5 therefore miss the big picture of the total -- the
6 totality of the impacts.

7 And so for those reasons the town's own rules,
8 as well as CEQA's prohibition on piecemealing, the town
9 was advised by its legal counsel that it could not act
10 to -- act on the requested lot line adjustment before it
11 certifies the EIR and approves all of the entitlements
12 together.

13 So in conclusion, there are no impediments to
14 your taking action tonight on staff's recommendations,
15 if that is the commission's wish.

16 CHAIRMAN OBRANOVICH: Planning commission, any
17 questions regarding the FDIR?

18 Jean? Any questions, Jean?

19 PC WILSON: No. I think things have been
20 covered pretty well. Thank you.

21 CHAIRMAN OBRANOVICH: Okay. Any further
22 comments from staff?

23 JEFF MITCHELL: Yeah. If I could add one
24 comment.

25 There seemed to be some confusion about

1 whether the town was going to read each e-mailed
2 comment.

3 That was never the intent. The comments --
4 all comments that have been received earlier in the day
5 were provided to each planning commissioner. They are
6 part of the administrative record. Anyone who would
7 like a copy of it can obtain one by requesting it from
8 the town.

9 What we committed to do was to read comments
10 that came in over YouTube live during the meeting or
11 that were e-mailed during the meeting because planning
12 commission obviously wouldn't have had an opportunity to
13 review those.

14 So I'm comfortable, unless any additional
15 e-mail comments have been received, that the town has
16 made all comments received available to the planning
17 commission, either in writing or by reading it.

18 CHAIRMAN OBRANOVICH: Yeah. I think the
19 planning commission understood the point about the
20 reading of the e-mails, the ones earlier today versus
21 the ones that were received during public comment period
22 during the meeting.

23 Thanks, Jeff.

24 Okay. Any more comments from staff?

25 Commissioners, any further questions?

1 Okay. If that's the case, we're going to wrap
2 up the response to public comment, and we'll bring them
3 back to the commission for deliberation, discussion, and
4 vote.

5 We've heard a lot of information, getting a
6 lot of information, and we're at a point, unless the
7 commission has any statements to make or further
8 considerations, then we would want to entertain some
9 motions. And the format I would like to use is I will
10 take each item one by one. We've got four, four
11 resolutions, so we will call for a motion and a voice
12 roll call vote to resolution 2011 through 2014.

13 PC HOGAN: I would like to comment on some of
14 the public comments we had tonight so the public
15 understands how we vote.

16 Regarding traffic and use of resident roads,
17 those are public streets. It's fundamental to the
18 United States that you can't dictate who drives on your
19 public road right in front of your house. I can drive
20 on it. You can drive on it. We all own the roads.

21 I understand as a property owner, I don't like
22 it when my neighbor parks in front of my house, but he
23 has the right to do so.

24 I think regarding the apartments, the deeding
25 of land to them that was not previously theirs,

1 installing the second floor two pane windows, I think
2 that's major mitigation on both points.

3 Regarding how many customers are in Loomis, I
4 see a major benefit of this project is bringing outside
5 dollars into Loomis over by the edge of town and close
6 to the freeway. So I don't see that as a major concern.
7 What I see is outside money coming in which from
8 economic principles is extremely beneficial to a local
9 community.

10 There are provisions for additional access to
11 the property off of Granite Drive. I wish that were
12 incorporated at this point, but it is required that
13 Costco participate in any potential future development
14 to develop that access, and I certainly hope it goes in.

15 The traffic on Brace, the same statement I
16 made before, it's a public road. Whoever gets there
17 first to park, gets to park there. That's me or you.

18 There have been comments from staff that the
19 impact to access to Homewood could be mitigated with
20 shortening of some medians, and I certainly hope that
21 those are discussed.

22 There are two different traffic studies on
23 this project: One from the town -- City of Rocklin, one
24 prepared for this EIR.

25 The results of the traffic studies are almost

1 the same, a little bit different. But the methodology
2 that was used in the EIR is accepted by Caltrans.
3 Caltrans knows more about traffic than most anyone else
4 I'm aware of. And they say it's a good method. Plus
5 the fact that the results of the studies are not
6 drastically different.

7 The remainder online comments, I will not
8 address at this point. I wanted to address the people
9 that are here. And I appreciate your input. Change is
10 sometimes hard to take.

11 Thank you for your time.

12 CHAIRMAN OBRANOVICH: Thank you, Mike.

13 PC KELLY: Hello. This is Linda Kelly, and I
14 just want to say a couple things.

15 I think the project is good because of the
16 amount of jobs that it could bring to our area. I think
17 it's projected to be about 175 full-time jobs, not
18 counting part-time jobs. And where it's located is
19 perfect to be able to ride your bike to work, walk to
20 work. Gives employment to our high school students and
21 college students at Sierra College, and also retired
22 people that want to supplement their income. I see a
23 real benefit there.

24 Also, of course, the fact that we will retain
25 from this project the taxes I think are really needed

1 for our town. By having a gas station there, the gas
2 tax will help our roads, and I think it's important to
3 keep that in mind every time you hit a pothole.

4 I think the location is really ideal for our
5 town because the location by I-80 off and onramps -- and
6 I think Mike brought a really good comment about outside
7 money coming to our town. A lot of our money right now
8 is going to Rocklin, in all that development there, so
9 for them to share in that with us would be so helpful.

10 I am very glad that Sabrina pointed out that
11 we comply with CEQA standards, and for that reason, I'm
12 very supportive of this project.

13 CHAIRMAN OBRANOVICH: Thank you, Linda.

14 Before -- I don't know if we're done with
15 commission comments, but I did want to remind the
16 commissioners, whenever you make a motion tonight on
17 these items, if you would please state your name first.
18 Thank you.

19 Any other comments from commissioners?

20 PC HOGAN: I did have a short comment I
21 neglected to make. I had town staff do a little bit of
22 research for me. I also did some research because in my
23 25 years in Loomis, population has hardly increased but
24 our traffic has gone through the roof.

25 So I got some traffic counts for

1 Sierra College, north of Taylor Road, and since 2006,
2 the traffic on Sierra College, north of Taylor has gone
3 up 2.7 -- has gone up 15 percent. The population of
4 Loomis has gone up 2.7 percent. So the traffic has
5 increased in our area using Sierra College as a typical
6 example five times more than our population.

7 If anyone has paid attention to the
8 development improved around us, the traffic is coming.
9 We need revenue to provide for that traffic and get them
10 out of our town. And that's one thing that this project
11 provides, because traffic is coming, no matter what we
12 do. 15 percent increase. We only have three percent
13 more population. Where does the revenue come from? The
14 town manager told me we are running a \$275,000 deficit
15 per year on road maintenance. I think it far exceeds
16 that amount. But this would provide a revenue to
17 mitigate wear and tear on the roads and more lanes in
18 our system.

19 Thank you. I'm done.

20 CHAIRMAN OBRANOVICH: Okay, Mike. Usually we
21 only give you one chance.

22 PC HOGAN: That's the public.

23 CHAIRMAN OBRANOVICH: Jean, did you have any
24 other comments?

25 Okay. I think we're good.

1 Bonnie, we're good?

2 PC LONDON: I would -- I don't want to repeat
3 what others already said, but I just want to thank staff
4 and consultants.

5 If you have, you know, any free time and go
6 through the final EIR and you see the amount of work
7 that was put in over the past three years, the due
8 diligence that was done, especially with reaching out to
9 our partners, our -- the City of Rocklin, all of the
10 other agencies, I appreciate the amount of work and the
11 due diligence.

12 Thank you.

13 CHAIRMAN OBRANOVICH: Okay. I'd like to thank
14 staff and all of our consultants for all of their hard
15 work. Good job. And the commissioners for hanging in
16 there. I know there's lot of hours involved.

17 And I also want to say I do concur and agree
18 with your comments that were nicely said.

19 Thank you.

20 We're not done yet.

21 PC WILSON: Okay. Am I un-muted? Can you
22 hear me now?

23 CHAIRMAN OBRANOVICH: Yes, we can hear you,
24 Jean.

25 PC WILSON: Okay. I wanted to say that I

1 agree with a number of these comments and -- especially
2 the studies that have been done and some of the comments
3 reflect an earlier -- the earlier version of the project
4 and not necessarily the most recent things.

5 I agree with Mike about the studies and they
6 have been well done by Bonnie.

7 And Linda did go through the latest
8 Environmental Impact Report, and you'll see the studies
9 are there. And when you have Caltrans and even Rocklin
10 and other agencies agreeing that your studies are valid,
11 you can see that they're not going to do that if they
12 think that these studies are trash. They're not trash.
13 They're valid studies.

14 I wanted to mention about the median. I think
15 it's -- the median, whether it impacts Homewood, getting
16 their trucks out, that can be looked at again. That's
17 one of the items that I brought up way, way back, so
18 that may have already been looked at and changed, if it
19 needed to be. But if not, I'm sure that could be looked
20 at again.

21 I think it's really important that we
22 understand where Loomis is financially. And it's not
23 just the effect of COVID and what that does to our
24 budget and everybody else's, but the fact that we don't
25 have enough income to pay for the kinds of things that

1 we want, even in our roads. And we like to have our
2 rural roads, but one of the things about a rural road is
3 it's an awful lot of miles of pavement with not many
4 people on it that are bringing in dollars to pay for
5 that. And this will significantly help where we are on
6 that kind of thing.

7 I like the idea of bringing in jobs. That's
8 something that Loomis can use, and will help -- will
9 help us in a number of ways.

10 I think we can keep an eye on what happens in
11 the event there are traffic problems. We'll have to
12 work on those and see what can be done about it. I
13 don't expect that Starlight Lane access, the one that
14 next to it, to get opened up again. I think Rocklin had
15 requested two of those openings onto Brace. And if it
16 turns out we don't really need that second one, but
17 we're leaving it in there for emergencies, so if an
18 emergency truck needs to get in, the fire trucks or
19 something, they can get in, or there's some need to get
20 out in -- quickly, it's there only for that. I don't
21 think anything else is going to happen.

22 And I think people will very quickly learn
23 that if they accidentally turn right onto Brace, they'll
24 do it one time. They're not going to be a repeat
25 customer coming back and doing that same thing again.

1 Now, does this affect me? Yes. I use Brace
2 quite a bit and turn left on Sierra College Boulevard.
3 Yes, there will probably be some extra traffic and I
4 might have to wait an extra, who knows, 30 seconds or
5 one quick light to get through before I can make my
6 turn. But I look at it as I'm doing that for the good
7 of the town, and it's something that I can certainly
8 live with to see the improvement that we can have for
9 the town.

10 This is a membership department store. Not
11 everybody wants to pay a fee to be a member of Costco,
12 so it's not like the whole universe is going to descend
13 and go to Costco. They don't -- everybody doesn't want
14 that. Everybody doesn't want to buy bulk. They don't
15 really need 17 jars of peanut butter or, you know, a
16 case of tomato sauce at the same time.

17 So I think some of these things people worry
18 about, which is fine to look at it and see those
19 realistically, but I think overall the EIR has shown
20 that they've really worked hard on these things. Again,
21 things like the -- not having trucks deliver next to the
22 apartments and in the nighttime, turning off the lights
23 at night in the parking lot when things are closed, so
24 it's not even as much light pollution as a lot of places
25 that leave them on 24/7.

1 I think overall there are -- this has been a
2 good job done on this. A lot of work has gone into it.
3 A lot of thought has gone into it. A lot of response to
4 people's comments have gone into it. And I hope that
5 the people that are still upset will have some patience,
6 wait and see. I don't think it's going to ruin our
7 town. I think it's going to be a benefit. So bear with
8 us.

9 Thank you.

10 PC HOGAN: Those are encouraging words.

11 I would like to propose Chairman Obranovich a
12 motion that we approve Resolution 20-11, which is
13 recommending -- excuse me -- Resolution 20-11
14 recommending that the Environmental Impact Report and
15 Mitigation of Monetary Recording Program be approved,
16 Resolution 20-12, recommending that counsel approve the
17 Zoning Code amendment; Resolution 20-13, recommending
18 that the town council approve the lot line adjustment;
19 and Resolution 20-14, recommending that the town council
20 approve the warehouse retail conditional use permit and
21 design review based on Option 1D, as described in the
22 project EIR.

23 PC KELLY: I second that.

24 CHAIRMAN OBRANOVICH: Okay. The motion was
25 made by Mike Hogan. We have a second.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Can we have a roll call vote, please?

PC SECRETARY PARKER: Commissioner London?

PC LONDON: Yes.

PC SECRETARY PARKER: Commissioner Hogan?

PC HOGAN: Yes.

PC SECRETARY PARKER: Commissioner Kelly?

PC KELLY: Yes.

PC SECRETARY PARKER: Commissioner Wilson?

PC WILSON: Yes.

PC SECRETARY PARKER: Chairman Obranovich?

CHAIRMAN OBRANOVICH: Yes.

All right. Thank you, everybody. Those motions have been asked to go forward with the recommendations to the town council.

Any other comments?

Okay. The meeting is adjourned.

(Whereupon, the meeting adjourned at 9:42 p.m.)

---o0o---

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

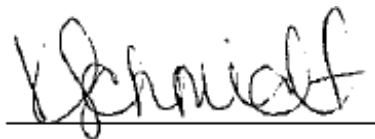
CERTIFICATE OF REPORTER

I, KATHRYN SCHMIDT, a Certified Shorthand Reporter of the State of California, do hereby certify:

That I am a disinterested person herein; that the foregoing proceedings were reported in shorthand by me, Kathryn Schmidt, a Certified Shorthand Reporter of the State of California, and thereafter transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties to said proceedings nor in any way interested in the outcome of said proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of July 2020.



KATY E. SCHMIDT, RPR, RMR, CRR, CSR 13096

[1 - additional]

1	200 50:1	4,000 57:23	36:23 37:10,13,14
1 29:14,20 30:12	2004 44:3	40 70:3 72:2 75:14	39:1 41:14 47:14
68:2	2006 88:1	4146164 1:25	48:16,25 49:2,5,10
1.5 18:17 23:2	2010 54:7	4a 21:25	55:14,18 64:19,21
10 27:3 62:1 71:24	2011 84:12	5	64:23,24 65:6,9
11,000 56:16	2012 23:12	57 18:7	69:2 70:5 74:8,8
12,000 56:16	2013 23:13	5:00 16:1	85:10,14,19 91:13
12,500 48:5	2014 23:14 84:12	6	accessible 59:9
13 31:18,20	2017 15:16 47:13	6 22:12	accessory 11:2
13.26.40 11:5	47:16	6,000 48:6	12:23
13.30.080 11:11	2018 15:18,20	63 13:5	accidentally 91:23
13.36.090 11:16	25:18 56:11 65:11	65 37:9	accommodate
13.36.100 11:20	65:25	7	19:9 27:5 49:19
13.36.110 11:22	2019 15:22 38:11	7 1:8 5:1	72:18
13.80.20 12:3	56:11	7.9 30:12	account 59:14
13096 1:24 95:20	2020 1:8 5:1 95:14	7.96 29:21	accurately 38:6
14 63:13,14 76:8	20th 15:23,23	70 13:3	acknowledge 8:21
15 11:24 88:3,12	21st 95:14	70,000 18:16	acknowledged 9:2
155,000 12:13	22 35:22 36:1	781 13:3	acres 12:8 30:12
16 44:4 52:19	43:20	7:01 1:9 5:1	act 10:23 19:14
53:22	24 12:24 46:4	7:30 63:11	47:16 58:6 76:25
17 12:8 15:17	24/7 92:25	8	79:20 81:9 82:9
63:13 76:7 92:15	25 87:23	80 16:25 22:4 37:3	82:10
175 86:17	255 13:6	87:5	action 10:24 80:22
17973 95:19	26 78:19	9	82:14
18 19:22	26th 15:25	9:42 94:17	actions 10:18
19 53:14	275,000 88:14	a	56:22,24 58:14
1962 37:2,16 41:17	28 27:1 37:3	ability 31:9 53:13	adam 4:17 54:1
74:22	3	68:15	add 82:23
1987 74:20	30 12:14 13:2 37:5	able 24:1 27:4	added 26:9,17,20
1d 93:21	39:24 42:24 46:4	30:1 55:18 59:9	26:21,22,22 27:7
2	70:3 72:1,13	75:3 86:19	27:14,15 28:13
2.7 88:3,4	75:14 92:4	accept 58:12	49:20 70:7
20 11:13	32 72:12	accepted 86:2	adding 11:6,19
20-11 23:11 93:12	3550 1:16	access 12:11 13:8	addition 22:24
93:13	36 26:25	13:11,14,16,21	27:18 34:21
20-12 93:16	37 52:6	14:4,6,11,17,20	additional 13:4
20-13 93:17	4	19:6 27:9,11	26:13,23 46:12
20-14 93:19	4 21:25	29:25 32:25 36:6	59:16 62:23 72:2
			72:11 77:16 83:14
			85:10

[address - appreciate]

<p>address 6:9 8:8 26:1,5 28:22 29:6 33:23 58:10,10 62:19 63:3,21,22 65:7 67:11,19 74:5 81:21 86:8,8</p> <p>addressed 21:22 28:23 36:5 46:9 62:16 65:18,24,25 76:13 81:14</p> <p>addressing 40:22</p> <p>adds 11:5 28:2</p> <p>adequate 71:15,22</p> <p>adequately 62:16</p> <p>adjacent 27:2 28:16 31:20 34:19 34:24 35:6 66:15</p> <p>adjourned 94:16 94:17</p> <p>adjusted 27:2,18</p> <p>adjustment 7:3 10:5,25 12:9,16 22:6 23:14 39:8 39:11 82:10 93:18</p> <p>adjustments 81:23</p> <p>administrative 83:6</p> <p>adopt 9:20,22 23:16 81:16</p> <p>adopted 10:1</p> <p>adopting 23:10</p> <p>adoption 10:20</p> <p>adverse 20:15 76:23</p> <p>advised 25:2 82:9</p> <p>aecom 3:4 63:22 76:1</p> <p>affect 68:9 92:1</p> <p>affordable 52:21 53:1,3</p>	<p>afraid 51:10</p> <p>afternoon 76:10</p> <p>age 80:8</p> <p>agencies 16:5,14 16:18 25:25 69:16 89:10 90:10</p> <p>agency 17:20 48:2</p> <p>agenda 6:5,12 7:4 9:15,18,20,22,25</p> <p>aggregate 8:18</p> <p>ago 38:8 43:20 53:12</p> <p>agree 45:23 57:25 89:17 90:1,5</p> <p>agreed 16:22 17:7 18:8 62:22 73:25</p> <p>agreeing 90:10</p> <p>agreement 16:13 16:24 17:3,8,22 18:21,23 20:3 36:7 38:7,8 39:11 39:14 40:3,5,7,15 81:8</p> <p>agreements 20:9</p> <p>ah 51:1</p> <p>ahead 9:9,19 29:12 32:15</p> <p>ain't 52:1</p> <p>air 16:19 17:17,21 20:20 38:1 46:15 78:3,7,11,24</p> <p>aisles 71:24</p> <p>allay 73:12</p> <p>alleyway 36:17</p> <p>allocation 16:23 17:7</p> <p>allotted 40:20</p> <p>allow 11:6,11,16 14:8 31:12,12 34:1 48:18</p>	<p>allowable 11:9</p> <p>allowed 14:10 40:21 73:17 74:17</p> <p>allowing 25:16</p> <p>allows 13:1 64:19 79:4</p> <p>alternative 77:9</p> <p>alternatives 80:25</p> <p>amend 10:24</p> <p>amending 23:12</p> <p>amendment 10:4 93:17</p> <p>amendments 11:4</p> <p>amount 34:11 46:8 60:6 70:7,15 81:14 86:16 88:16 89:6,10</p> <p>ample 81:19</p> <p>analysis 16:9,22 17:22 18:9 34:18 69:25 76:19,20 77:1 78:7,10 80:23</p> <p>analyzed 69:13 70:13</p> <p>anders 2:21 10:6,6 30:9,17 32:3 63:9 63:9 66:5,7,11 67:3,10,16 74:6,14 74:16 75:5</p> <p>announced 44:15</p> <p>annoying 6:17</p> <p>answer 23:20 46:14 64:4 65:22 66:2 67:25 76:4</p> <p>answered 30:17</p> <p>answers 35:11 80:9</p> <p>anticipate 75:14</p> <p>anticipated 23:1 69:18,25 70:2,14</p>	<p>72:4,16</p> <p>anybody 51:17,18 55:3 56:2 58:16 58:19</p> <p>anymore 61:4</p> <p>apartment 36:15 36:16 38:19 39:1 52:14,17,25 66:8 67:8 68:18 74:4 74:21 78:4,15 80:7 81:22</p> <p>apartments 12:10 12:19 13:8 30:21 31:17,21 32:22 34:20 36:1,17 37:2,5,7,9 38:12 38:22 40:24 44:4 44:9,20 45:24 48:14,15,22 50:18 52:18 59:20 66:14 67:21 68:17 77:19 77:20 78:18 80:2 84:24 92:22</p> <p>apparently 24:22</p> <p>appear 77:4</p> <p>appearing 7:7</p> <p>applicable 20:23</p> <p>applicant 5:17 7:11 8:12 24:25 25:6 29:11 41:8 80:4</p> <p>applicants 6:25 7:2,9</p> <p>application 10:18 15:15</p> <p>applies 58:6</p> <p>applying 72:8</p> <p>appreciate 32:18 32:19,21 47:3 51:21,23,24 86:9 89:10</p>
--	---	---	--

[approach - brace]

<p>approach 16:8 17:19 55:13 approaching 67:9 appropriate 65:3 approval 11:3 22:5,7 23:10 37:17 40:8 65:8 79:3 81:23 approvals 82:4 approve 10:25 11:1 23:9 29:2 60:24 74:20 93:12 93:16,18,20 approved 40:10 55:8 60:25 65:9 69:16 74:23 93:15 approves 82:11 approving 23:14 48:16 approximate 58:10 approximately 12:8,12 37:3 architecture 22:15 28:9 area 27:5 33:1 50:3,13 69:12 73:7,8 78:22 86:16 88:5 areas 70:2 armbruster 3:19 arms 44:18 army 79:20 arterials 70:6 articulated 55:9 asked 24:20 45:15 59:3 65:20 94:13 asking 18:1 24:5 aspects 57:9 assessment 80:21</p>	<p>associated 12:14 associates 2:22,24 assumptions 40:16 assures 65:9 attachment 21:25 attended 43:25 56:9 attending 5:16,19 8:5 attention 88:7 attest 52:19 attorney 2:20 3:8 3:19 42:5 63:25 80:16 95:10 auguscik 4:5,7 7:3 24:25 32:11 35:16 35:18,20,25 36:13 39:17,18,21 40:1 41:15,18,21,23 42:5,8 43:12,16,16 43:19,19 48:15 67:13 augusciks 52:13 53:5,10,21 availability 37:17 available 23:4 33:19 56:10 58:8 83:16 average 31:3 avoidable 59:4 avoided 20:8 aware 58:8 86:4 awful 91:3 aye 9:22,23,24</p>	<p>65:1 66:17 70:11 84:3 90:17 91:25 backups 59:15 bad 45:25 58:14 banes 4:11 46:19 47:2,8 48:10,10,12 base 22:20 based 17:2 27:23 66:18 70:24 72:15 77:4 79:3 93:21 basically 19:17 31:6 66:13 bear 93:7 becoming 65:5 bedroom 37:3 beginning 12:25 44:8,18 48:9 believe 18:17 19:1 28:23 30:3 31:19 35:3 36:3,4 45:7 61:23 62:4,25 63:12 65:7 74:25 76:8 beneficial 85:8 benefit 85:4 86:23 93:7 benefits 78:11 berberich 3:14 besmirch 58:13 best 6:2,2 beth 3:5 65:17 better 6:18,19 26:1 28:24 39:9 bicycle 27:7 big 50:23 82:5 bike 13:4 14:25 15:6 86:19 bio 30:11 biological 20:11 21:12 29:14,20 79:14</p>	<p>birds 20:14 bit 31:2,12 34:18 46:21 61:3 66:20 68:10 86:1 87:21 92:2 blake 4:9 45:5,5 blended 57:10 blood 52:20 blowup 13:10 blue 1:15 8:3 13:6 bob 4:5 43:20 bonnie 2:7 29:12 31:23 74:2 89:1 90:6 bonnie's 30:17 bother 43:13 bottom 44:14 51:15 bought 44:3 boulevard 12:7 14:13,14,17,19,23 15:4,14 16:25 18:15 19:5 56:17 60:5 68:16 70:11 70:18,19 92:2 boundaries 79:14 boundary 30:21 brace 12:7 13:12 14:18,21 15:1,5,6 19:9 27:15 36:2 37:7,20 50:3,12 51:20 54:8,9,10,22 59:23,25 60:1,3,4 60:15 66:16 68:3 68:24 69:6,23 70:1,4,5,10,12,15 70:18 71:4,11,13 71:15 72:24 73:17 74:4,7,10,17,18 75:3,14 78:12 85:15 91:15,23</p>
	<p>b 4:1 59:22 bach 4:19 56:4,8 back 7:20 9:8 23:23 25:18 27:25 35:16 36:16 47:16 49:4 50:24 62:5,6</p>		

[brace - clear]

<p>92:1 breach 40:15 break 28:14 62:3 brehmer 3:12 brett 4:15 38:17 42:23 52:3,4 bridge 68:4 brief 61:24 80:20 briefly 63:19 81:21 bring 9:7 23:23 24:24 29:9 32:10 62:5 84:2 86:16 bringing 85:4 91:4 91:7 britt 47:13 63:20 66:3 67:17,24 75:9 britton 2:15 broke 30:5,6 broker 38:17 52:4 brokers 38:13 brought 16:4 65:10 87:6 90:17 brueck 2:22,24 budget 90:24 build 37:9 building 7:16 8:1 8:4 27:22,24 28:5 28:9,9 34:7 54:3 54:10 56:3 58:17 71:5,6 78:21 buildings 38:2 66:8 80:7 buildup 78:23 built 19:21 66:13 bulk 92:14 bumps 60:7 bundled 81:25 business 22:15 44:10</p>	<p>butter 92:15 buy 46:11,11,11 92:14</p> <hr/> <p style="text-align: center;">c</p> <hr/> <p>c 2:1 3:1,2 4:1,2 calculated 16:14 17:23 california 1:1,17 5:2 10:23 19:14 53:2 76:24 95:3,7 call 5:4 9:21 55:2 58:6 84:11,12 94:1 called 39:3 65:20 79:3 caltrans 15:10 16:12,19,21 20:3 21:21 25:25 69:16 86:2,3 90:9 capable 72:1 capacity 27:19 68:5 capital 15:2 care 28:21 31:22 53:21,22 56:21 67:14 carefully 81:12 carol 2:13 8:8 61:5 carrying 68:5 cars 50:23,23 56:16 57:23 60:2 75:14 78:15 case 48:21 73:23 75:18 84:1 92:16 cash 38:20 catch 8:20 category 8:6 cause 37:11 caused 40:17 cell 58:10</p>	<p>center 1:15 33:15 34:16,17,20,24 35:4,7 71:25 central 22:15 ceqa 3:8 10:20 15:16 21:9 23:11 63:25 76:24 77:2 80:16,23 81:5 82:1,3 87:11 ceqa's 82:8 certain 19:15 81:15 certainly 85:14,20 92:7 certificate 95:1 certification 10:4 10:19 81:6,10 certified 95:2,6 certifies 82:11 certify 23:11 81:9 95:3,9 cfid 18:16 chairman 2:3 5:4 5:14,15 6:16,20 9:13,16,25 23:21 24:3,11,14 25:9,11 29:8,18 30:1 31:22 32:4,9,14 35:13,19,23 39:17 39:19,24 41:5 42:9,14,16 43:6,14 43:17 45:3 46:24 47:6 48:8,11 49:23 51:22 56:2 58:16 61:5,9,14,18 61:23 62:4 63:6 67:18 72:21 75:20 75:24 80:11 82:16 82:21 83:18 86:12 87:13 88:20,23 89:13,23 93:11,24</p>	<p>94:10,11 chance 88:21 change 13:17 32:21 57:20 69:2 86:9 changed 14:4 51:25 90:18 changes 26:4,7 27:22 32:18 40:18 62:22 changing 20:25 68:9 character 22:14 chart 22:2 checked 54:24 chevron 14:2 choice 52:2 chris 3:12 christy 2:23 circulated 15:18 15:23,25 76:12 80:17 circulation 14:15 68:19 75:8 citizens 19:1 city 14:7 15:10 16:13,20 18:5 20:4 25:24 51:12 69:15 85:23 89:9 claim 20:5 clarified 76:16 clarify 5:21 12:4 77:17 clarifying 77:13 clarke 43:25 class 15:6 clean 79:20 cleaning 44:13 cleans 12:19 clear 40:4 54:8</p>
--	--	---	---

[climate - configurations]

<p>climate 57:25 close 36:10,15 61:18 71:8 85:5 closed 27:12 33:16 34:2 92:23 closely 62:19 closer 34:7 35:24 closes 34:1 closing 33:6,8 61:10 code 10:4,25 11:4 11:8,19 23:13 27:6 37:8 64:16 64:18 93:17 coffee 55:3 collected 72:11 collecting 72:5 college 12:7 14:13 14:13,16,19,23 15:4,14 16:25 17:25 18:15 19:4 26:17 27:14,16 31:15 46:2 49:11 56:17 59:16 60:5 70:11,18,19 86:21 86:21 88:1,2,5 92:2 come 6:8,25 7:4,17 7:25 8:1,2 9:5 25:1 26:16 29:18 43:7 48:17,19 49:4 50:19 51:9 53:6 56:3 58:13 65:1 68:15 88:13 comes 20:25 79:5 comfortable 44:6 83:14 coming 36:21 46:11,12 55:3 58:22 68:22 78:17 85:7 87:7 88:8,11</p>	<p>91:25 comment 6:6 7:12 7:13 9:4,6 18:6 32:5 42:20 43:4,7 47:13 51:17,18,18 56:3 57:2 59:7,12 59:18 60:17 61:19 62:8,11 63:8,12 65:14,18,22 69:22 72:23 73:11,16 78:3,6 80:13 82:24 83:2,21 84:2,13 87:6,20 commenter 81:7 comments 6:11 7:17 8:7,9,11,13 8:16,17,20,22 9:7 9:15,17 13:16 15:24 17:1,10,18 17:24 27:23 28:25 32:6 43:8 54:13 55:10 57:4,7 58:22 59:1,21 61:3,6,10,15,24 63:10,13,14,17,21 63:23 65:11,16,17 65:25 69:9,10 72:19,21 75:22,23 76:6,10,12,15,18 76:22 77:5,11 80:22 81:2,12 82:22 83:3,4,9,15 83:16,24 84:14 85:18 86:7 87:15 87:19 88:24 89:18 90:1,2 93:4 94:15 commercial 11:5 22:20,24 48:16,19 50:14 52:4 64:8 commission 1:5 2:14 6:23 7:10 9:8</p>	<p>9:23 10:11,16 15:20,21 16:3 23:8,24 24:16,23 25:12,18 29:10 31:25 35:15 37:22 41:1,9 45:9 47:9 53:25 54:15 56:6 56:10 57:3,12,16 57:19 58:3 60:23 64:3 72:22 75:21 75:25 82:16 83:12 83:17,19 84:3,7 87:15 commission's 21:25 82:15 commissioner 2:5 2:7,9,11 5:6,8,10 5:12 32:17 41:12 77:18 83:5 94:2,4 94:6,8 commissioners 5:16 8:24 24:5 80:11,15 83:25 87:16,19 89:15 committed 15:3,9 83:9 committing 16:24 common 55:12 communication 18:3 communications 19:3 community 29:25 38:4 44:7 55:1,23 59:11 85:9 compact 11:17,18 company 47:20 55:22 comparable 72:12 compensation 18:14</p>	<p>complex 52:14 78:4,15 complexes 52:25 comply 87:11 components 19:18 19:21 compromise 57:18 57:25 concern 31:6 33:2 33:14 68:10 70:9 71:10 81:13 85:6 concerned 18:25 19:5 73:19,20 concerns 17:13 26:1,5 28:23 37:1 40:19 62:16,20 69:22 73:13 conclude 81:13 concludes 29:5 conclusion 82:13 conclusions 17:4 18:9 81:16,20 concrete 26:15,21 concur 89:17 condemnation 37:15 condition 13:9 14:9 79:3 conditional 10:5 11:1 22:3 23:15 65:2 93:20 conditions 11:3 21:17,20 22:5,7 23:10 65:8 conduct 10:11 conducted 22:4 25:19 confident 34:18 configurations 71:16</p>
---	---	--	--

[confirm - dad]

<p>confirm 16:8 confirmed 17:6 conflict 20:23 22:14 confusion 82:25 congestion 55:16 76:23 connection 54:2 conservation 29:22 79:22 consider 53:20 58:3 consideration 80:25 considerations 10:21 84:8 considered 37:16 81:25 82:2 consist 37:3 consistency 21:24 22:3 consolidate 61:24 consolini 2:23 construct 75:12 constructed 12:25 37:2 construction 21:4 71:13 78:4 consultant 2:22 3:10,12 10:7 58:11 consultants 25:19 26:2 55:10 80:19 81:11,16,19 89:4 89:14 contact 54:22 contacted 73:22 contains 81:19 contaminant 78:11</p>	<p>continue 75:3 77:11 continued 77:12 78:22 contributors 55:1 control 16:19 17:18 20:20 controls 17:21 convergence 36:24 conversation 38:14,25 cooler 28:19 cooperation 21:21 69:15 coordinate 80:5 coordination 15:11 16:5 20:19 copy 83:7 corner 12:7,17,24 13:13,20 71:9 corps 79:20 correct 41:15 76:16 78:1 cost 47:19 costco 3:12,15,17 3:19 6:10 7:2,6 10:3,7,13,14,19 11:25 12:6,18 13:25 14:10,22 17:14,15 18:16 19:8 23:9 25:5,6 25:14 27:17 30:13 32:2 33:21 36:8 37:14,19 38:3,5,7 38:9 39:2,3,7,10 39:14,16 40:2,3,5 40:7,21 41:19 44:15,17,25 47:15 47:19 48:7,13,16 48:19 49:3,25 50:4,16 51:20</p>	<p>53:16,20 54:16 55:14 56:7,13,13 56:16 57:20 59:24 60:12 62:9 64:14 64:17,19,22,24 65:1 66:16 70:8,9 70:13 71:8,12,18 71:21,23 72:9,13 72:17 73:5,17 74:8 75:1 85:13 92:11,13 costco's 40:15 70:23 costcos 72:7,8,12 79:9 council 10:17 18:11,12 23:9 60:25 93:18,19 94:14 counsel 82:9 93:16 95:9 counting 86:18 countless 25:23 country 50:21 56:18 counts 87:25 county 5:24 16:12 16:18,18 17:5,10 17:17,21 20:4 21:22 52:7 69:15 74:22 couple 34:17 68:1 69:7,10 72:6 76:3 77:15 86:14 coupler 60:22 course 31:15 34:9 43:24 86:24 court 29:16 42:1 74:11 covered 51:2,3 82:20</p>	<p>covers 18:23 covid 51:10 53:14 90:23 cpa 38:14 create 36:18 78:21 79:6 created 16:11 20:21 creating 17:19 creation 21:7,16 21:18 creek 79:13,16 crew 38:23,24 crippling 36:23 crisis 53:3 cross 68:13 crossing 68:12,22 crossings 59:15 crr 1:24 95:20 csr 1:24 95:20 cubing 15:13 cul 60:11 cumulative 21:10 21:11,12,13,14,17 21:19 cup 55:3 current 37:8 38:9 57:10,20,25 currently 12:17 54:11 55:14 59:9 68:8,22 curve 68:11,14 customer 56:13 91:25 customers 45:13 45:16,21 46:14 70:8,10,14 85:3</p>
d			
<p>d 3:2 dad 44:12 54:4</p>			

[dale - dumpster]

<p>dale 3:19 daljit 4:11 48:10 dark 13:21 dash 80:4 data 72:5,11 date 61:12 81:18 day 35:8 38:22 44:23 47:22 56:16 57:23 73:6 75:16 83:4 95:14 de 60:11 dealt 78:25 decades 38:20 december 15:23 decide 32:7 decided 18:2 38:11 decision 38:16 53:8 58:4 declined 65:22 dedicate 12:10 dedicated 12:18 15:1 dedicating 71:12 deeded 41:22 deeding 39:11 84:24 deep 26:10 deficit 88:14 define 12:4 defines 11:20,22 64:16 definitely 68:25 definition 11:5 definitions 12:3 degradation 21:6 degree 19:20 73:11 deir 65:25 del 44:1 52:8</p>	<p>delay 53:16 61:3 70:21 81:6 delayed 53:13 delays 40:17 deliberation 84:3 deliberations 9:8 deliver 92:21 deliveries 32:22 67:22 delivering 64:14 delivery 71:7 77:20 department 5:24 59:6 92:10 descend 92:12 described 93:21 design 10:5 11:1 22:4 23:15 27:23 27:24 28:2,23,24 35:3 93:21 designed 31:13 36:20 designer 3:15 desirable 53:1 desired 65:1 detached 52:18 detail 79:1 detailed 18:12 62:14 77:1 78:7 details 18:7 devastating 40:23 develop 85:14 developed 37:21 69:14 development 18:18 25:14 49:10 54:6 85:13 87:8 88:8 dialogue 77:12 diane 4:7 43:16,19</p>	<p>dictate 84:18 dictated 79:19 diesel 78:16 difference 76:21 differences 76:18 76:19 different 7:2 8:16 62:20 64:17 72:6 74:23 76:8 77:9 85:22 86:1,6 difficult 6:17 60:14 diligence 55:5,25 89:8,11 diligently 24:19 dimension 31:13 direct 70:5 71:1 directed 21:1 direction 70:7,16 directly 19:5 47:7 director 3:6 25:13 disappointing 57:24 disclosure 39:5 discuss 16:22 40:25 75:10 discussed 13:20 31:14 56:19 77:8 85:21 discussion 9:9 72:24 84:3 disinterested 95:4 disoriented 73:2 disposition 55:5 dispute 81:14 disruptions 37:11 distance 34:19,19 distancing 5:25 7:14 district 16:19 17:13,14,16,18</p>	<p>20:20 22:16 disturb 34:24 disturbance 20:14 34:23 divisions 78:8 docket 16:3 docks 11:25 12:2 document 13:1 15:12 20:7 62:15 65:15 documentation 65:3 66:20 documented 55:9 69:20 doing 27:4 39:7,10 40:6 91:25 92:6 dollar 47:20 dollars 18:16,17 23:2 46:1 85:5 91:4 door 28:19 doors 33:16 draft 15:17,22 16:9 17:2,11,19 76:13 78:6 drastically 86:6 drive 13:24 14:1 14:11 19:9 59:11 60:3,15 84:19,20 85:11 drives 84:18 driveway 11:21 70:12,19 71:4 drought 28:5 dry 79:13,16 dual 59:19 80:1,6 due 37:1 40:18 55:5,25 89:7,11 dumpster 39:2</p>
--	---	--	--

[e - expert]

<p>e</p> <p>e 2:1,1 3:1,1,2 8:7 8:8 58:10 59:22 59:22 61:6,7 83:1 83:11,15,20 95:20 earlier 83:4,20 90:3,3 early 16:7 65:13 76:10 easement 29:22 easily 76:16 east 14:18 26:9 27:10 28:13 31:1 31:8 48:21 49:1,1 70:1,4 77:19,22,25 eastern 66:23 easy 57:22 echo 6:17 36:3,11 39:21,23 43:13 echoing 29:17 economic 40:23 85:8 economy 40:18 edge 66:23 85:5 edification 77:16 effect 20:15 33:2 76:24 77:6 90:23 effectively 36:10 36:15 40:13 effects 40:23 78:8 78:9,11 effort 57:18 efforts 81:1 eight 26:14 31:4 31:18 eir 14:6 15:22,24 16:9 17:2,11,19,23 18:4,6 19:14 22:1 23:16 26:3 32:19 36:4 38:6,10 54:13 55:10,11,24</p>	<p>57:2,5,10,13 62:14 62:15 65:11 69:21 71:24 72:11 76:7 76:7,13,13,20 77:8 78:6,7,10 80:17,18 81:4,10,14,20 82:11 85:24 86:2 89:6 92:19 93:22 either 57:19 83:17 element 28:2 elevation 28:10,14 28:18 31:3 elevations 28:15 eliminate 57:23 67:9 elimination 37:19 else's 51:18 90:24 emergencies 27:12 91:17 emergency 13:14 14:20 27:9,11 32:25 49:2 64:21 64:23 65:9 91:18 emissions 20:19 78:24 employee 22:22 71:9 73:6 employees 33:9 34:8 71:8 employment 86:20 encourage 43:2 48:1 encouraging 22:24 93:10 ended 18:8 energy 11:15 enforcement 60:8 engage 58:1 81:1 engineer 2:16 67:25</p>	<p>engineers 63:20 79:20 enter 68:3,8 73:9 entered 36:8 38:8 39:14 entering 13:22 entertain 84:8 entire 30:22 40:12 entitlements 81:24 82:1,11 entrance 14:12,16 14:16 19:8 36:10 36:15,22 50:5 51:24 66:16 68:20 68:20 71:5,18 73:6,13,14 75:1 78:12 entrances 36:24 entry 75:14 environment 76:25 environmental 10:3,19,23 13:1 15:12,17 19:14 20:1 23:12 63:23 63:23 65:3 66:11 66:19 76:2,24 77:6 80:24 90:8 93:14 equipment 33:19 especially 32:21 32:24 89:8 90:1 established 42:3 estate 25:14 52:4 estimated 72:4,5 estimates 16:11 eva 13:18 evaluate 66:12 evaluated 14:5 evaluation 22:1 66:11,18 67:11</p>	<p>evening 5:20 7:1 15:25 25:10 53:24 56:4 76:11 80:15 event 1:15 91:11 everybody 5:15 7:14,23 9:4 42:18 42:20 43:2,3 52:3 56:4 62:5 90:24 92:11,13,14 94:12 everybody's 8:20 evidence 81:3,17 81:19 evolved 65:14 exactly 78:2 examine 55:5 example 88:6 exceed 11:13,13 exceeds 88:15 excited 44:16 excuse 58:8 60:4,9 93:13 exhaust 38:2 exhausted 24:18 exhaustive 25:20 exhibit 21:25 existing 11:23 13:9 15:13 22:11 26:11 27:5 31:7 55:24 75:7 exit 8:1 73:2,9,13 73:15 exiting 13:22 70:11 expand 23:4 expect 34:23 91:13 expected 71:7 expensive 53:3 experience 59:10 69:18 expert 76:9</p>
---	--	--	---

[experts - generally]

<p>experts 81:7 exposure 21:3 extended 15:7 extra 92:3,4 extremely 85:8 eye 91:10</p>	<p>feels 68:14 fees 13:7 18:18 feet 11:13 26:25 27:1 31:3,18 66:22 felt 38:19 figure 74:22 fill 20:11 final 14:6 15:24 17:2,23 18:4,6 32:19 45:9 57:10 57:13 58:3 72:11 76:7,13 78:7,10 80:18 89:6 finally 23:16 58:5 71:4,20 financial 40:18 financially 90:22 find 20:7 52:16 53:3 57:24 finding 78:8 findings 10:20 23:10,11 fine 92:18 fire 17:12,13,14,16 38:19 91:18 first 5:23 6:4,6 24:25 25:5,15,17 26:8 33:23 43:21 44:15 45:6,15 46:19 47:8 57:1 59:2 68:20 69:10 79:22 80:17 85:17 87:17 fishery 20:16 fits 47:19 48:3 five 7:5 22:6 39:20 45:14 52:12 88:6 fixture 11:12 28:6 flawed 55:7,8</p>	<p>floor 85:1 flow 36:20,22 37:12 38:1 60:13 78:4 follow 6:5 8:2 24:1 30:1 following 5:23 foot 11:16 12:13 26:14 27:3,3 31:4 31:18,20 footnote 11:6 force 36:16 foregoing 95:5 form 37:15 40:3 formal 43:10 format 5:21 6:4 8:19 43:9 84:9 forth 25:1 55:11 forward 22:7 40:22 61:20 76:17 77:14 94:13 found 19:15,25 32:18 44:11 four 11:25 45:14 55:14,15 84:10,10 fourth 71:19 frame 39:12 free 89:5 freedom 58:5 freeway 22:25 50:25 85:6 freeways 70:6 friend 51:18 friendly 43:23 friends 52:11 front 15:19 28:19 60:20 71:18 84:19 84:22 frontage 71:13,14 fuel 13:22 23:5 27:19 34:10,13</p>	<p>46:15 49:11,20 71:21,25 72:3,5,13 72:18,18 fueling 11:2 12:4 12:14,23,24 13:2 13:19,22 14:14 22:10,13 49:12 71:25 72:18 full 86:17 fully 57:12 62:15 functionality 55:21 fund 20:4 fundamental 84:17 funding 16:24 17:13,16,16 further 17:24 18:3 24:12,23 41:1 55:25 68:4 70:1,1 78:1 80:13 82:21 83:25 84:7 95:9 future 13:16 76:17 76:23 85:13</p>
<p>f</p> <p>faced 53:14 facilities 22:18 69:13,17 facility 12:13 35:2 49:11,14,19 67:4 facing 53:2 fact 50:10,17 57:1 58:9 78:17 86:5 86:24 90:24 factors 78:20 fair 16:11,23 17:7 17:8 53:4 faith 81:1 family 35:21,25 36:8 38:7 40:24 43:23 44:10 45:2 52:8,11,11 far 34:21 45:21,21 49:19 60:18 71:5 88:15 favor 9:21,22 fdir 82:17 fears 73:12 feasible 77:8 79:23 80:25 feature 59:10 february 15:23 fee 92:11 feed 56:18 feel 43:23 46:17 52:10 55:4 64:18 65:5 feelings 44:19</p>	<p>g</p> <p>garbage 39:1 gas 20:19 21:12 27:18 46:6,12 57:23 71:21 87:1 87:1 gases 20:18,21 38:2 gasoline 78:16 gate 51:23 60:7 gated 50:5,6 gather 8:15 general 11:5,8 21:23 22:12 55:6 69:12 71:17 76:3 generally 70:13,25 71:6</p>		

[generate - hogan]

<p>generate 20:18 23:2</p> <p>geometry 68:9</p> <p>gerken 3:3 63:22 67:20 75:24 76:1 78:2</p> <p>getting 74:16 84:5 90:15</p> <p>ghg 20:24,25</p> <p>give 33:11 37:14 41:20 88:21</p> <p>given 7:23 32:5 35:3</p> <p>gives 86:20</p> <p>giving 47:9</p> <p>glad 46:17 66:2 87:10</p> <p>glamorous 44:13</p> <p>go 9:6,9,19 29:12 30:10,22 32:14 41:5 46:24 50:20 50:22,24,24 51:6 56:12 63:7 64:17 67:22,24 89:5 90:7 92:13 94:13</p> <p>goal 22:12</p> <p>goes 44:24 60:24 85:14</p> <p>going 5:22,23 6:2 6:4,6,12 7:7,24 10:12,13,14 14:7 23:23 24:24 25:4 29:9 35:8 41:16 43:12,13 45:19 46:2,5 48:18 50:4 50:5,15,16,18,19 50:20,22 52:24 55:17 58:25 61:18 61:19,21 62:5 63:18,18,19,22 64:1 66:2 67:10</p>	<p>67:24 69:2 73:2,5 73:8 74:14 78:19 83:1 84:1 87:8 90:11 91:21,24 92:12 93:6,7</p> <p>goldsmith 3:19,19</p> <p>good 25:10 32:20 43:17 46:16,16 53:24 56:4 67:20 80:15 81:1 86:4 86:15 87:6 88:25 89:1,15 92:6 93:2</p> <p>goods 22:23 23:5 64:14</p> <p>goose 1:15</p> <p>gorman 47:15</p> <p>gosh 54:6</p> <p>gotta 50:21</p> <p>graduated 44:1,2</p> <p>granite 13:24 14:1 14:4,11 19:9 85:11</p> <p>graphic 12:15</p> <p>great 26:3 29:1 43:24 62:14 63:2</p> <p>green 42:24</p> <p>greenhouse 20:18 20:19 21:12</p> <p>greg 2:3</p> <p>growing 52:8</p> <p>growth 44:7</p> <p>guess 47:24</p> <p>guidelines 5:24</p> <p>guys 48:23 51:1,6</p>	<p>handle 36:19 49:5 55:18</p> <p>handling 41:8</p> <p>hanging 89:15</p> <p>hanky 34:13</p> <p>happen 57:4 91:21</p> <p>happens 34:13 67:15 91:10</p> <p>happy 29:5 68:17</p> <p>hard 9:1 38:20 52:15,16 54:15 86:10 89:14 92:20</p> <p>harmon 59:7</p> <p>haskins 60:19</p> <p>hauge 2:21,22,24 10:6,6 23:25 30:9 30:17 32:3 63:9,9 66:11 67:3,10,16 74:6,14 75:5</p> <p>hazardous 78:7</p> <p>hazards 21:8,16 21:19</p> <p>he'll 7:4</p> <p>head 47:14</p> <p>heading 70:20</p> <p>health 5:25 56:21 56:21</p> <p>healthy 26:12</p> <p>hear 6:14,15 24:2 24:9,10 25:8 29:17 30:2 32:13 35:24 42:1,12 43:14 50:4,7 51:17 74:12,15 89:22,23</p> <p>heard 24:4 33:18 54:19 56:6,24 64:22 68:10 77:12 84:5</p> <p>hearing 10:2,11 15:19 16:3 42:19</p>	<p>59:15 73:4</p> <p>hearing's 10:10</p> <p>hearings 65:4</p> <p>heart 44:5</p> <p>heat 38:2</p> <p>heavier 73:14</p> <p>heavily 37:7</p> <p>heavy 59:23 73:13</p> <p>heck 50:20</p> <p>height 11:12,13 26:24</p> <p>held 1:12</p> <p>hello 35:18 45:5 46:20 47:4 52:3 86:13</p> <p>help 40:7 44:11 62:23 73:12 87:2 91:5,8,9</p> <p>helpful 77:16 80:10 87:9</p> <p>helping 44:12</p> <p>hereunto 95:13</p> <p>hey 49:4</p> <p>hi 62:12</p> <p>high 44:1 52:7 86:20</p> <p>higher 31:2,12 46:25</p> <p>highlight 12:21</p> <p>highlights 14:15</p> <p>highly 73:18</p> <p>historic 22:15</p> <p>history 15:15</p> <p>hit 47:13 87:3</p> <p>hogan 2:5 5:8,9 41:11,11,16,19,22 41:24 42:2,7 66:7 67:1,5,23 77:25 84:13 87:20 88:22 93:10,25 94:4,5</p>
	<p>h</p> <p>h 43:25</p> <p>habitat 20:13,13 59:4</p> <p>half 56:15</p> <p>hand 12:16 19:6 19:12 95:14</p>		

[hold - items]

<p>hold 39:15 40:13 holding 16:2 25:4 51:19 home 51:9,16 homewood 54:3,5 54:10,16 55:21 60:20 68:7,14 73:21 85:19 90:15 honor 52:13 honoring 40:5 hope 53:7,19 85:14,20 93:4 hopefully 35:11 80:9 hoping 58:2 74:5 horrendous 46:3 hour 34:1,4,5 75:18 hourly 75:16,18 hours 13:15 72:8 89:16 house 51:24 84:19 84:22 housing 37:3 44:6 53:2,3 huge 31:7 humble 52:15 hundred 66:22 hunter 59:11 60:3 60:3 hunter's 33:1 hunters 59:11 60:11,15 hurt 53:13 hurting 53:16,17 husband 43:20 44:24</p>	<p>ideal 87:4 ideally 70:25 ideas 32:21 identified 21:3 identify 29:24 30:14,16 idling 78:17,20 ii 15:6 impact 10:3,20 15:18 17:9 23:12 54:17 56:17 57:21 62:24 63:23 74:5 76:2 77:7 85:19 90:8 93:14 impacts 19:15,18 19:19 20:6,8,10 21:10,11,12,13,14 22:11 36:5 54:16 59:4 69:11 79:15 80:24 82:6 90:15 impediments 82:13 implement 15:11 implementation 19:25 implementations 19:18 implemented 19:23 important 45:8 76:25 87:2 90:21 impossible 40:19 improve 11:14 22:20 75:8 improved 88:8 improvement 15:3 92:8 improvements 14:22 15:3 20:5 44:5 49:15,15,18 59:25 71:11,14</p>	<p>improving 23:13 75:11 include 20:10 75:7 included 19:22 includes 13:11 14:23 28:4 78:7 including 16:18 37:6 income 86:22 90:25 incorporate 28:8 incorporated 26:7 28:3 74:19 85:12 incorporates 27:24 incorrect 40:16 55:11 increase 22:20 27:19 59:24 60:12 60:13 77:7 88:12 increased 22:21 26:18 87:23 88:5 indicated 9:9 19:7 indirect 20:15 individual 59:1 individually 8:18 9:6 individuals 65:18 76:8 industry 69:19 inevitably 59:24 60:1 infilling 26:13 information 18:1 18:11,12 24:19 55:9,11 58:6,7,9 76:15 84:5,6 initial 57:1 input 10:15 86:9 inside 34:2 56:2 58:16</p>	<p>installation 80:6 installing 85:1 integrated 23:5 integrity 57:11,14 intended 12:24 64:11 intends 13:5 intent 83:3 intention 27:10 interchange 18:15 70:20 interchanges 22:11 interested 77:13 95:11 interpret 38:6 interpretation 28:10 intersection 21:14 21:15 intersections 21:6 interstate 16:25 interviewed 38:13 introduced 28:16 inverse 37:15 investment 44:10 invite 7:24 25:6 inviting 48:5 involved 89:16 irrigation 28:5 issue 11:10 19:13 20:25 39:5 59:16 64:6 65:5,10 68:7 issued 15:17 issues 16:8 24:21 40:22 63:19 69:5 69:8 72:25 77:6 81:8,13 item 84:10 items 6:7,9,12 87:17 90:17</p>
<p>i</p>			
<p>i.e. 59:10 idea 33:11 44:17 91:7</p>			

[jackson - long]

<p>j</p> <p>jackson 4:13 43:5 49:24,24 51:23</p> <p>jars 92:15</p> <p>jean 2:11 5:19 24:1,3,8 32:16 35:13 42:11,16 82:18,18 88:23 89:24</p> <p>jeannie 38:15</p> <p>jeff 2:19 3:14 74:15 82:23 83:23</p> <p>jeopardy 55:23</p> <p>job 1:25 26:3 62:14 89:15 93:2</p> <p>jobs 86:16,17,18 91:7</p> <p>journey 28:19</p> <p>july 1:8 5:1 15:18 95:14</p> <p>june 15:18,20,25</p> <p>jurisdictional 19:24</p> <p>jurisdictions 20:5</p>	<p>73:24 91:6</p> <p>kinds 90:25</p> <p>knew 43:22</p> <p>know 8:24 39:21 42:11 45:13,17,20 45:25 46:9 48:23 49:18 51:11 54:2 55:12 65:16,25 66:10 67:5 72:25 73:23 74:10 76:6 76:11 87:14 89:5 89:16 92:15</p> <p>knows 86:3 92:4</p> <p>koberlein 59:22</p>	<p>lastly 23:4 38:6</p> <p>late 73:24</p> <p>latest 90:7</p> <p>law 77:6</p> <p>lay 47:18</p> <p>lead 36:25</p> <p>leading 54:6 55:22</p> <p>leads 37:19</p> <p>learn 71:1 91:22</p> <p>leave 33:9 34:3,4,7 47:22 68:8 92:25</p> <p>leaving 36:21 49:12,13 91:17</p> <p>led 28:4</p> <p>left 14:24 19:6,12 42:22 60:15 68:15 68:23 69:3,3 92:2</p> <p>legal 82:9</p> <p>length 17:20</p> <p>letters 76:8</p> <p>letting 41:3</p> <p>levels 21:6 67:6</p> <p>lieu 13:7</p> <p>life 40:12</p> <p>light 11:12 34:11 38:1 92:5,24</p> <p>lighting 11:15 26:25 28:4 33:6 33:10,10,12</p> <p>lights 33:7,24,24 34:6,7,8,10 36:7 42:23 92:22</p> <p>limit 39:20 42:21 68:2,3,12</p> <p>limitations 19:24</p> <p>limits 62:21 68:14</p> <p>linda 2:9 86:13 87:13 90:7</p> <p>line 7:3 10:4,25 12:9,15 22:6 23:13 30:7 36:7</p>	<p>38:7 39:7,10 67:6 81:23 82:10 93:18</p> <p>lines 8:3 12:19</p> <p>list 19:16 38:16 65:21</p> <p>listed 11:4,9</p> <p>listen 25:5 28:22</p> <p>literally 44:4</p> <p>litigation 40:11</p> <p>little 37:25 42:22 46:21 50:8,23 61:3 86:1 87:21</p> <p>live 45:11 46:17 49:25 50:25 52:11 52:11,22 53:1 54:1 56:8 83:10 92:8</p> <p>lived 35:21,25</p> <p>lives 45:7 56:14</p> <p>llp 3:8</p> <p>loading 11:23,23 11:24 12:1</p> <p>local 22:23 38:17 44:17 85:8</p> <p>locate 22:10,13,17</p> <p>located 12:6,22,23 71:4 78:1 86:18</p> <p>location 35:4 44:16 56:15 87:4 87:5</p> <p>locations 21:8 72:12</p> <p>locked 13:15</p> <p>logan 59:7</p> <p>london 2:7 5:10,11 9:24 29:13,19 30:8,19 31:17 74:3 75:13 77:18 89:2 94:2,3</p> <p>long 21:14,19 28:14 56:13 81:17</p>
<p>k</p> <p>k 59:22</p> <p>kathryn 1:23 95:2 95:6</p> <p>katy 95:20</p> <p>keep 10:8 35:7 51:1 68:24 87:3 91:10</p> <p>kelly 2:9 5:6,7 86:13,13 93:23 94:6,7</p> <p>kept 33:16 45:12</p> <p>kids 52:12</p> <p>kind 5:21 8:15,19 13:21 33:3 34:19 41:8 46:23 73:20</p>	<p>l</p> <p>l 4:1 59:22 66:13 66:24</p> <p>l.a. 45:7</p> <p>land 19:9 22:17 51:13 84:25</p> <p>landscape 26:10 28:5</p> <p>landscaping 26:18 26:23 28:6,16,20</p> <p>lane 12:10,17 14:24,24,25,25 15:1,5,7 19:12 27:15,16 33:1 36:18,19,21 37:6 48:24 59:17 68:23 68:23,24 69:1 71:16,16,19 91:13</p> <p>lanes 15:6 46:5 55:16 88:17</p> <p>large 44:21 55:22 73:16</p> <p>largely 81:13</p> <p>larger 26:10,18 27:5 56:18</p> <p>largest 54:25 55:1</p>		

[longer - mic]

<p>longer 76:23 77:3 look 14:3 18:6 28:17 37:22 46:1 50:19 54:15 61:4 71:23 92:6,18 looked 21:23 49:15 59:8 90:16 90:18,19 looking 14:14 24:17 68:20 76:17 77:14 looks 21:9 51:25 loomis 1:4,17 5:2 10:3,19,25 11:17 15:2,10 16:6 18:14 22:9,12,20 23:3,6 25:11 28:11,22 29:1 35:21 36:1 37:8 40:6 43:20 45:9 45:16,22 47:18,24 48:1,6,18 49:7,25 50:7 52:9,23 53:6 53:19,22 54:1 56:9 57:16,17,19 59:5 60:23,24 72:13,17 79:11,16 79:24 85:3,5 87:23 88:4 90:22 91:8 loss 20:12,12,14 36:25 74:25 losses 40:18 lost 60:9,10 lot 7:3 10:4,25 11:12 12:9,15 22:6 23:13 24:21 26:24,25 27:6 28:4,21 32:18 33:7,10,11,24 36:7 36:17,20,23 38:7</p>	<p>39:7,10 51:5 52:10,17 61:14 71:9 72:24 79:1 81:23 82:10 84:5 84:6 87:7 89:16 91:3 92:23,24 93:2,3,3,18 loud 51:9 louder 56:23 love 43:23 52:9 56:13,14 low 28:6 lower 34:11</p> <hr/> <p style="text-align: center;">m</p> <hr/> <p>mail 8:7,8 58:10 61:6 83:15 mailed 83:1,11 mails 61:7 83:20 main 14:12,15 19:8 71:5 maintain 7:14 maintenance 88:15 major 15:13 55:15 55:18 70:6 85:2,4 85:6 making 14:23 15:3 44:5 47:12 52:25 53:4 63:15 70:10 man 36:3 management 79:4 manager 2:18 9:13 24:8 30:3 36:12 38:15 58:21 76:2 88:14 managers 52:17 managing 10:7 mandy 60:19 manley 3:8 march 15:16</p>	<p>mario 3:9 63:20 66:3 69:5,7 75:13 75:17 78:25 market 38:19 marketplace 53:15 mary 3:5 65:17 mask 7:15 47:5 masks 5:25 masonry 27:24 massing 28:14 material 24:20 materials 27:25 76:17 matter 39:4 40:14 47:23 88:11 matters 41:1 47:24 matthew 3:3 63:22 66:19 67:10,17,18 67:20 75:24 76:1 78:2 maximum 11:11 70:4 72:4,7,15 mcdonald's 14:1 meadows 12:10,18 13:8 44:3 48:15 mean 46:6 76:19 means 5:25 meant 67:19 measure 20:21 29:14,20 30:12 79:12 80:3,4 measures 17:9 18:22 19:22 measuring 72:7 median 68:11,14 90:14,15 medians 85:20 meet 18:3 19:11 56:5</p>	<p>meeting 1:5,12 5:16,21 6:1 7:8,22 17:25 18:2,8 27:6 31:6,15 38:13 50:8 57:6 61:13 61:19 62:5 65:23 83:10,11,22 94:16 94:17 meetings 16:7,21 17:2 18:7 25:23 25:24 28:25 56:10 meets 81:4 meiks 60:21 member 70:24 92:11 members 18:13 25:11 28:18 34:1 34:2 70:24 73:7 75:25 membership 92:10 memorandum 16:24 17:8 18:21 men 38:25 mental 56:21 mention 79:2 90:14 mentioned 75:13 message 51:16 met 17:5,12,17,20 17:25 18:5,25 25:17,17 45:10 metal 27:24 28:2 method 86:4 methodologies 69:20 methodology 17:3 18:9 76:19,20 81:9,15 86:1 mic 29:18</p>
---	--	---	--

[michael - notice]

<p>michael 3:17 25:8 25:10,13 30:3,5,11 30:15,23 31:19 32:2,8 33:23 45:6 45:20 46:13 49:17 49:21 62:12</p> <p>microphone 6:15 7:17,18 8:3 35:24 47:7</p> <p>midday 75:18</p> <p>migratory 20:14</p> <p>miguel 59:18</p> <p>mike 2:5 30:4 41:11 62:10 86:12 87:6 88:20 90:5 93:25</p> <p>miles 21:1 56:15 91:3</p> <p>million 18:15,17 23:2</p> <p>mind 14:4 25:4 35:7 46:20 57:11 57:15 74:22 87:3</p> <p>mine 51:11</p> <p>mine's 51:18</p> <p>minimize 22:11</p> <p>minute 8:22,25 39:20 42:21 61:15 61:17</p> <p>minutes 7:5,19 45:4 58:25 62:1</p> <p>misrepresented 36:7</p> <p>mittell 2:19 74:15 82:23</p> <p>mitigate 57:20 60:6,16 88:17</p> <p>mitigated 15:14 19:19 20:6,22 59:4 85:19</p>	<p>mitigating 26:15</p> <p>mitigation 10:21 16:12,25 17:9 18:19,22 19:22,25 20:1,21,22 23:16 29:14,20 30:12 55:25 59:8 62:23 62:23 79:11,12,12 79:19,22,23 80:3,3 80:25 85:2 93:15</p> <p>mixing 78:22</p> <p>modeling 16:16,17 16:22 17:3,6</p> <p>modify 65:2</p> <p>moment 61:24</p> <p>monetary 93:15</p> <p>money 85:7 87:7,7</p> <p>monitoring 10:22 23:17 79:4</p> <p>months 39:13 62:18</p> <p>moose 3:8</p> <p>morning 63:11</p> <p>mortality 20:16</p> <p>motion 9:10 84:11 87:16 93:12,24</p> <p>motions 84:9 94:13</p> <p>motorcycle 13:4 27:7</p> <p>mou 18:13,22</p> <p>move 6:12 7:24 8:5 22:7 35:16 40:21 44:14 46:21 46:22 54:17 61:19</p> <p>moved 43:20</p> <p>moving 7:12 58:20 60:20 64:4,13 78:12</p> <p>multibillion 47:20</p>	<p>multifamily 38:18</p> <p>municipal 22:21 37:8</p> <p>mute 24:9</p> <p>muted 89:21</p> <hr/> <p style="text-align: center;">n</p> <hr/> <p>n 2:1 3:1,2,2 4:2 59:22</p> <p>nail 47:14</p> <p>name 10:6 25:13 28:6 35:19,20 43:11,16,19 45:5 48:9 49:24 52:3 54:1 56:8 87:17</p> <p>nature 20:25</p> <p>near 22:11,24 45:11 46:8 78:1</p> <p>nearest 33:15</p> <p>necessarily 8:18 79:17,25 90:4</p> <p>necessary 22:18 67:22 77:14,18,21 77:22</p> <p>need 6:15 12:1 24:8 49:5 50:8 66:10 71:2 88:9 91:16,19 92:15</p> <p>needed 11:25 86:25 90:19</p> <p>needs 91:18</p> <p>negative 36:5</p> <p>neglected 87:21</p> <p>negotiations 17:15</p> <p>neighbor 33:2 84:22</p> <p>neighborhood 25:23 31:6,14</p> <p>neighborhoods 60:2,13</p> <p>neighboring 81:22</p>	<p>neighbors 26:5 33:15 34:24 45:11 48:2 54:21 62:20</p> <p>nesting 20:13,14</p> <p>never 11:9 38:4 44:20,21 47:15 57:8 83:3</p> <p>new 15:4,6,7,22 20:20 27:14,15 34:25 48:17 56:15 77:5,6,8</p> <p>nicely 89:18</p> <p>nicer 28:19</p> <p>niello 47:15</p> <p>night 35:9 92:23</p> <p>nights 45:1</p> <p>nighttime 32:22 78:13 92:22</p> <p>nine 11:16 27:3</p> <p>nodding 77:23</p> <p>noise 21:3,4 26:16 33:15 35:9 36:6 37:25 67:21 80:4</p> <p>nonlocal 60:8</p> <p>noorani 4:17 53:24 54:1</p> <p>nope 36:12</p> <p>normally 9:20</p> <p>north 12:22 26:20 28:13 31:11,20 88:1,2</p> <p>northbound 14:24 14:25 15:4,7 27:14,16</p> <p>northwest 13:13 71:9</p> <p>note 47:17 69:24 72:10</p> <p>notes 8:15</p> <p>notice 15:16 27:9</p>
---	--	--	---

[noticed - parker]

<p>noticed 38:23 notices 45:10 november 15:22 number 16:21 17:6 18:7,25 19:17 25:24 62:22 62:23 75:19 76:6 78:15 90:1 91:9 numbers 72:9 numerous 18:5 26:4</p>	<p>88:20,23 89:13,23 93:11,24 94:10,11 observations 76:4 observed 56:24 obtain 83:7 obvious 37:13 obviously 7:2 37:12 76:25 83:12 occasions 17:6 occur 14:8,10 17:14 18:4 79:11 79:13</p>	<p>ones 83:20,21 ongoing 17:16 79:4 online 5:19 25:16 86:7 onramps 87:5 open 9:14 29:25 35:8,9 42:19,19 44:18 50:8 opened 64:23 91:14 opening 50:10 openings 91:15 operation 13:15 21:14,15 54:16,18 54:25 operational 40:23 opinion 59:17 opportunities 75:6 opportunity 6:23 7:10 8:12 9:4 25:16 32:6 47:10 53:17 56:5 58:2 83:12 opposed 67:13,14 opposition 47:22 optimal 6:2 option 19:6 68:25 93:21 options 75:11 order 58:23 62:6 ordinances 64:10 64:16 organization 5:22 originally 27:1 68:19 77:17 oro 44:1 52:8 outcome 95:11 outlines 25:20 outside 3:8 7:25 8:4 58:11,19</p>	<p>62:21 80:16 85:4 85:7 87:6 overall 27:8 28:9 76:22 92:19 93:1 overboard 16:6 overriding 10:21 overview 80:21 owned 12:17 owner 14:8 52:16 54:9 67:7 68:18 74:7,9 75:10 84:21 owners 73:22 81:22 owns 19:4 45:24</p>
<p style="text-align: center;">o</p>			
<p>o 3:2 59:22 oo 2:2 3:2,20 4:3 4:21 5:3 94:18 oak 13:5,6,6 20:13 26:13,18,21,22,22 29:21 30:12 59:8 oaks 20:12 59:11 60:3 oakwood 79:12 object 58:12 objectives 22:9 obligation 40:3 obranovich 2:3 5:4,14,15 6:16,20 9:16,25 23:21 24:3,11,14 25:9,11 29:8,18 30:1 31:22 32:4,9,14 35:13,19,23 39:17 39:19,24 41:5 42:9,14,16 43:6,14 43:17 45:3 46:24 47:6 48:8,11 49:23 51:22 56:2 58:16 61:5,9,14,18 61:23 62:4 63:6 67:18 72:21 75:20 80:11 82:16,21 83:18 86:12 87:13</p>	<p>occurs 79:24 offered 18:13 65:21 66:4 offers 77:12 office 51:6 oh 25:2 32:14 50:4 54:6 okay 6:16,20 9:11 9:16,19 23:21 24:1,14 25:2,6 30:2 31:24 32:1 32:16 35:13 41:16 41:19,24 42:7,8,16 42:18 43:4 47:4 58:18,20 61:5,9 62:4 63:6 66:4 67:23 72:21 74:1 80:14 82:21 83:24 84:1 88:20,25 89:13,21,25 93:24 94:16 okuma 3:17 25:8 25:10,13 30:3,5,15 30:23 31:19 32:8 33:23 49:17,21 56:6 62:12 old 28:10 once 7:23 8:9</p>	<p>operational 40:23 opinion 59:17 opportunities 75:6 opportunity 6:23 7:10 8:12 9:4 25:16 32:6 47:10 53:17 56:5 58:2 83:12 opposed 67:13,14 opposition 47:22 optimal 6:2 option 19:6 68:25 93:21 options 75:11 order 58:23 62:6 ordinances 64:10 64:16 organization 5:22 originally 27:1 68:19 77:17 oro 44:1 52:8 outcome 95:11 outlines 25:20 outside 3:8 7:25 8:4 58:11,19</p>	<p style="text-align: center;">p</p> <p>p 2:1,1 3:1,1 4:1,2 4:2 p.m. 1:9 5:1 16:1 94:17 packing 38:24 packinghouse 28:11 packinghouses 28:1 page 29:4 paid 88:7 painting 44:12 pam 4:9 45:5 pane 59:19 80:2,6 85:1 panel 19:10 panels 27:25 panky 34:13 parcel 12:19 48:13 48:14,17,20 park 73:8,17 74:18 75:3 78:1 85:17,17 parker 2:13 5:6,8 5:10,12,14 8:8</p>

[parker - population]

<p>61:7 94:2,4,6,8,10 parking 11:12,17 11:18 13:3 26:24 26:25 27:3,6,6,8,8 28:4 33:7,10,11,24 36:6,16,20,23,25 37:6,7,9,12,17,20 37:20 39:1 64:8 64:15,16,17,19 71:9 73:6,17 74:4 74:6,9,10,17,23,23 75:1,8 78:19 92:23 parks 84:22 part 20:24 23:17 40:7 52:24 53:9 69:13 70:25 83:6 86:18 participate 44:11 85:13 participating 8:5 particular 33:2,21 74:18 80:9 parties 40:11 77:13 95:10 partners 89:9 parts 39:2 patience 93:5 patricia 4:19 56:8 patrons 75:2 pause 8:15 pavement 91:3 pay 17:8 18:17 42:3 90:25 91:4 92:11 pc 5:6,7,8,9,10,11 5:12,13,14 9:24 24:2,10,12 29:13 29:19 30:8,19 31:17 32:12,16 35:12 41:11,16,19</p>	<p>41:22,24 42:2,7,13 42:15 61:7 66:6,7 67:1,5,23 74:3 75:13 77:25 82:19 84:13 86:13 87:20 88:22 89:2,21,25 93:10,23 94:2,3,4 94:5,6,7,8,9,10 peak 72:8 75:18 peanut 92:15 peer 69:21 people 6:8 7:15,21 7:24 8:4,7,23 21:4 43:24 46:10 47:11 48:5 49:12,17 50:1,7,15,24 51:9 51:13,16 54:20 58:12 63:14 68:12 69:8 73:1 74:3 78:17 86:8,22 91:4,22 92:17 93:5 people's 93:4 percent 88:3,4,12 88:12 perfect 38:20 43:22 86:19 perfection 81:5 performance 79:3 perimeter 27:1 30:22 34:6,9,22 period 57:2 83:21 permanent 49:5 permit 10:5 11:1 13:1,17 22:4 23:15 65:3 93:20 permitted 73:18 person 8:19 45:8 59:1 95:4 persons 63:14</p>	<p>pertaining 6:9 petition 61:1 petitions 50:1 phase 7:12 phone 58:10 phonetic 47:16 71:19 physically 7:16 picture 82:5 piecemealed 82:3 piecemealing 82:8 place 31:10 43:22 52:22 53:1 placed 14:9 59:19 placer 5:24 16:12 16:18,18 17:5,10 17:12,17 20:4 52:6 69:15 places 92:24 plan 11:8 12:21 13:10,11,20,23 19:1 20:23 21:23 22:12 46:3 48:3 55:24 62:22 68:11 71:17,23 79:4 planning 1:5 2:5,7 2:9,11,14,22 3:6 5:16 6:23 7:10 8:24 9:8,23 10:11 10:16 15:20,21 16:2 21:25 23:8 23:24 24:5,16 25:11,18 29:10 32:16 35:15 37:22 41:1,9,11 45:9 53:24 54:15 56:6 56:10 57:3,12,16 57:19 58:3 59:6 60:23 63:19 64:3 75:21 82:16 83:5 83:11,16,19</p>	<p>plans 38:15 39:15 40:12 69:21 planted 13:7 plants 26:19 playing 52:8 please 5:5 6:9 7:17 7:20 8:2 9:12 25:7 27:21 28:12 35:16 35:19 39:25 43:11 47:17 54:15 58:17 60:21 87:17 94:1 pleased 32:24 pleasurable 52:22 pleasure 52:7,12 plot 13:23 plus 12:8 21:13,15 21:17 31:7 34:21 86:4 pm 46:7 point 5:18 6:5 7:18 11:18 13:14,17 18:24 21:2 23:23 24:22 34:5 49:8 55:19 56:19 61:2 64:25 65:6 69:12 70:23 74:19 75:5 75:15 77:2 83:19 84:6 85:12 86:8 pointed 87:10 points 5:21 13:12 48:25 55:15 85:2 policy 20:24 22:1 22:1 political 79:14 pollutant 78:8,24 pollution 16:19 17:17 20:20 38:1 92:24 population 48:5 87:23 88:3,6,13</p>
---	--	--	---

[portion - putting]

<p>portion 31:2 42:19 position 58:13 possibility 33:18 possible 29:23,24 33:17 39:4 40:7 79:24 possibly 19:11 potential 20:16 21:7,15,18 29:15 56:15 69:11 71:21 85:13 potentially 70:10 70:20 80:24 pothole 87:3 power 51:7 powered 78:16,16 powers 43:25 precedence 48:18 preparation 15:16 26:3 prepared 18:4 65:15 85:24 preparing 62:14 present 25:16 26:6 51:15 76:15 presentation 25:7 29:5 63:24 presentations 64:2 presented 17:22 19:1 81:20 preservation 29:21 pretty 76:16 82:20 prevent 51:15 preventing 40:9 previously 56:20 75:9 84:25 price 53:17 pride 44:7 primarily 71:7</p>	<p>principles 85:8 prior 38:8,9 prioritize 79:21 prison 44:21 probably 8:14,25 50:15 54:25 73:9 73:14 92:3 problem 19:8 37:23 49:4 79:5 problematic 73:1 problems 15:13 20:1,2 35:5 91:11 proceed 5:22 9:10 proceedings 1:20 62:3 95:5,10,12 process 16:7 37:18 40:8,9 43:3 49:8 53:9,12 54:6 64:1 65:14 76:17 producer 55:22 professional 56:21 56:22 program 10:22 15:3 20:22 23:17 93:15 progress 70:21 prohibition 82:8 project 10:3,7,13 10:14,15 11:21 12:6,12 13:5,25 14:9,17 15:15,21 16:12 17:23 19:17 19:21 20:18 21:13 21:15,17,19,23 22:5,8 23:9,18 25:20,22 26:9 28:3 29:1,3 37:19 40:10,21 44:15,25 49:25 55:8,17 56:11 60:24 62:17 63:2 69:14,18</p>	<p>70:19 71:18 72:9 72:14,17 76:2 82:2 85:4,23 86:15,25 87:12 88:10 90:3 93:22 projected 72:15 86:17 projects 15:13 26:5 promised 57:3 promises 57:12 promoting 80:10 properties 38:18 49:1 64:7,20 property 14:8 19:4 37:13 38:9 38:16,24 39:2,6,11 39:12,16 40:2,10 40:13,17 41:14,20 42:3,4 52:16 53:11,11 54:5,9 55:21 64:12,13 66:24 67:6 74:7,9 74:18 75:10 84:21 85:11 proposal 31:5 51:14 57:20 propose 47:21 48:2 93:11 proposed 27:1 39:7,10 57:2 70:12 72:13 proposing 26:11 26:14 30:24 31:4 31:11,19 34:25 35:1 protect 27:4 31:9 protected 20:12 protecting 26:12 provide 14:10 16:9 17:16 18:14</p>	<p>22:18,22 26:15 30:14 34:7,11,12 70:5 72:17 77:13 80:20 88:9,16 provided 16:17,23 18:12 19:20 59:12 71:24 81:12 83:5 provides 88:11 providing 18:1 44:6 provisions 85:10 public 5:24 6:6,11 7:12,13 8:11 9:3,7 9:14,17 10:2,11,15 15:19 27:12 28:25 32:5 42:18,20 43:4,6,8 56:3,11 57:2 61:19 62:8 62:11 65:4 75:22 81:1,2 83:21 84:2 84:14,14,17,19 85:16 88:22 pull 57:22 pumps 12:14 46:4 46:4,6,8,15 71:21 71:25 72:3,5,13 purchase 40:2 purchased 39:12 39:16 40:2 54:5 purchasing 38:9 purpose 10:10 put 31:4 39:15 40:12 44:5 50:1 50:12,17 52:20 55:11 68:11 89:7 puts 38:3 putting 48:15,24 50:2 51:21</p>
--	--	---	--

[quality - report]

<p>q</p>	<p>quote 82:2</p>	<p>reasons 82:7</p>	<p>64:21 69:22 70:9</p>
<p>quality 10:23</p>	<p>r</p>	<p>recall 54:4</p>	<p>71:20 74:6 81:22</p>
<p>17:21 19:14 76:25</p>	<p>r 2:1 3:1 4:2 59:22</p>	<p>receive 8:22 10:12</p>	<p>82:17 84:16,24</p>
<p>quantified 78:10</p>	<p>rabé 2:17 9:13</p>	<p>10:13,15</p>	<p>85:3</p>
<p>query 76:12</p>	<p>24:8 30:3 36:12</p>	<p>received 8:9 15:21</p>	<p>regards 29:13,20</p>
<p>question 29:13,19</p>	<p>58:21</p>	<p>27:23 28:25 61:15</p>	<p>30:20 76:4</p>
<p>29:23 30:2,4,11,18</p>	<p>racks 13:4</p>	<p>63:12 76:6 83:4</p>	<p>region 69:17</p>
<p>33:13,24 34:15</p>	<p>raise 43:22</p>	<p>83:15,16,21</p>	<p>regret 53:7</p>
<p>35:11 43:5,7 49:7</p>	<p>raised 31:3 43:25</p>	<p>recirculated 15:22</p>	<p>regular 64:23 65:6</p>
<p>49:9,20 59:6</p>	<p>64:6 72:25 77:5</p>	<p>recognize 11:8</p>	<p>regulation 20:24</p>
<p>60:22 67:20 71:10</p>	<p>81:22</p>	<p>12:1</p>	<p>regulatory 79:21</p>
<p>71:20 74:3 77:17</p>	<p>ran 16:16</p>	<p>recommend 81:9</p>	<p>reiterated 57:6</p>
<p>79:10 80:1,9</p>	<p>ranch 60:3,4</p>	<p>recommendation</p>	<p>reject 55:24</p>
<p>81:21</p>	<p>range 22:23</p>	<p>10:17 23:8 66:17</p>	<p>related 21:7,16,18</p>
<p>questioned 17:19</p>	<p>raptors 20:15</p>	<p>recommendations</p>	<p>33:6 76:18,22</p>
<p>questioning 66:4</p>	<p>ratchet 35:1,5</p>	<p>10:12 82:14 94:14</p>	<p>77:6</p>
<p>questions 6:24</p>	<p>ratio 78:15</p>	<p>recommended</p>	<p>relates 22:12</p>
<p>7:11 23:19,24</p>	<p>reach 28:21 73:21</p>	<p>19:22 66:12 67:4</p>	<p>relative 54:13</p>
<p>24:6,12,20,23 29:6</p>	<p>73:24 80:5 81:7</p>	<p>80:22</p>	<p>56:11</p>
<p>29:10 31:24 32:12</p>	<p>reached 17:4</p>	<p>recommending</p>	<p>relatively 71:5,8</p>
<p>33:5 41:9 42:6,10</p>	<p>54:20,23</p>	<p>23:7 93:13,14,16</p>	<p>relieve 59:17</p>
<p>42:11,13 43:8</p>	<p>reaching 89:8</p>	<p>93:17,19</p>	<p>rely 37:7</p>
<p>46:14 63:3 64:3,4</p>	<p>read 5:20 8:9</p>	<p>reconvene 61:25</p>	<p>remain 33:25</p>
<p>66:1,5 67:16,23</p>	<p>32:19 46:3 51:9</p>	<p>record 56:12</p>	<p>remainder 86:7</p>
<p>68:1 75:21 76:4</p>	<p>51:11 58:22,25</p>	<p>81:18 83:6</p>	<p>remind 7:13 9:3</p>
<p>80:12 81:15 82:17</p>	<p>59:13 61:22 67:2</p>	<p>recording 93:15</p>	<p>10:8 32:1 39:19</p>
<p>82:18 83:25</p>	<p>83:1,9</p>	<p>records 58:7</p>	<p>42:18,20 87:15</p>
<p>queue 27:19 79:3</p>	<p>reading 15:12</p>	<p>recreation 30:14</p>	<p>remove 74:9</p>
<p>queues 71:21 72:4</p>	<p>51:12,17 58:21</p>	<p>recycled 28:1</p>	<p>removed 19:12</p>
<p>72:7,15</p>	<p>83:17,20</p>	<p>red 42:25</p>	<p>removing 19:6</p>
<p>queuing 72:5</p>	<p>ready 23:20 38:12</p>	<p>redirecting 79:7</p>	<p>remy 3:8</p>
<p>78:25 79:5,6</p>	<p>60:25 63:17</p>	<p>reduce 67:4</p>	<p>rendering 14:12</p>
<p>quick 8:14 33:5</p>	<p>real 25:14 52:4</p>	<p>reduced 26:24</p>	<p>repairs 44:12</p>
<p>72:23 92:5</p>	<p>86:23</p>	<p>reducing 62:24</p>	<p>repeat 30:6 89:2</p>
<p>quickest 39:4</p>	<p>realistically 92:19</p>	<p>reference 68:4</p>	<p>91:24</p>
<p>quickly 91:20,22</p>	<p>really 43:2 57:16</p>	<p>references 27:25</p>	<p>replacement 37:20</p>
<p>quiet 24:17</p>	<p>74:21 86:25 87:4</p>	<p>reflect 56:23 90:3</p>	<p>replacing 13:5</p>
<p>quieter 33:19</p>	<p>87:6 90:21 91:16</p>	<p>reflects 19:2</p>	<p>reply 63:8</p>
<p>34:25 35:4</p>	<p>92:15,20</p>	<p>regard 78:6,14,25</p>	<p>report 6:13,13,22</p>
<p>quite 8:22 19:17</p>	<p>reason 87:11</p>	<p>regarding 10:2</p>	<p>9:12,14 10:3,20</p>
<p>34:18 44:17 92:2</p>		<p>20:24 23:24 30:12</p>	<p>15:18 23:12,25</p>

[report - rocklin]

<p>24:4,13 46:15 63:23 76:2 90:8 93:14 reported 1:22 95:5 reporter 29:16 42:1 74:11 95:1,3 95:6 reporter's 1:20 reporting 10:22 23:17 reports 57:14,14 represent 54:9 representative 3:17 54:21 representatives 7:6 54:20 request 7:4 14:3 29:2 54:14 64:22 requested 10:16 10:18,24 12:9 19:10 82:10 91:15 requesting 83:7 require 13:17 14:7 37:9 70:6,15 81:5 81:6,24 required 11:24 66:9 67:7,8 79:15 85:12 requirement 64:10 requirements 11:21,23,24 21:9 requires 79:12 80:4,23 82:1 requiring 68:13 research 87:22,22 residence 50:22 residences 26:11 27:2 34:20 35:6 resident 52:6 84:16</p>	<p>residential 31:1 38:4 48:14,17,19 48:23 49:1 50:3 50:13 60:2 64:7 64:12,13,18,20 66:23 70:2 residents 22:23 28:22 37:4 52:21 53:2,5,22 59:10 74:4 75:3 resistance 28:6 resolution 23:11 23:12,13,14 84:12 93:12,13,16,17,19 resolutions 84:11 resolve 16:8 19:11 39:3 resolved 19:18 40:14 resolves 11:10 resolving 19:13 resource 79:15 resources 17:5 20:11 21:12 respect 43:3 52:9 79:10,18 80:1 respectfully 29:2 respond 8:12 32:6 57:3 63:17 65:14 81:1 responded 57:7 65:11,17 responding 8:16 8:17 9:5 65:10 response 11:14 15:24 18:6 62:8 62:11 80:13 84:2 93:3 responses 57:10 77:14</p>	<p>rest 27:12 restaurant 14:1 restrict 38:1 68:21 restricted 58:24 restricting 36:5 37:10 78:3 restriction 36:9,14 result 60:2 results 26:6 69:20 85:25 86:5 retail 11:2,6,12,20 11:22 12:4,13,21 22:10,13,17,21 23:5,15 93:20 retain 86:24 retire 38:12 retired 86:21 retirement 53:18 return 7:20 60:4 revenue 23:3 55:22 88:9,13,16 revenues 22:21 reversing 36:22 review 9:1 10:5 11:1 22:4 23:15 24:19 54:12 77:4 77:11 83:13 93:21 reviewed 8:23,25 24:19 63:16 64:9 69:21 81:12 reviewing 63:10 63:11 76:10 revised 12:3 16:8 17:2,11,18 revision 57:5 richard 4:13 49:24 49:24 ride 86:19 ridiculous 36:13 right 12:16 13:12 13:12 14:18,18,24</p>	<p>15:1 17:15 27:15 27:16 29:19 32:2 32:10 35:14 36:9 36:9,14,14 37:10 37:10 39:25 40:16 41:5 42:9,23,25 47:8 48:14 49:25 50:11,11,17 53:4,7 53:20 60:1,1,12,12 67:19 68:21,21 69:3,3 70:12,12 71:12,15 73:1,1 74:8,10,17 75:20 78:2 84:19,23 87:7 91:23 94:12 rights 37:14 42:3 rmr 1:24 95:20 road 1:16 12:7 13:12 14:18,21 15:1,5,5,6,6,8 27:9 36:2 37:7,20 50:3 50:19,21 51:20 59:23,25 60:1,3 68:5,6,9 69:23 70:1,4,5,10,12,15 71:4,11,13,15 72:24 78:12 84:19 85:16 88:1,15 91:2 roads 56:18,18 69:11 84:16,20 87:2 88:17 91:1,2 roadway 71:17 roaming 7:21 robert 35:20 45:24 rocklin 14:3,7 15:10 16:13,20 18:5,20 20:4 21:22 25:24 40:11 52:7 60:20 69:15 85:23 87:8 89:9</p>
---	--	--	--

[rocklin - signs]

<p>90:9 91:14 rodgers 3:10 roll 5:4 9:21 84:12 94:1 roof 27:24 87:24 room 7:23 roseville 44:16 49:14,18 52:5,12 55:14 route 13:21 70:8 70:16,22 routes 71:1 rpr 1:24 95:20 ruin 93:6 rules 81:24 82:7 run 44:10 running 88:14 runs 76:7 rural 69:11 91:2,2</p>	<p>school 44:1 52:7 86:20 schools 43:24 schwartz 4:15 38:17 52:3,4 screen 26:15,21 30:24 31:13 34:22 screening 26:15 sean 2:17 23:1 46:24 58:20 seat 7:20 second 9:5 14:20 15:7 18:2 33:14 34:15 57:18 59:19 60:18 80:2,6 85:1 91:16 93:23,25 seconds 39:24 42:24 92:4 secretary 2:14 5:6 5:8,10,12,14 61:7 94:2,4,6,8,10 section 8:11 11:11 11:16,20,22 12:3 56:9 security 33:9 34:8 34:10,12 see 12:16 13:11,24 14:6 39:3 58:18 60:9,10,18 73:25 85:4,6,7 86:22 89:6 90:8,11 91:12 92:8,18 93:6 seeing 9:19 77:23 seek 58:2 seen 53:9 56:24 70:21 72:8 sell 38:12 39:5 40:13 53:10,14,17 selling 39:15 40:10 53:11</p>	<p>semi 64:13,14 sending 8:7 sense 55:13 79:14 sent 45:10 separately 81:25 sequential 82:4 serious 37:23 serves 27:19 service 21:6 serviced 55:15 services 22:23 23:5 serving 52:13,20 71:24 72:1 session 64:5 set 95:13 setback 26:10 settled 40:12 settlement 26:8 seven 55:16 severe 54:17 severity 77:7 shading 13:21 shaped 66:13 share 16:11,23 17:7,9 18:11 87:9 shared 58:9 shed 39:1 shop 44:16 shopping 70:24 short 21:4,13,17 78:17 87:20 shortcut 70:22 shortening 85:20 shorthand 95:2,5 95:6 shortly 18:10 show 45:12,18 showing 12:15 78:11</p>	<p>shown 13:24 71:17 92:19 shows 13:20 side 26:9,14,17,20 27:10 28:17 31:1 31:1,5,8,12 36:25 37:11 46:1 48:13 48:21,22 49:1 50:18 71:6 77:19 77:19 sides 38:3 66:21 78:5 sidewalks 14:25 sierra 12:7,10,18 13:8 14:13,13,16 14:19,23 15:4,14 16:25 17:25 18:15 19:4 26:17 27:14 27:16 31:15 44:3 46:2 48:15 49:11 56:17 59:16 60:5 68:16 70:11,18,19 86:21 88:1,2,5 92:2 sign 50:2 52:1 60:19 68:2,3 signage 28:8 signal 15:11 signalized 14:16 signals 70:17 signature 95:19 signatures 51:4 signed 18:23 significant 19:16 19:20 20:8,10 37:11 39:5 59:16 69:18 70:7,15 78:8 80:24 significantly 91:5 signs 18:20</p>
<p>s</p>			
<p>s 2:1 3:1 4:2 sabrina 3:7 63:25 74:14 80:14,16 87:10 sac 60:11 sacramento 52:5 safe 44:6 52:21,25 safety 11:15 37:1 sales 22:21 23:3,5 sat 65:17 satisfied 81:7 sauce 92:16 savage 59:3 saving 70:22 savings 11:15 saying 45:13 50:7 56:12 65:7 says 57:17 60:20 scale 22:14 schmidt 1:23 95:2 95:6,20</p>			

[sim - studied]

<p>sim 16:17 simple 62:13 sin 82:3 single 65:14,18 sir 43:6,6 47:2,5 48:12 sit 65:21 68:17 75:10 site 11:15 12:2,20 12:21,22,24 13:2,4 13:6,7,10,11,19,22 13:25 14:17 19:5 19:7 26:16,20 27:10 29:24 31:2 31:2,8 35:4 37:5 38:15 45:11 47:18 47:20 48:2 52:15 62:22 68:8,15,19 68:21 71:22,23 75:6,7 79:6,21,22 79:23 sites 30:14,16 72:16 sitting 42:23 situation 6:2 58:1 75:11 six 13:6 37:6 45:14 sleepless 45:1 slide 10:9 27:21 28:12 small 43:23 52:10 56:18 82:4 snipes 2:15 47:13 67:25 social 5:25 7:14 soften 28:17 solid 26:21 31:4 solves 20:1 somebody 41:24 46:22 51:12 53:21 73:21</p>	<p>sons 43:25 44:11 sonya 60:22 soon 39:11 sorry 25:3 26:22 29:16 30:5,6,10 32:14 43:9 61:11 63:13 74:11 77:21 soul 44:5 souls 60:9,10 sound 30:20,23,24 34:21,22,23 36:6 37:25 44:21 66:8 66:9,9,10,12,12,13 66:15,16,20,22,23 66:25 67:1,2,3,4,6 67:7,11,13 77:18 77:25 78:5,14,24 south 13:25 17:12 28:17 71:6 77:19 77:21 78:5 southbound 14:24 15:5 southeast 12:6 southwest 12:23 13:20 space 11:23 23:4 29:25 79:6 spaces 13:3,4 37:6 37:9 78:19 spadefoot 20:17 speak 6:15,25 7:5 7:9,18,19,24,25 9:4 35:23 38:18 39:22 41:3 47:5,7 47:10 56:23 74:13 speaker 6:14,19 41:25 61:11,16,21 74:12 speaking 7:6 42:24 47:6</p>	<p>specializing 38:17 specific 63:3 64:10 specifically 11:10 17:23 69:23 72:10 72:11 specimen 26:19 speculation 74:21 speculative 65:6 speed 60:7 speeding 60:10 spending 22:22 spoken 47:12 square 12:13 staff 6:13,13,22,24 8:15,23 9:12,14 10:12 18:10 23:20 23:25 24:4,13,20 26:2 28:21 29:24 58:9 61:23 62:13 63:7,16 64:3 75:22 76:9 80:13 81:11,16 82:22 83:24 85:18 87:21 89:3,14 staff's 81:20 82:14 stakeholders 62:20 stall 11:17,18 stalls 27:3 standard 27:3 46:6 69:19 71:14 71:16 74:24 81:5 standards 79:21 87:11 starlight 12:10,17 33:1 36:18,18,21 37:6 48:24 69:1 91:13 start 6:5 7:15 9:14 25:22 34:5 58:21 62:7,8</p>	<p>started 53:12 54:4 61:12 state 1:1 21:1 35:19 43:11 48:8 58:7 72:7 87:17 95:3,7 statement 10:21 58:14 85:15 statements 63:15 63:16 65:13 84:7 states 84:18 station 11:3 12:14 12:23 13:19 14:2 14:14 22:10,14 27:18 34:10,14 46:7 57:23 72:18 87:1 stations 12:5,25 13:2 27:20 stay 51:6 steelhead 20:16 stop 37:25 storage 39:1 71:22 72:2,18 store 70:24 71:1 92:10 story 59:19 80:2,6 street 33:3 36:25 37:7,17 60:10 75:1 streets 50:17 55:15 60:7 84:17 stress 44:25 strip 48:22,23 stripe 75:7 strong 47:1 struck 38:24 structure 11:14 students 86:20,21 studied 69:19 77:10</p>
--	---	---	---

[studies - times]

<p>studies 55:7 85:22 85:25 86:5 90:2,5 90:8,10,12,13 study 25:20 26:6 66:10 67:8 69:12 69:13,14,24 70:3 77:1 stuff 46:3,15 subject 11:3 23:9 submitted 13:23 54:13 subsequent 57:5 57:13 59:12 substantial 21:7 21:16,18 40:17 77:7 78:23 81:3 81:17 substantially 77:9 substantive 81:2 successfully 79:8 suffer 55:16 sufficient 22:17 sufficiently 36:4 suggested 67:1 suited 59:23 summary 8:19 74:7 summer 25:18 sunrise 34:5 supplement 86:22 supply 54:3,10 55:22 support 81:19 supported 81:2,17 supportive 87:12 supposed 39:13 51:8 63:1 sure 8:25 12:11 30:8 35:17 54:12 55:4,20 74:15 90:19</p>	<p>surrounded 52:24 surrounded 44:20 66:21,25 survey 38:23 surveys 59:14 suspect 57:15 sustainability 28:2 sweat 52:20 synchro 16:16 system 88:18</p> <hr/> <p style="text-align: center;">t</p> <hr/> <p>t 3:2 4:2,2 table 18:20 21:24 take 8:14 31:22 34:3 47:5 53:21 54:15 55:12 62:1 71:23 84:10 86:10 taken 28:21 45:1 62:3 76:20 talk 43:12 45:12 63:18 66:3,20,21 68:13,18,25 69:5 73:24 74:14 talking 44:24 46:4 51:1 53:11 talks 66:19 67:11 tall 26:14 31:4,20 tambellini 3:9 69:7 75:17 tax 23:3 46:1 55:1 55:22 87:2 taxes 22:22 42:3 86:25 taylor 1:16 15:5,6 15:8 54:8,9,10,22 88:1,2 team 63:11 76:9 tear 88:17 tears 52:20 technical 81:8</p>	<p>tell 33:20 46:13 teller 3:7 80:15,16 temporary 49:2 tenant 54:10 tenants 44:14 59:9 term 21:4,13,14 21:17,19 terrible 36:3 test 46:19 testimony 76:5 thank 5:15 6:20 9:16 23:21 24:14 24:23 25:15 29:7 29:8 32:8,9,22 33:4,22 35:12,13 39:25 41:3,7 42:16,17 43:17 45:3 46:18 47:1,2 47:2,9 48:11,12 49:22,23 56:1,5 58:15 62:2,13 63:5,6 75:24 82:20 86:11,12 87:13,18 88:19 89:3,12,13,19 93:9 94:12 thanks 53:23 74:1 83:23 theirs 84:25 thing 6:6 30:10 45:6,15 51:8,10 56:14 88:10 91:6 91:25 things 16:4 18:21 32:20 34:17 82:19 86:14 90:4,25 91:2 92:17,20,21 92:23 think 23:1 24:18 33:5 35:14 43:12 52:23 53:5 55:12</p>	<p>56:22 57:24 58:12 61:9 62:7 68:19 69:4 72:19 73:11 73:23 74:16,20 82:19 83:18 84:24 85:1 86:15,16,25 87:2,4,6 88:15,25 90:12,14,21 91:10 91:14,21,22 92:17 92:19 93:1,6,7 thinking 44:24 third 14:25 15:5 thomas 59:3 thorough 80:23 thoroughly 25:21 81:14 thought 32:20 38:23 44:20 93:3 three 7:19 31:3 36:24 38:3 42:21 44:21 45:3 47:12 56:14 58:24 66:21 88:12 89:7 tight 36:23 time 7:25 8:18 9:5 11:18 18:20,24 21:2 23:19 24:13 25:17 27:13 30:6 34:3 35:17 38:20 39:12 40:20 41:10 43:1,21 45:18 48:4 51:22 56:13 57:3 58:11 61:8 64:25 66:1,5 70:22 71:2 72:1 77:5 78:20 79:5,6 86:11,17,18 87:3 89:5 91:24 92:16 times 18:5 45:14 78:17 88:6</p>
---	---	--	---

[timing - unincorporated]

<p>timing 53:10 58:25 81:23 tire 33:15 34:15,17 34:20,24 35:4,7 toad 20:17 today 28:24 37:9 44:19 81:12 83:20 today's 52:17 told 23:1 38:25 88:14 toll 45:1 tomato 92:16 tonight 6:7 7:8 10:10 19:2 29:3 38:18 62:15 63:15 64:1 81:4 82:14 84:14 87:16 tonight's 9:22 top 44:13 topic 77:2 topics 77:15 total 37:5 82:5 totality 82:6 touch 7:18 town 1:4 2:16,18 2:20 3:8,10 8:23 9:13 10:17,24 11:17,24 15:2,10 16:6 18:10,14 22:9 23:3,6,9 24:8 25:19,23 27:7 28:1 29:1,24 30:3 30:13,16,16 36:12 37:16 40:4,6 41:1 43:23 47:18 49:4 52:10,10 53:6,19 54:14 55:4 57:17 57:19 58:21 62:13 62:19,21 63:7,9,21 63:25 64:9 65:2,7 67:8,14,25 74:19</p>	<p>74:20 75:9 76:9 80:16,18 81:15 82:8 83:1,8,15 85:5,23 87:1,5,7 87:21 88:10,14 92:7,9 93:7,18,19 94:14 town's 40:16 80:21 81:11,18,24 82:7 toxic 78:11 traffic 3:10,12 16:9,17 17:1,9,11 18:1,9 19:9 20:2 21:5,7,16,18 33:3 36:6,15,16,18 37:12 45:25 46:2 46:12 49:5 50:2,6 50:14,16 51:19 54:18 55:6,10,13 55:18 57:21 59:14 59:23,24 60:6,8,13 60:14 63:20,21,24 64:7 66:3 69:8,11 69:14,17,19,23,24 70:3 72:20 73:5 76:23 78:12 81:8 84:16 85:15,22,25 86:3 87:24,25 88:2,4,8,9,11 91:11 92:3 tragedy 53:6 train 59:15 transcribed 95:7 transcript 1:20 transportation 17:11 21:5 trap 38:1 trash 90:12,12 travel 14:25 69:25 70:4,7,16</p>	<p>traveled 21:1 traveling 69:23 traverse 56:17 trees 13:5,6 26:10 26:13,13,18,21,22 26:22 27:5 28:19 31:7,9 trellises 28:13 triggered 40:2 trip 45:9 trips 69:25 70:3 truck 64:7 67:22 73:6,17 77:20 78:12 91:18 trucks 13:22 48:16 48:19 49:12 50:12 50:12,23 54:18 68:8 71:7 73:16 90:16 91:18 92:21 true 73:22 trust 57:16 trusted 57:13 try 8:20 30:9 47:6 58:13 67:25 68:11 74:21 trying 52:21 53:10 56:16 77:1 tuesday 5:1 turbulence 78:22 turn 14:24,24 15:1 19:6,12 27:15,16 39:9 50:11,21,22 60:4,7,11,15 66:2 68:15,23 69:4 71:3 91:23 92:2,6 turned 33:25 34:9 53:15 61:12,16 turning 34:6 92:22 turns 42:25 70:10 70:14 73:3 91:16</p>	<p>tv 51:13 two 7:1 15:13 33:5 36:18 37:3 43:25 44:23 48:24 55:10 55:15 56:25 80:4 85:1,22 91:15 tying 40:9 type 60:8 64:11 71:17 types 22:18 typewriting 95:8 typical 88:5 typically 34:4,9</p> <hr/> <p style="text-align: center;">u</p> <hr/> <p>u 3:2 4:1 70:10,14 71:3 73:3 u.s. 79:20 un 24:9 89:21 unavoidable 20:10 unchanged 13:9 uncomfortable 46:23 uncommon 24:16 understand 7:7 25:25 33:16 41:13 41:25 79:8 84:21 90:22 understanding 33:7 55:13 57:9 77:23 80:10 understandings 73:25 understands 84:15 understood 55:20 83:19 unidentified 6:14 6:19 41:25 61:11 61:16,21 74:12 unincorporated 56:9</p>
--	--	---	---

[unit - wondered]

<p>unit 64:18 unite 82:4 united 84:18 units 37:3 44:13 59:19 universe 92:12 unquote 82:3 unsafe 36:22,25 update 10:14 15:21 updates 78:10 upper 12:16 upset 93:5 upside 53:15 urge 37:22 use 10:5 11:1 13:1 13:17 22:3,10 23:15 28:1 35:1 50:5,16 64:1,11 65:2 72:2 73:13 73:14 74:5 84:9 84:16 91:8 92:1 93:20 uses 11:9,13 22:13 22:19,24 28:6 usually 88:20 utilizing 60:2,6</p>	<p>version 90:3 versus 83:20 vibration 36:6 victoria 59:22 videoconference 1:13 view 55:6,7,8 virtual 6:1 virtually 7:7 visiting 43:21 vmt 17:19,21,24 voice 40:19 84:11 volume 57:21 voorhis 3:5 vote 9:10,21,23 84:4,12,15 94:1 votes 60:23 voting 51:7</p>	<p>54:8,12,19 55:4,20 56:12 61:24 62:13 69:12 73:2,11 76:3 80:20 81:21 84:8 86:14,22 87:15 89:2,3,17 91:1 92:13,14 wanted 11:25 16:9 31:9 65:16 67:18 69:24 70:23 72:10 75:5 77:24 79:2 86:8 89:25 90:14 wants 52:23 56:3 65:24 92:11 warehouse 11:2,6 11:12,14,20,22 12:4,13,22 22:10 22:13,17 23:14 34:1,2 35:8 46:10 93:20 water 28:6 79:20 waters 20:12 watershed 79:13 79:16 way 30:9 36:18,20 39:4 40:4,5 50:24 54:17 65:8 70:17 71:12,15 90:17,17 95:11 ways 91:9 we've 21:23 24:4 24:17,18 25:9 26:4,7,9,20 27:2,7 27:14,15,22,23 28:13,16,22 34:17 62:18,25 63:12 77:8,10 84:5,10 wear 7:14 88:17 wearing 5:25 week 19:10 75:18</p>	<p>weight 68:2,3 welcomed 44:17 went 18:10 39:5 52:7 54:5 75:6 west 19:5 36:21,24 37:11 48:13,25 68:20 77:21 78:5 westbound 68:23 westcore 19:4 western 20:17 30:21 wetlands 20:11 59:3 79:11,18,18 whereof 95:13 wholesale 25:14 wide 11:16 27:3,5 36:19 widened 71:16 wider 22:22 widths 71:16 wife 38:11 41:4 45:24 wildlife 59:4 willing 18:17 30:13 40:25 41:2 41:19 75:10 wilson 2:11 5:12 5:13,19 24:1,2,10 24:12 32:12,16,16 35:12 42:13,15 66:6 82:19 89:21 89:25 94:8,9 win 58:1,1,13,13 windows 59:19 80:2,6 85:1 wish 82:15 85:11 witness 35:20 95:13 witnesses 51:4 wondered 33:20</p>
<p>v</p>	<p style="text-align: center;">w</p> <p>wait 39:22 92:4 93:6 waiting 72:2 walk 86:19 walking 28:18 wall 26:15,21 28:17 30:20,23,24 30:24,24 31:4,7,11 31:16,20 34:22,22 37:25 66:13,15,17 66:23,24 67:1,3,7 67:21 77:25 78:5 78:14,21,24 walls 36:6 44:21 66:8,10,13,22,25 67:14 77:18 wandering 7:21 want 5:20 9:3 14:5 16:5 18:2 25:15 31:7 39:19 45:6 46:22,23 50:11,16 50:24,24 51:5,6,19</p>		

[wondering - zoom]

<p>wondering 42:2 wood 3:10 woodland 30:13 59:8 woodlands 79:11 words 41:4 56:23 93:10 work 19:13 29:23 30:13,15 38:21 44:13 47:7,15,21 47:21 48:1,2 80:5 86:19,20 89:6,10 89:15 91:12 93:2 worked 24:21 62:18 92:20 working 15:9 38:22 52:13,15 80:17 works 48:3 49:3 world 52:17 55:17 worried 52:1 worry 44:25 92:17 worst 75:17 wow 47:11 wrap 84:1 wraps 35:14 writing 57:4,7 83:17 written 40:4,6 63:12,13,13 wrong 76:20 wrote 51:14 69:8</p>	<p>years 24:18 35:22 36:1 43:20 44:4 44:23 47:12 52:14 52:19 53:12,22 56:25 72:6 87:23 89:7 yellow 42:25 youngest 44:1 youtube 58:22,24 61:2 63:15 83:10 yukovic 59:18</p>
z	
	<p>zone 11:6,7,10 zoned 50:14 zoning 10:4,25 11:4,8,19 22:3 23:13 93:17 zoom 1:13 2:12 3:10,13,15 5:2 8:6 8:6</p>
y	
<p>yeah 32:3,4 39:18 61:14 66:7 82:23 83:18 year 15:24 18:16 23:2 38:8 39:16 40:1 44:2 52:6 57:6 80:18 88:15</p>	