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SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT



Public Hearing in the Matter of: )  
)  
CNU MEDICAL CENTER PROJECT. )  
)

Transcript of proceedings  
Elk Grove, California  
Wednesday, September 16, 2020

ATKINSON-BAKER, INC.  
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Reported by: EILEEN ELDRIDGE, Hearing Reporter  
File No.: AE060DE

1 SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT

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Transcript of Proceedings, taken  
in Elk Grove, California, beginning at  
6:00 p.m. and ending at 7:39 p.m., on  
Wednesday, September 16, 2020,  
electronically using the Zoom Webinar  
platform, reported by Eileen Eldridge,  
Hearing Reporter.

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Reported by: EILEEN ELDRIDGE, Hearing Reporter

File No.: AE060DE

1 APPEARANCES :

2

3 Public Speakers:

Patrick Fora

4

Jake Rambo

5

David Nelson

6

Unidentified Speaker

7

Vince Bernacchi

8

Robert Burness

9

Dr. James Reed

10

Patrice Hill

11

Barbara Leary

12

Nora O'Reilly

13

Unidentified Speaker

14

David Conklin

15

Dyane Osorio

16

Amar Shergill

17

Gary Sibner

18

Vicky Gomez

19

Dwight Zuck

20

Amrit Sandhu

21

Mark Graham

22

Noah Painter

23

Staci Anderson

24

Xui Wong

25

Doris Alkebulan

1	Public Speakers:	Mimi de Ville
2	(Continued)	Lynn Wheat
3		Matt Weaver
4		Matt Zberg
5		Brenda Ross
6		Daisy Hughes
7		Robyn Strong
8		Barry Broome
9		
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1 Elk Grove, California, Wednesday, September 16, 2020

2 6:00 p.m.

3  
4  
5 MR. ABLOG: This is the public review period,  
6 and we were heading toward the completion of that public  
7 review period, and I believe that ends September 28th.  
8 And Pat Angell, who I'll hand this off to next, he will  
9 explain kind of the process from there. But we will be  
10 heading into finalizing the Environmental Impact Report,  
11 which entails responding to all the comments as they  
12 relate to the adequacy of that Environmental Impact  
13 Report.

14 Once that final Environmental Impact Report is  
15 prepared with the responses for the comments, then staff  
16 will begin preparing the project to go forth to the  
17 project's hearings. This project, based on the requests  
18 that have been made by the development team, this  
19 project will have to go through both the Planning  
20 Commission and City Council. But those public hearings  
21 cannot happen until after the final Environmental Impact  
22 Report is completed.

23 Can I have the next slide, Pat?

24 Again, we are here to hear the comments from  
25 the public. I know we have a number of members of the

1 community logged in tonight. I believe it's over 100.  
2 We would like to give an opportunity for everyone that  
3 would like to provide comments to have that opportunity.

4 And in order to provide everybody with that  
5 opportunity, I would like to go over some of the process  
6 and ground rules for tonight's meeting. First of all,  
7 by default, your line is muted and your video will be  
8 turned off. As you see the staff also has their video  
9 turned off, it will just be providing graphics by the  
10 PowerPoint this evening.

11 This meeting will be recorded and it will be  
12 posted to the City's website so that you can review  
13 audio at a later time. We also have a court reporter  
14 who will be taking notes of the meeting. That will  
15 assist us in accurately taking your comments to and  
16 providing those to or environmental consultants to  
17 respond.

18 And for those that would like speak, we ask  
19 that you use "raise your hand" feature in Zoom to be  
20 called on. The participants will be called on in the  
21 order that they raise their hand. Staff will state your  
22 name to let you know that you will be given the  
23 opportunity to speak, and we will ask when your name is  
24 called to unmute yourself and commence speaking.

25 Similar to our other public comment meetings,

1 you will be given three minutes to speak, and only one  
2 opportunity to speak. We do have staff with a timer for  
3 that three minutes. We will provide a 30-second  
4 notification when you're nearing the end of your  
5 allotted time. And at the end of the three minutes,  
6 your line will be muted.

7           Again, with over 100 people logged in tonight  
8 and with three minutes to speak, there may be times  
9 where we may need to give staff a few-minute break, but  
10 we will give you adequate notice.

11           From there, I will hand it off to Pat Angell  
12 with Ascent Environmental, he will provide you with a  
13 project scope, and also a summary of the Environmental  
14 Impact Report and the Final EIR. That will be generated  
15 after the public comment period closes, and after  
16 tonight's comments.

17           MR. ANGELL: Thank you, Antonio. Good evening,  
18 everyone, and thank you for participating. I am going  
19 to provide a brief overview of the project details, and  
20 I will also provide an overview of the contents of the  
21 EIR. The previous slide -- in fact, this slide, I'm  
22 actually going to tag at the very end of this  
23 presentation, so you can be reminded on how this process  
24 is going to work.

25           So with that, a brief overview of the project's

1 location. It's in the western boundary of the City  
2 along Interstate 5 just south of Elk Grove Boulevard.  
3 The project consists of 12 parcels, a little over 24  
4 acres. It's currently developed with a mix of office  
5 and commercial uses, adjacent land uses in the project  
6 area include other commercial uses, residential uses and  
7 there is a church on site and a dormitory with a student  
8 garage facility.

9           The project site is located within the 200 year  
10 floodplain. Overview of the project is the  
11 redevelopment of the sites into a medical center  
12 consisting of approximately 1.8 million square of  
13 building use. It could have up to 4,000 employees.  
14 This is an architectural elevation of the proposed  
15 hospital building, which is proposed to be 13 (Audio  
16 interruption), approximately 261 feet. And this is the  
17 central plant facility that will also be built during  
18 Phase I.

19           There are architectural renderings for features  
20 in Phase I, Phase II and Phase III will come back later  
21 for a specific design review, and currently there are no  
22 architectural designs for those -- those open features.  
23 The project also proposes a series of bicycle and  
24 pedestrian facilities to -- meant for the existing  
25 facilities in the project area, as well to promote



1 pedestrian and bicycle use on the sites.

2 In addition to the on-site improvements, the  
3 project does have some off-site proposed improvements.  
4 This is an emergency lectern pocket that's proposed just  
5 beyond intersection of West Heron that would be used for  
6 emergency vehicles only.

7 It would be controlled by emergency vehicles  
8 that would trigger traffic control similar to fire  
9 stations that have signals and control traffic in order  
10 to allow vehicles to move across the roadway, as well as  
11 an arm barrier at the hospital to keep only emergency  
12 vehicles from using the driveway.

13 Additional off-site improvements: The project  
14 will require some electrical improvements, which will  
15 require some distribution and substation improvements  
16 maintained by SMUD. There is also an off-sit sewer line  
17 improvement that's required in order to accommodate the  
18 buildout of the project site along with Riparian Drive,  
19 as shown in this exhibit.

20 The general plan has a series of policies  
21 associated with transportation improvements as part of  
22 the project's review and is consistency with the general  
23 plan or required consistency with the general plan.  
24 There are a series of roadway intersection improvements  
25 that will be required that the City will condition the

1 project to do.

2           These intersections consist of West Taron and  
3 Riparian Drive, Elk Grove Boulevard and the I-5  
4 northbound ramp, Elk Grove and West Taron intersection,  
5 Elk Grove Boulevard and Franklin Boulevard and the West  
6 Taron Shell gas station/Chevron gas station driveway.

7           These improvements consist of, in some cases  
8 signalization, turn pocket improvements, lane  
9 reconfiguration and modification of preexisting signal  
10 timing.

11           Please excuse the wordiness of this slide, but  
12 the request and approval before the City consists of a  
13 general plan amendment to change the land use  
14 designation of six of the parcels from their current  
15 designation to a point in the center and accompanying  
16 zoning amendment to change the zoning designation of  
17 these six parcels to a business and professional office  
18 park.

19           There is also a request for text amendments to  
20 general plan policy ER 2-3, and the Municipal Code  
21 related to development in the 200-year floodplain. It's  
22 also proposed an amendment to the bicycle/pedestrian  
23 trails master plan, approval of an overall District  
24 Development Plan for overall site development.

25           Design review required for the Phase I

1 component for the central plant, approval of the  
2 conditional use permits, approval of Uniform Sign  
3 Program, proposed abandonment of West Taron Court and  
4 the execution of the agreement to provide additional law  
5 enforcement services to the hospital sites.

6           So now I'm going to go over the Environmental  
7 Review Process. For those who went to the scoping  
8 meeting back a year ago, some of this you've seen  
9 before. But I thought it was important to go over these  
10 items again.

11           So CEQA is an acronym for the California  
12 Environmental Quality Act. It is a required public  
13 disclosure process for determining environmental impacts  
14 of the project and the disclosure, consideration and  
15 mitigation of environmental impacts. It is intended to  
16 provide the necessary information for the decision  
17 making body, ultimately, in this case the City Council.

18           All the environmental consequences of whether  
19 or not a project, and to use them, and whether or not to  
20 approve the project. It's important to note the  
21 certification of the EIR does not indicate project  
22 approval. An EIR can be certified and the project can  
23 be denied based on the conclusions of the EIR.

24           So what is an EIR? It's a series of  
25 environmental documents that can be prepared for a

1 project, the EIR is the most extensive. It discloses  
2 the environmental impacts of the project, recommends  
3 mitigation measures, also looks at alternatives to the  
4 project to avoid environmental impacts. And as I  
5 mentioned before, it has to be certified by the City  
6 prior to any consideration or action on the project.

7 It's important to keep in mind in regards to  
8 the Environmental Review Process is what an EIR does and  
9 doesn't do. Again, as I mentioned before, it provides  
10 the disclosure of environmental effects. It identifies  
11 mitigation measures and alternatives and could address  
12 these environmental impacts.

13 However, it doesn't require mitigation for  
14 preexisting environmental conditions, such as current  
15 air quality conditions in the Sacramento region. And  
16 it's not an advocacy piece for the project, nor does a  
17 project have to be denied because of significant  
18 environmental impacts.

19 There are certain findings the City can make to  
20 find the impacts of the project acceptable, because of  
21 other economic or public benefit reasons.

22 Environmental documents also do not address  
23 issues that are purely economic and social. Sometimes  
24 there are concerns about property value. Certainly a  
25 significant and important issue to be considered by the

1 decision makers, but it not considered something that  
2 the environmental process addresses.

3 This is a list of the environmental issue areas  
4 that are evaluated in the Draft EIR. And this is an  
5 identification of what was identified as significant  
6 unavoidable impacts in the Draft EIR. These are impacts  
7 that there is no feasible mitigation to fully address  
8 and mitigate the impacts of the project, thus they're  
9 identified as "significant" and "unavoidable."

10 Should the City decide to approve the project,  
11 certain (Audio interruption) have to be made to address  
12 these impacts and why they are acceptable. These  
13 impacts include aesthetic impacts associated with visual  
14 character, glaring lighting, long-term operational air  
15 emission impacts, construction noise, single-event noise  
16 issues with ambulance sirens and the environmental  
17 impacts associated with building the off-site  
18 infrastructure.

19 There's also a series of similar impacts,  
20 again, associated with aesthetic issues, visual  
21 character, glaring lighting, air quality, groundwater,  
22 construction noise, water supply and waste water  
23 service. The alternative -- the EIR does look at three  
24 alternatives to address environmental impacts.

25 Alternative 1 is known as the No project/No

1 Development. It basically the condition the project  
2 stays in its current condition. It doesn't get -- the  
3 project doesn't get approved, and it continues in its  
4 current commercial and office use.

5 Alternative 2, which consists of a reduced  
6 building height of the hospital, which would reduce the  
7 total patient beds on the site and would also remove the  
8 on-site helicopter landing site, the Helipad site  
9 proposed -- excuse me -- helideck site.

10 Alternative 3 is the proposal to take this  
11 project as it's proposed and actually place Lent Ranch  
12 Marketplace site adjacent to the casino site.

13 Just a quick overview on schedule. The comment  
14 period, as mentioned, ends September 28th. We  
15 anticipate the Final EIR will get released sometime in  
16 November of 2020, and then subsequent to that there will  
17 be hearings before the Planning Commission and  
18 eventually the City Council to consider the proposal.

19 It's very much recommended that you provide  
20 comments in writing, we're accepting verbal comments  
21 tonight, but most certainty it is best to put your  
22 comments in writing.

23 Oftentimes, at meetings like this, you'll  
24 provide comments verbally, and then we'll complete the  
25 meeting and then an hour or two later, you'll think of a

1 whole bunch of other items that you think were  
2 important.

3 And, certainly, you can provide those comments  
4 in writing after this meeting. And there are multiple  
5 methods of doing that. You can submit written comments  
6 to this address, which was also provided in the notice  
7 and this information is up on the City's website.

8 You can also e-mail to this e-mail address.  
9 The City also has the ability for you to go directly on  
10 the website and post your comments there, and that  
11 address is provided.

12 Again, the comment period ends on  
13 September 28th. And, again, this is the same slide as  
14 before just to remind everybody about how we are  
15 handling comments tonight, and I thank you for your time  
16 and look forward to your input.

17 And, Nicole, I think we're ready to receive  
18 comments.

19 MS. GUTTRIDGE: Okay. We'll go ahead and get  
20 started. Just as a reminder, I'll state the name that  
21 signed in with the Zoom, and let you know that you're  
22 free to unmute your line. Just make sure that you're  
23 able to do that yourself.

24 It looks like our first person that signed in  
25 is Ardie Zahedani. And I apologize, I'll do my best on

1 pronouncing names tonight.

2           Ardie, you may go ahead. If this isn't Ardie,  
3 if you're signed here a couple times, if you could  
4 please state your name.

5           MR. FORA: Oh, apologies. My name is  
6 Patrick Fora (Phonetic). I'm a resident of District 1  
7 and I live one mile away from the medical school. About  
8 25 years ago early in my career, I put together about  
9 probably about a dozen and a half EIRs, worked on them  
10 in one form or another working for environmental  
11 engineering companies.

12           So I did thoroughly review this one. It's been  
13 a while since I've reviewed one closely, but this EIR is  
14 totally solid. Interestingly, thinking back to when I  
15 used to do them, the -- we didn't think about things  
16 like electrical vehicle charging stations or collecting  
17 rainwater to use on the hospital grounds.

18           These are all advanced things that are now  
19 considered on EIRs, and it is all part of this  
20 particular EIR. And it is completely solid, and I'm  
21 totally confident with it. The bigger picture on this  
22 particular EIR is we are all in this pandemic together.

23           We are faced with flattening the curb, which  
24 means we are trying to -- it's all about hospital beds.  
25 And this project in its current form is 400 hospital



1 beds, which will be added to the state's ability to deal  
2 with the pandemic. Reducing the size of the hospital, I  
3 think, will affect that number of hospital beds we have.

4 We will have immediate access to local, very  
5 high quality hospital care. And it will provide more  
6 than 1,000 jobs through this process. Most of them will  
7 be high-paying jobs with people that will be living  
8 right here in our community, spending money on our --  
9 you know, raising taxes revenues by buying vehicles at  
10 the Auto Mall and that type of thing. So this very,  
11 very critical.

12 And the last point I want to make is that, I'm  
13 not sure if anyone is paying attention, but the CNU  
14 Medical School -- the average minimum scores for the  
15 admitted students is now higher than the average  
16 admitted students' scores for UC Davis. I'm not saying  
17 UC Davis is a bad medical school, it's a great medical  
18 school.

19 But I'm telling you that CNU is going to be a  
20 nationally classed medical school with a nationally  
21 classed hospital where people will find this a  
22 destination to get a great medical education and to  
23 provide great medical care to our community.

24 So thank you for your time.

25 MS. GUTTRIDGE: Moving on to our next caller,

1 which is Jake Rambo.

2 MR. RAMBO: Good evening. My name is  
3 Jake Rambo. I'm the president of the Stonelake Master  
4 Association. We are the homeowners association  
5 representing 1,467 units that make up the Stonelake  
6 neighborhood. Our association has overwhelmingly voted  
7 to oppose this process, and this EIR confirms our  
8 concerns.

9 First of all, we are concerned about the  
10 crooked process that the City has applied throughout  
11 this. We've seen extensive financial entanglements  
12 between the project itself and City officials. We've  
13 seen inappropriate City support for this, including the  
14 use of the City's funds for advertising on behalf of  
15 CNU.

16 We've seen excessive support -- excessive use  
17 of public funds to support this project, including City  
18 employees making promises that this process -- that this  
19 project will receive special treatment and expedited  
20 consideration as well as promises from City staff to be  
21 at the beck and call of the hospital to attend meetings  
22 at the hospital whenever demanded.

23 We've seen this City certify this project for  
24 AB 900 status without any notice to the community  
25 contrary to the City's prior promise that any

1 significant action on this process would involve public  
2 participation.

3           Lastly, we've see a project that is proposing  
4 significant changes to the general plan that was just  
5 updated two years ago. We are concerned about the  
6 inadequacy of the environmental document. Specific  
7 concerns includes the complete neglect of Riparian Drive  
8 as a result of the project.

9           Riparian Drive will funnel traffic directly  
10 into the West Taron Court, the primary access point to  
11 the hospital. Yet there are no intended traffic  
12 improvements for Riparian Drive. Riparian Drive is  
13 already a problem street with excessive speeds and poor  
14 regulation.

15           Further, the -- we are concerned, because given  
16 the presence of the university, we already see  
17 significant traffic problems including multiple speeding  
18 traffic violations a day with students speeding and  
19 running signs as they travel to CNU for class.

20           We are concerned that the document is  
21 inadequate in how it impacts -- how it addresses the  
22 shadow impact of the hospital on renewable energy  
23 resources, contrary to some of the projections in the  
24 document.

25           MS. GUTTRIDGE: You have 30 seconds left.

1 MR. RAMBO: We are concerned that the City has  
2 given a minimum 45-day review on such a significant  
3 project in the midst of the COVID pandemic. We are  
4 requesting additional time to complete our review of  
5 this EIR and asking that the City extend the deadline by  
6 no less than 15 days. 45 days is the minimum in good  
7 times, and these certainly aren't.

8 MS. GUTTRIDGE: Your time is up. Thank you for  
9 your comment. All right. Next up we have David Nelson.

10 You may go ahead and unmute your line.

11 MR. NELSON: Hi. Good evening. This is  
12 David Nelson. And I am the Director Public Policy for  
13 the Sacramento Asian Chamber of Commerce. My comments  
14 will be brief this evening. I'm calling to speak on  
15 behalf of the Chamber in support of the CNU Medical  
16 Center, because we believe it will create high-wage jobs  
17 and essential healthcare services for the City of  
18 Elk Grove as well as the region as a whole.

19 So those are my comments and our support from  
20 the Sacramento Asian Chamber of Commerce.

21 Thank you very much.

22 MS. GUTTRIDGE: Thank you for your comment.  
23 The next caller is signed with the name appearing  
24 several times in the (Audio interruption).

25 If you could please unmute yourself, state your

1 name and then you may begin.

2 UNIDENTIFIED SPEAKER: This is (Inaudible)  
3 former chairman, Wilt Ranch Sharia Tribe. I support the  
4 CNU Medical Center, because it will create high-wage  
5 jobs and unique educational and partnership  
6 opportunities for the City of Elk Grove and the region.

7 Thank you.

8 MS. GUTTRIDGE: Thank you for your comment.  
9 And our next caller also needs to state their name  
10 before they begin. Thank you.

11 You can go ahead. You muted your line again.  
12 It was unmuted just a moment ago.

13 MR. BERNACCHI: So trying this again. Sorry  
14 about that.

15 MS. GUTTRIDGE: There you go. Go ahead.

16 MR. BERNACCHI: My name is Vince Bernacchi. I  
17 appreciate this opportunity to speak in support of the  
18 CNU Hospital Project. I'm the president of regional of  
19 Schetter Electric, Regional Electrical Contracting  
20 Company.

21 And I would like to state that Schetter  
22 Electric and myself personally are both solid proponents  
23 of the CNU Project. That's not only because of the  
24 obvious connection for the construction jobs it will  
25 create in our region, for potentially us and other

1 contractors, but also the benefits that a hospital and  
2 teaching institution of this presents the community as a  
3 whole.

4 You know it's going to bring on high-wage jobs  
5 and guaranteed great services to the community in  
6 addition. So I strongly urge everyone to support this  
7 opportunity to have this project in our region.

8 Thank you.

9 MS. GUTTRIDGE: Thank you for your comment.  
10 All right. Our next is Dwight Zuck. You may go ahead  
11 and unmute and go ahead. Wait it looks like you're  
12 still muted. Do you want to unmute? We're not able to  
13 hear you, if you could unmute your line.

14 Looks like we're having some audio issues, and  
15 we're not able to take him at this point. If you want  
16 to go ahead and try raising your hand again, I can come  
17 back to you in a little while. Thank you.

18 Our next caller will Robert Burness. If you  
19 want to go ahead and unmute, you may go ahead. Robert,  
20 we're not able to hear you. Can you check to make sure  
21 you're unmuted?

22 MR. BURNES: Here we go.

23 MS. GUTTRIDGE: Awesome. Go ahead.

24 MR. BURNES: Robert Burness representing Stone  
25 Lake's National Wildlife Refuge. The project will have

1 significant impact on wildlife and on the Stone Lake's  
2 Refuge. Let me count the ways.

3 One, there is no supporting data for the  
4 Applicant's assumption on the number of helicopter  
5 flights per year. Is it comparable with that of other  
6 hospitals in California? Two, the evaluation of listed  
7 species in Table 3.31 is deficient. It does not clearly  
8 distinguish between on-site occurrence and the  
9 occurrence in the vicinity when that occurrence could be  
10 impacted by the project.

11 We'll skip three and four and go to five.  
12 Baseline Assessment is inadequate. There is no bird  
13 survey data with which to establish the potential  
14 significance of impact. Six, the analysis of potential  
15 disturbance to and the flushing of roosting and nesting  
16 birds from helicopter flights is incomplete and  
17 inadequate.

18 Seven, there is no analysis of the potential  
19 foraging water fowl disturbance or flushing due to  
20 helicopter activity. Eight, the noise disturbance  
21 survey is inadequate. Only two of the 11 noise testing  
22 locations were in the refuge. The data is not linked to  
23 any noise significant special for birds.

24 Nine, light trespass identified as a potential  
25 impact on wildlife is not clearly defined. Nor is it

1 addressed in the mitigation measures. Ten, an overall  
2 bird collision threat analysis must be included in the  
3 report in order to assess the necessary changes to the  
4 building design to reduce the level of threat to less  
5 significant.

6 11, the report does not consider the potential  
7 avian impacts and impacts on the refuge if a helicopter  
8 bird strike does occur, including the potential for FAA  
9 mandated -- mandated culling of the birds. 12, CEQA  
10 requires the report to show compliance with the South  
11 Sac HCP. The report recognizes that disturbance may  
12 lead to roost site abandonment for Greater Sandhill  
13 Cranes.

14 This would hinder the HCP's Recovery Plan for  
15 the crane, and representative of inconsistent policy  
16 objective. 13, mitigation involving a higher flight  
17 path for helicopters does not account for killing of  
18 migratory birds prior to longer flights or higher flying  
19 migratory birds passing through the area.

20 14, flight restrictions are very difficult to  
21 enforce. Mitigation measures do not provide for  
22 commitment or means to enforce. 15, mitigation measure  
23 does not mitigate for noise disturbance impacts. 16,  
24 mitigation for Swainson's Hawk is inadequate. A  
25 Department of Fish and Wildlife incidental take



1 permit --

2 MS. GUTTRIDGE: 30 seconds.

3 MR. BURNES: -- is voluntary. The measure  
4 must require an incidental take permit. 17, the measure  
5 must also limit compensatory hawk mitigation within  
6 Elk Grove's program to within five miles of the site.  
7 18, if an incidental take permit that is warranted for  
8 Swainson's Hawk, then the report clearly shows that it  
9 is also warranted for the Greater Sandhill Crane.

10 But the full protection of the species take  
11 permit is not allowable. The impact --

12 MS. GUTTRIDGE: Thank you. Your time is up.

13 MR. BURNES: Okay.

14 MS. GUTTRIDGE: Our next caller is  
15 Dr. James Reed. You may go ahead and unmute yourself.

16 DR. REED: Good evening, Ladies and Gentlemen,  
17 my name is Dr. James Reed. I was formally on the  
18 Franklin Advisory Committee prior to the City of  
19 Elk Grove becoming a city. Sitting on that committee,  
20 if you look at the intersection of Laguna and  
21 Highway 5 -- I mean, Interstate 5, you'll notice that  
22 none of the buildings are higher than five stories.

23 That's because US Fish and Wildlife regulations  
24 prohibit structures in excess of 50 feet immediately  
25 adjacent to a national wildlife refuge. If you look at

1 all the hotels down there, Golds Gym and everything  
2 else, so like in Mr. Burness's comments, I am also  
3 arguing that the EIR -- the DEIR is woefully inadequate.

4 It does not address the specific flyway. It  
5 does not address the Migratory Bird Treaty Act of 1918,  
6 which the US Fish and Wildlife Service is responsible  
7 for enforcing. The birds' flight or the birds' building  
8 strike immediately adjacent to the specific flyway does  
9 not show a spring nor a winter survey showing  
10 approximately how many migratory birds pass through the  
11 Pacific Flyway that basically surrounds the proposed  
12 site.

13 Now, also (Audio interruption) at Sac State,  
14 because many of my students are online. Because the  
15 Draft EIR does not include a biological opinion from a  
16 US Fish and Wildlife Service as to the adequacy of  
17 proposed mitigation and because there is not a winter or  
18 a spring survey to go through, because they come here in  
19 the winter and they leave in the spring.

20 That would give you an approximate count.  
21 Mr. Burness alluded to the fact there is not a count of  
22 the Sandhill Cranes going through the Cosumnes River  
23 Reserve, which is immediately due south of Stone Lake  
24 National Wildlife Refuge.

25 MS. GUTTRIDGE: 30 seconds.

1 DR. REED: I would respectfully request that  
2 the US Fish and Wildlife Service be fully consulted and  
3 that a biological opinion become part of the biological  
4 resources such as the DEIR or there will be severe  
5 ramifications.

6 MS. GUTTRIDGE: Thank you for your comment.

7 DR. REED: Thank you.

8 MS. GUTTRIDGE: Mr. Showho (Phonetic), you may  
9 go ahead and unmute your line.

10 MS. HILL: Good evening. My name is Pat Hill  
11 and I'm speaking on behalf of National Security. We  
12 highly support the CNU Medical Center, because we  
13 believe that it will create necessary high-wage jobs to  
14 meet the rising costs of living in Elk Grove and  
15 surrounding areas, facilitate economic empowerment for  
16 working-class communities and establish essential  
17 healthcare services for Elk Grove and the region.

18 Thank you so much for your time.

19 MS. GUTTRIDGE: Thank you. Barbara Leary will  
20 be our next caller. You may go ahead and unmute your  
21 line. It looks like you're still on mute, Barbara.

22 MS. LEARY: Hello?

23 MS. GUTTRIDGE: We can hear you. Go right  
24 ahead.

25 MS. LEARY: Okay. Thank you. This

1 is Barbara Leary. I'm speaking on behalf of the  
2 Sacramento Sierra Club. We're very concerned about the  
3 impacts of this project. We don't feel that the EIR  
4 adequately analyzed or addressed those impacts. It did  
5 not use third survey data for its analysis of or  
6 mitigation for helicopter strikes.

7 (Audio interruption) birds use in a potential  
8 helicopter flight path must be considered along with the  
9 survey data. Omitting this data provided an  
10 inappropriate solution to avoid hitting migratory birds  
11 such as Sandhill Cranes, who rise higher in the air in a  
12 circular pattern passing between the 2,025-foot  
13 elevation that they propose to fly the helicopters.

14 Clearly, the mitigation is inadequate as other  
15 birds in the area also fly at those altitudes. There is  
16 no discussion of impact on the Stone Lakes National  
17 Wildlife Refuge. The FAA allows culling birds, meaning  
18 killing them, to avoid future bird strikes covering an  
19 area up to five miles from the proposed hospital putting  
20 the refuge in peril of having its species killed because  
21 of an ill-conceived placement of a hospital with  
22 helicopter access.

23 We should also take into consideration the  
24 potential for damage to the helicopter and potential  
25 loss of life of the occupants of those helicopters. The

1 DEIR does not consider the impacts to our mitigation for  
2 foraging birds from helicopter flights, who can be  
3 severely impacted if disturbed while feeding.

4 Mitigation for birds striking this building  
5 relies on Pilot Credit 55, meaning bird collision  
6 deference requires physical modifications to the  
7 facility to minimize bird strikes.

8 A ten-story hospital is at high risk for  
9 creating a hazard. An overall bird collision threat  
10 analysis must establish a rating that dictates physical  
11 changes made to the building.

12 The mitigation cannot be analyzed for success  
13 without knowing the rating for the facility, how the  
14 rating was derived or physical changes would actually  
15 eliminate the bird strike risk. This analysis is not  
16 included and must be in this DEIR.

17 As it stands it is deficient as an  
18 informational document. The DEIR indicates the document  
19 will seek to obtain an incidental take --

20 MS. GUTTRIDGE: 30-second warning.

21 MS. LEARY: -- to be done for Swainson's Hawks.

22 This is not possible for Greater Sandhill Cranes, as  
23 they are a fully protected species by the California  
24 Fully Protected Species Act. We are opposed to  
25 placement of this hospital at this site.

1           And we hope that this DEIR period of review  
2 will be continued as it's very difficult to review all  
3 of these documents online given the current  
4 circumstances.

5           Thank you.

6           MS. GUTTRIDGE: Thank you for your comment.  
7 Let's try this again. I think we can get you connected.  
8 Do you want to try unmuting your line? It still looks  
9 like your line is muted.

10           All right. We'll move on to the next caller,  
11 and we can try again here at the end. Nora O'Reilly,  
12 you're next to speak. Go ahead and unmute your line.

13           MS. O'REILLY: Hi. I'm Nora O'Reilly. And  
14 I've lived in the Stonelake community. I've been here  
15 for 18 years. We have a beautiful community of people  
16 that value their property. We want to keep it secure  
17 and safe, and I also feel that you should consider a  
18 placement of this hospital, not only because it's not an  
19 ideal place for the community, but also for the traffic  
20 and the issues that you pointed out in your report in  
21 terms of emergency vehicles, congestion, as well as the  
22 Western Court.

23           And also I do feel like this hospital would  
24 bring significant jobs to the community, which is  
25 wonderful. I do agree that putting this hospital into

1 Elk Grove is a great idea, it's just not an ideal place  
2 here in the Stonelake community and the wildlife.

3 So that is what I wanted to say.

4 Thank you.

5 MS. GUTTRIDGE: Thank you for your comment.  
6 You can go ahead and unmute your line.

7 UNIDENTIFIED SPEAKER: Hi. Good evening. I am  
8 a physician in Elk Grove, as well as a property owner  
9 for Stonelake. I am calling in to oppose this hospital,  
10 because (Audio interruption) including traffic,  
11 decreased property value and increased congestion. As  
12 far as somebody mentioning that we need this hospital  
13 due to pandemic, I would like to point that pandemic is  
14 a temporary thing.

15 And this hospital will be lifelong with our  
16 City. In addition, this will increase the cost for  
17 security on the City and the taxpayers will be liable  
18 for that.

19 Thank you.

20 MS. GUTTRIDGE: Thank you for your comment.

21 All right. It looks like we have another caller signed  
22 in as Ardie, so if you could please state your name, and  
23 then you may begin.

24 MR. CONKLIN: Hello. My name is Damon Conklin,  
25 and I'm speaking on behalf of the Sacramento Regional

1 Builders' Exchange and our 1,000 member companies who  
2 operate in the commercial construction space.

3 We are supportive of the California North State  
4 University Medical Center Project, because we believe it  
5 will create essential high-wage jobs and serve the  
6 critical medical needs of the Elk Grove community and  
7 greater Sacramento region with the highest quality of  
8 care.

9 Thank you.

10 MS. GUTTRIDGE: Thank you for your comment.  
11 Our next caller is Dyane Osorio, and if you want to go  
12 ahead and unmute your line, you're welcome to start.

13 MS. OSORIO: My name is Dyane Osorio, and I'm  
14 the Mother Lode Chapter Director of the Sierra Club. I  
15 just want to be brief and echo the comments from our  
16 Sacramento Group Chair, Barbara Leary, and Rob Burness.

17 The concerns of this inadequate DEIR, we hope  
18 that it is being reconsidered.

19 Thank you. Have a good day.

20 MS. GUTTRIDGE: Thank you for comment, and I  
21 apologize for mispronouncing your name. All right.  
22 Next up is Amar Shergill. If you would like to go ahead  
23 and unmute your line, you may go ahead.

24 MR. SHERGILL: Hello. My name is  
25 Amar Shergill. I'm a resident of the Stonelake area



1 just down the road from this proposed hospital. And it  
2 may be true that Elk Grove needs a hospital. We do.  
3 And we need jobs, and we need clear roads. But this is  
4 a discussion of an Environmental Impact Report.

5 And I would encourage folks to focus on that.  
6 If you call in to support, but your discussion is about  
7 money, this isn't the time to talk. We've heard from  
8 the friends of Stone Lakes Refuge. We've heard from  
9 Sierra Club. They've made clear that there are issues  
10 here that cannot be mitigated, which means it cannot be  
11 fixed.

12 It doesn't matter how much money you pour into  
13 this. It doesn't matter how hard you try, you cannot  
14 fix this. This refuge is a jewel for our community and  
15 for the entire region. We shouldn't be taking actions  
16 now that are going to destroy this environment for  
17 generations to come.

18 As we've seen around the country and across  
19 California, these shortsighted decisions regarding our  
20 environment have repercussions that future generations  
21 have to pay for. So let's not mortgage the future of  
22 our children by trying to put in this hospital in a  
23 place where it clearly does not fit.

24 Let's take a step back. Let's do it a  
25 different way. Let's do it somewhere else. But let's

1 all be clear that this hospital, right now, right here,  
2 just isn't right.

3 Thank you.

4 MS. GUTTRIDGE: Thank you for your comment.  
5 All right. Our next caller is Gary Sibner. If you want  
6 to go ahead and unmute, you may go ahead.

7 MR. SIBNER: All right. Thank you. In  
8 response to the Draft EIR, we offer the following  
9 comments:

10 The height and the visual impact, the hospital  
11 building at 13 stories and 261 feet would be the tallest  
12 building in Elk Grove far exceeding the four story  
13 maximum height that has been required for every other  
14 building in Elk Grove, including the hotels.

15 Is it possible that the developers who wish to  
16 build at a higher height and were denied would sue the  
17 City of Elk Grove based on the special treatment of CNU?  
18 The building will forever alter the visual character of  
19 the area. The Draft EIR describes this impact as  
20 "significant and unavoidable."

21 For this reason alone, the project should be  
22 denied. The shadows -- this has been already discussed.  
23 The building at its height and location will cast  
24 shadows north and east of Elk Grove Boulevard and into  
25 Laguna to the west. These shadows will occur from

1 December to January between 3:00 p.m. and sunset.

2           The Draft EIR describes this impact as  
3 "significant and unavoidable." Police and crime, per  
4 the Draft EIR, quote, implementing the project may  
5 result in an increase of service calls for a police  
6 services for a range of circumstances.

7           Under existing conditions, few or no services  
8 calls are received in the project location and  
9 surrounding portion of Elk Grove in the City, Beat 1,  
10 end quote.

11           And, quote; therefore, it is estimated that the  
12 proposed 400 patient-bed hospital designed to operate as  
13 a Level 2 trauma center would generate approximately  
14 1600 calls annually. This per the City of Elk Grove  
15 Police Department in 2020. This is evidenced that the  
16 department believes that crime will increase at the  
17 hospital, no doubt spilling over into the Stonelake and  
18 adjacent west-side communities.

19           So we would go from little to no crime to 1600  
20 calls for police per year, and average of 4.38 per day.  
21 This is an unacceptable negative impact for our  
22 communities. Construction in ten-year time frame. Per  
23 the Draft EIR, this project is scheduled in three phases  
24 and will take ten years to complete.

25           This means ten years of demolition

1 construction, demolition construction and more  
2 demolition and construction. It's estimated that the  
3 Phase I -- that during Phase I, there would be 1,500  
4 truck trips and 400 workers in the project bringing  
5 substantial noise and increase traffic congestion to an  
6 area that was not designed for such a project.

7 Thus, during a ten-year period, west side  
8 residents will have to deal with --

9 MS. GUTTRIDGE: 30-second warning.

10 MR. SIBNER: -- construction and 265-foot  
11 construction crane and noise and traffic and  
12 90,000 gallons of diesel fuel in two underground tanks  
13 under the central plant. These would supposedly be  
14 designed to withstand -- withstand being submerged  
15 during a flood. The project is within 200-year  
16 floodplain, and could be submerged under ten feet of  
17 water from the City of Elk Grove.

18 One guarantee is that these tanks --

19 MS. GUTTRIDGE: Your time is up. Thank you for  
20 your comment.

21 MR. SIBNER: -- thousands of gallons of diesel  
22 fuel into our and adjacent neighbors creating a huge  
23 HAZMAT event.

24 Thank you.

25 MS. GUTTRIDGE: Our next caller Vicky Gomez.

1 You may go ahead and unmute yourself.

2 MS. GOMEZ: Yes. I'm calling because I'm a  
3 resident of the Lakeside Community and I oppose this  
4 project. This community was built as a cohesive  
5 community where people could understand, gather, connect  
6 with each other. We do not have 13-story buildings or  
7 universities in our midst, when I've been in this  
8 community for 20 years.

9 That is not why I moved here from the Bay area  
10 to come back into a place where there would be increased  
11 traffic congestion, medical industry in my own  
12 community, also creating environmental impact on the  
13 beautiful Riparian area that we have here.

14 This is not anything that will positively  
15 affect our property values. It's going to lower them,  
16 and it is also going to change the character of the  
17 community with the increased crime and other kinds of  
18 mental health issues that will spill out invariably into  
19 the surrounding communities.

20 This -- if Elk Grove does need a hospital, it  
21 does not need to be in this community. There are plenty  
22 of places down Elk Grove Boulevard where Costco is, and  
23 you could put it by that casino, where there's not going  
24 to be communities there that would be impacted.

25 We moved here, and the folks in Lakeside moved

1 here, because we enjoy connecting as a small community  
2 being able to ride our bicycles, our children are safe.  
3 This hospital and this proposed project with ten years  
4 of construction going on will disrupt the quality of  
5 life for the people who live here.

6 And it also will negatively affect our property  
7 values, and this is not welcome in our community.

8 Thank you.

9 MS. GUTTRIDGE: Thank you for your comment.  
10 All right. Dwight Zuck, let's see if we can get you  
11 through this one last time. I'll go ahead and allow you  
12 to speak, and if you want to go ahead and unmute your  
13 line -- okay. I'm going to try the next one here.

14 Dwight, go ahead.

15 MR. ZUCK: Now, I'm on two feeds. So I  
16 don't -- can you hear me?

17 MS. GUTTRIDGE: We can. There's a little bit  
18 of feedback. If you're able to close your other feed,  
19 that would certainly help.

20 MR. ZUCK: Okay. Now, I'm off. Should be  
21 anyway. I never saw an unmute option offered by you and  
22 I didn't know how to do it.

23 MS. GUTTRIDGE: No worries. Got you now. Go  
24 right ahead.

25 MR. ZUCK: I'm starting my time now?

1 MS. GUTTRIDGE: Yes. Go ahead.

2 MR. ZUCK: So I've been a resident for 18  
3 years. I'm a chemical engineer. I've been working with  
4 the State of California putting in projects throughout  
5 the state, north to south, into Nevada and more.

6 One of the most difficult projects over the  
7 last couple of years have been putting with newly formed  
8 Cal Green 2017 requirements. I stood in three different  
9 meetings so far. And I've held up this 283-page  
10 document, I said I don't see Cal Green addressed in any  
11 of these EIRs. And in this Environmental Impact Report,  
12 it involved Cal Green, hence the name.

13 Nobody to this date has mentioned it. So Cal  
14 Green talks about a lot of things. Many, many things,  
15 and none of them are mentioned in this EIR. I've gone  
16 through every document typed green, Cal Green, none of  
17 them are in there.

18 A lot of it speaks to how many parking spot  
19 requirements are in there for a lot of people. I've  
20 mentioned this before. I know there's three pages and  
21 it goes up to 3,160 parking spots. For ADA alone, just  
22 the handicapped people, one in 25 must be handicapped  
23 with the striped line beside it for the extra space.

24 Then for EVSE, electric vehicle supply  
25 equipment, you need to add, for all those other cars,

1 you need to add 8 percent of your total, if you have  
2 over 201 parking spots.

3 That's not in here. Nor are all the parking  
4 spots. And if you hashmark besides each one of these  
5 EVSE, or between two of them, I don't think you'll have  
6 enough parking. That's just one aspect.

7 CNU has a lot of plans for building with  
8 elevators with parking in them. I don't see there power  
9 plan drawn out. There's a bicycle parking requirement,  
10 per the Cal Green 2017 requirement. None of that is  
11 mentioned in any drawings I've seen. There's many finer  
12 points, I won't get into that.

13 The other big thing that I don't see in any of  
14 these drawings. I did hear what Gary Sibner said about  
15 the underground use of fuel tanks. That's scary,  
16 especially in a flood zone. But I don't see the oxygen  
17 tank. I was told in one meeting over at the pizza  
18 parlor, on the east side of town, that they were in  
19 there. I still don't see them in any drawings.

20 These are very large structures. They're over  
21 two stories high, if they go vertical. If they go  
22 horizontal, I don't think you'll have the space for  
23 them. You need two on top of those, because you need to  
24 have a backup for life support.

25 MS. GUTTRIDGE: 30-second warning.



1 MR. ZUCK: Okay. For life support, I still  
2 have not seen this. This EIR certainly -- it is easy  
3 compared to the Cal Green requirement for a very tight  
4 project. There are a lot of other things, and the  
5 renderings that have been provided are horrible.

6 You don't talk about sound, but you must  
7 include Cal Green. I'll submit my points in writing. I  
8 don't know why this is avoided. I brought it up eight  
9 months ago, and several times since, and nobody has  
10 touched it. It's very difficult and far harder --

11 MS. GUTTRIDGE: Your time is up. Thank you for  
12 your comment.

13 MR. ZUCK: -- than the first individual that  
14 said the EIR is not difficult, it's not compared to Cal  
15 Green. This EIR is pathetic.

16 Thank you.

17 MS. GUTTRIDGE: All right. Our next caller is  
18 Amrit Sandhu. And if you'd like to go ahead and unmute  
19 your line, you can begin.

20 MS. SANDHU: Hello. My name is Amrit Sandhu.  
21 I am a Stonelake resident and a healthcare provider in  
22 the Sacramento region. I have reviewed this EIR and  
23 many of the concerns, the significant and unmitigable  
24 concerns, are disruptive to this community.

25 The shadow, the aesthetic, the height of the

1 building, the effect on the wildlife preserve. Many of  
2 these things are not mitigable based on the EIR. And in  
3 addition to that 1,500 trucks coming through for  
4 excavation.

5 My assumption is, which is not addressed in the  
6 EIR, is that they will be coming down I-5 and making  
7 that right-hand turn onto Harbour Point/West Taron. Our  
8 streets are not made for that. There's already plenty  
9 of car accidents that happen there, lots of traffic  
10 violations have been reported to the City.

11 The City -- I'm sorry -- CNU is requesting the  
12 City to change its general plan, to change the  
13 floodplain requirements, to increase lanes from Franklin  
14 all the way in. All these things are being asked of the  
15 City, which is really being asked of the citizens of the  
16 City.

17 Just because the City approves it, doesn't mean  
18 it doesn't affect the rest of us. Many of us moved to  
19 the West Side for the peace and quiet and not to be in  
20 the middle of ten-year construction zone. And the  
21 impact on this community is going to be large. The  
22 impact on the wildlife refuge is going to be  
23 significant.

24 No one is saying no hospital at CNU. What  
25 we're all asking is to put it in the right place, and

1 the West Side of Elk Grove is not the right place.  
2 Especially when it is going to increase crime, which is  
3 in the EIR. Increase traffic, which is in the EIR.

4 The City engineer, last year, stated that  
5 traffic is a huge problem of Elk Grove Boulevard and  
6 Laguna, because those are the two arteries that run  
7 through and they have no plans to change that. It's  
8 only going to get worse. So now we're going to add 480  
9 people per day on Elk Grove Boulevard to the West Side  
10 where's there's only one way in and one way out. You  
11 come in through I-5; you leave through I-5.

12 And that's going to increase traffic. Traffic  
13 may not be an issue right now during the pandemic,  
14 because everybody is at home.

15 MS. GUTTRIDGE: 30-second warning.

16 MS. SANDHU: However, when traffic comes back  
17 and we're all back at work, because the pandemic is  
18 temporary, we will all suffer from the traffic issues,  
19 the safety issues, the noise issue and the visual glare  
20 that this hospital will bring on our community.

21 Thank you.

22 MS. GUTTRIDGE: Thank you for your comment.  
23 Mark Graham, you're our next caller. You may unmute  
24 your line and go ahead.

25 MR. GRAHAM: All right. Can you hear me?

1 MS. GUTTRIDGE: We can.

2 MR. GRAHAM: Thank you. This is Mark Graham.  
3 I live in Elk Grove. First thing, would you please  
4 extend the public comment period to allow residents more  
5 time to review the long and complicated Draft EIR and  
6 comment on it.

7 Now, the draft document does not adequately  
8 present the environmental impacts associated with  
9 long-term exposure to post-modulated microwave  
10 electromagnetic radiation. This will come from several  
11 sources.

12 With people building the hospital and once it  
13 is built, with people working in the hospital, patients,  
14 patients' families, there will be pressure from the  
15 communication companies such AT&T and Verizon to install  
16 and operate powerful new 4G and 5G cell towers, and cell  
17 antennas, at the hospital and all around it, including  
18 probably up on the roof.

19 The City does not permit cell antennas  
20 immediately adjacent to the front yard of a residential  
21 dwelling. However, the City has very weak regulations  
22 on cell antennas in all other types of zones.

23 The range of a 4G, which is fourth generation,  
24 cell antenna is well over a mile. The range of a 5G  
25 cell antenna is over 2,000 feet, according to Verizon

1 Chief Executive Officer, Lowell McAdam. To see details  
2 go to my website, which is  
3 [www.keepcellantennasawayfromourelkkgrovehomes.org](http://www.keepcellantennasawayfromourelkkgrovehomes.org), or  
4 more simply, and this is for everyone out there who is  
5 interested in cell antenna issues,  
6 [www.keepcellantennasaway.org](http://www.keepcellantennasaway.org).

7           There are many studies showing that radiation  
8 has far less power density than is commonly produced and  
9 transmitted by cell towers and cell antennas. It's  
10 harmful to many forms of wildlife, including bees, other  
11 insects and birds. It is believed that the radiation  
12 interferes with the navigation ability of bees.

13           Bees are already under assault from a  
14 combination of the reckless and widespread use of  
15 herbicides, insecticides, such as Glyphosate, which is a  
16 carcinogen, aerial spraying of metal particles in  
17 aerosol solutions as so-called solar radiation  
18 management in mice.

19           There will likely be other EMS sources for the  
20 taking off and landing of helicopters in the form of  
21 radar. Radar has a very long range. It's a different  
22 frequency from cell antennas and towers and has  
23 different; although, still harmful effect on bees --

24           MS. GUTTRIDGE: 30-second warning.

25           MR. GRAHAM: -- birds, et cetera. Also,

1 another impact that needs to be considered. There will  
2 also be a massive, reckless and irresponsible use of  
3 insecticides such as Glyphosate, which is extremely  
4 toxic to bees and other insects and all wildlife. The  
5 DEIR does not mention this, and it should.

6 The DEIR should specifically include an  
7 alternative that, if this thing is approved, there  
8 should be minimal, and I mean minimal, new cell towers,  
9 minimal new cell antennas and minimal use --

10 MS. GUTTRIDGE: Your time is up.

11 MR. GRAHAM: -- of insecticides.

12 MS. GUTTRIDGE: Thank you for your comment.

13 Our next caller on the line is also signed in as Ardie.  
14 If you could please state your name and confirm that you  
15 haven't already provided comments.

16 MR. PAINTER: Hello?

17 MS. GUTTRIDGE: Yes.

18 MR. PAINTER: Oh, sorry. Hi. My name is  
19 Noah Painter. I'm with the IBEW -- sorry -- I am not  
20 Ardie.

21 MS. GUTTRIDGE: That's okay. You can go ahead.

22 MR. PAINTER: Got it. My name is Noah Painter.  
23 I'm with the IBEW Local 340. I'm here this evening to  
24 speak in support of the Draft EIR and appreciate staff's  
25 willingness to allow me to comment. We support the CNU

1 Medical Center, because we believe it will create  
2 high-wage jobs and essential healthcare services for  
3 Elk Grove and the region.

4 Those are my comments. Thank you.

5 MS. GUTTRIDGE: Thank you for your comment.  
6 Dwight, unless this is a board issue and this is someone  
7 else, I need to confirm that, I believe, you've already  
8 given your comments.

9 MR. ZUCK: Right. On one topic. And I merged  
10 about three into mine. I would like to speak a little  
11 bit more on the timing of all this.

12 MS. GUTTRIDGE: We can only allow one person  
13 three minutes during the meeting. We'll move on to  
14 caller Staci Anderson. And I'll unmute your line. Go  
15 ahead.

16 MS. ANDERSON: Thank you so much. Can you hear  
17 me?

18 MS. GUTTRIDGE: Yes. Go right ahead.

19 MS. ANDERSON: Great. I hear a lot of people  
20 talking about how it's going to bring better healthcare  
21 to the region and high-wage jobs, and I just want to  
22 point out that CNU has absolutely zero experience in  
23 construction and operations of a hospital of this size,  
24 let alone a hospital in general.

25 If you want somebody who knows how to run a

1 hospital that would be Dignity, who is actually building  
2 a hospital right down the street. Hopefully, people  
3 know that, if they don't, guess what? It's coming.

4           Additionally, we have concerns about traffic  
5 congestion in all phases, and I want everybody else to  
6 know, again, this is just not in the Stonelake side and  
7 communities. This is going to effect all the way down  
8 to Elk Grove Boulevard and Franklin, which affects a  
9 greater amount of people who are commuting to the  
10 Raley's Shopping Center and whatnot.

11           How long is this construction going to last?  
12 Not only that, that results in a major artery for people  
13 to get to the I-5 on the West Side. Traffic is going to  
14 be unsustainable. The height is going to be over six  
15 times any height of single family homes in the area, and  
16 there's a reason for that.

17           The master plan community required certain  
18 aesthetics. That includes nothing over four stories.  
19 There's a reason the property wasn't zoned the way CNU  
20 is asking, which includes floodplain issues, the master  
21 plan community, the National Wildlife Refuge.

22           It's a small area relative to the size of the  
23 project, and we should not renege on the proper planning  
24 when this master plan community was created. CNU is  
25 offering the hiring of off-duty officers, which



1 acknowledges the increase in crime.

2           However, are they also going to be protecting  
3 the surrounding residential neighborhoods? Or are they  
4 just ejecting the problem people from CNU to infiltrate  
5 the neighborhoods, in which case, we have great  
6 concerns.

7           The length of the construction of this  
8 intersection roadway, all the improvements, the ten  
9 years is absolutely unacceptable. The significant and  
10 unavoidable impacts are many, and unavoidable  
11 alternatives are only option 1, which is not do it at  
12 all or, 3, move it, in which case, I feel really sorry  
13 for whoever gets this mess.

14           Significant and unavoidable impacts are exactly  
15 that. Hospital beds, pandemic. It's been said by  
16 several healthcare providers that hospital beds are --

17           MS. GUTTRIDGE: 30-second warning.

18           MS. ANDERSON: -- not the issue. Ultimately,  
19 again, as a Stonelake resident and as an Elk Grove  
20 resident in general, I am highly against this for all  
21 the reasons that are listed on that one single page,  
22 significant and unavoidable impacts.

23           Thank you.

24           MS. GUTTRIDGE: Thank you for your comment.  
25 Are next person to speak will be Randy Becker. If you

1 would like to unmute yourself and go ahead. Randy, it  
2 looks like you're still on mute. There you go. Randy,  
3 looks like you're on mute, but we're not able to hear  
4 you. All right. Randy, do you want to raise your hand  
5 again, I can come back to you in a minute.

6 I'm going to go ahead and move on. We have  
7 four callers that are phoned in over the phone, and I  
8 want to check in with each of them really quick to make  
9 that they have a comment to make when you dial into the  
10 phone number, and you're not able to raise your hand.

11 So callers on the line, I'll just come to each  
12 of you individually and ask if you have a comment that  
13 you would like to make. Caller, did you want to speak  
14 on public comment? It looks like you're unmuted, but  
15 I'm not able to hear you speak.

16 MS. WONG: Oh, yeah. Yeah. Okay. Thanks for  
17 giving me a chance to speak. I'll try my best. I don't  
18 know there's this project, it suddenly pop out a couple  
19 years ago. First, we thought it was just university,  
20 and how come it becomes to the hospital?

21 You know, when it start, it's our neighborhood  
22 and nobody know, small business, nobody know. Then  
23 suddenly they pop up 13 stories, this huge hospital. I  
24 disagree, you know, like, I -- I object this one. I  
25 think this is not good for my living area. Not only

1 because they bring the job and then we need traffic.

2 This, you know, this, like, if a better new  
3 clear plan, that make job, that make money and  
4 something. We cannot do this. This wrong location to  
5 put this hospital in this small, small area.

6 Yeah. That's my concerns. And I don't want  
7 the only focus on this money issue. It's human life  
8 first and the bird, nation life, you know, that's I  
9 think -- yeah. What else? And I want to know if the  
10 City mayor or all high level officer want this hospital,  
11 make they're looking good or it's our residential, our  
12 Laguna our and environmental resident people want this  
13 hospital?

14 We have a hospital just down the street to the  
15 East Side. They are building there. Why we need this?  
16 If university needed this hospital, they can relocate it  
17 to a bigger place, and find that there are good place  
18 for them, but not here.

19 And that -- thanks.

20 MS. GUTTRIDGE: Thank you. Would you mind  
21 stating your name, just so that we have it for the  
22 record.

23 MS. WONG: My name is Xui Wong.

24 MS. GUTTRIDGE: Thank you.

25 MS. WONG: I am resident.

1 MS. GUTTRIDGE: Thank you so much for your  
2 comment. All right. Moving on to the next caller.  
3 We'll check in here to see if they also have a comment.  
4 Caller, would you like to unmute your line and go ahead  
5 if you have a public comment. If you're trying to  
6 speak, your line is still muted. All right. We'll take  
7 that as no comment. We'll move on to the next one.

8 Caller, we just wanted to check in to see if  
9 you had any comments that you wanted to make. All  
10 right. We're not getting anything on this line either,  
11 so we'll continue to move on through the people who have  
12 not spoken and would like to speak.

13 Doris Alkeblan, would you like to go ahead.  
14 You are now unmuted.

15 MS. ALKEBULAN: Yes. I'm a resident of  
16 Elk Grove. And I'm very concerned about the placement  
17 of the facility. I'm concerned about the quality of  
18 life and livability that it would then restrict us  
19 residents.

20 Number one, is the traffic and congestion.  
21 When you look at the traffic impacts it would have on  
22 the I-5, and at that point, you also have narrowing.  
23 The access of that would be very limited. It could  
24 create a hazard, additional noise and sound issues. We  
25 are very much against it.

1           Number two, with regard to the congestion that  
2 it creates, it also impacts with added sound, like  
3 sirens. In addition to that, you have the helicopter  
4 location as well.

5           I live in Lakeside. I am definitely against  
6 this. I'm against the placement of it, the impact to  
7 the businesses and the quality of life. Also the  
8 walking trails there are also going to be impacted. And  
9 considering where this location is, right as we go into  
10 San Joaquin County, there are already air quality  
11 issues. It would negatively impact the air quality  
12 issues.

13           And getting an approval and monies and support  
14 through the State, would be very difficult. And this  
15 would just put us in a worse situation where we have --  
16 as they talked about previously, it's dumb. We need to  
17 be smart and have (Inaudible). This does not address  
18 our concerns as far as living and the quality of life  
19 now.

20           So parking also will create more congestion,  
21 the walking issue, hiking, traffic, cars, the impact on  
22 I-5. The location is not good, and I'm against it. And  
23 the impact that it will have for us as residents to have  
24 to be taxed in order to make this happen.

25           This is a bad idea. And I am definitely

1 against it, and we need to look at other things. The  
2 document needs to address the traffic. It's not  
3 adequate with the traffic. I looked at the document,  
4 and it's not sufficient.

5 Thank you.

6 MS. GUTTRIDGE: Thank you for your comment.  
7 Our next person on the line will be Mimi de Ville. You  
8 are unmuted, if you'd like to go ahead.

9 MS. DE VILLE: Hello. Can you hear me?

10 MS. GUTTRIDGE: Yes, we can. Go ahead.

11 MS. DE VILLE: Thank you. I am a 20-year  
12 resident of Elk Grove. I live here, I work here and I  
13 play here. And I repeat my original objections to our  
14 community being railroaded by this project. There is  
15 absolutely no evidence that jobs will be brought here  
16 for our residents.

17 We bought into a master plan community that is  
18 being rezoned without regard for the quality of life and  
19 without respect for small businesses. All for a 9.8  
20 million square foot lot with a monstrous building,  
21 taller than anything in the City. It doesn't fit.

22 I echo the sentiments of Dr. James Reed. So I  
23 will not repeat it, other than to say, how the DEIR  
24 ignored the Stonelake Wildlife Refuge. I object (Audio  
25 interruption) to the relationship with CNU staff and

1 executives. Some of the staff have engaged in  
2 harassment of residents who oppose Ly. His backroom  
3 deals were despicable and unbecoming of a mayor.

4 I object to the visual character of the  
5 skyscraper and precedent it would set for building  
6 height exemptions and growth. Take it to Lent Ranch  
7 where it doesn't impact the neighborhood quality.

8 I also urge us to move forward with Dignity  
9 Health. They are established here and building to a  
10 reasonable community standard. They were approved in  
11 2013. They're not in a floodplain and they are not near  
12 a wildlife refuge that CNU seeks to destroy and ignore  
13 in the EIR.

14 Lastly, council members, with the exception of  
15 Steve Ly, I voted for all of you and trust you to have  
16 our backs. Don't let us down and create another ghost  
17 mall. Don't let them railroad us.

18 Thank you.

19 MS. GUTTRIDGE: Thank you for your comment.  
20 All right. We'll take a moment now. If you would still  
21 like to speak for public comment, and you have not  
22 spoken during the meeting, if you want to go ahead and  
23 raise your hand. Otherwise, it looks -- oh, here we go.  
24 Lynn Wheat, I'll go ahead and unmute your line.

25 You may go ahead.

1 MS. WHEAT: Okay. Good evening. My name is  
2 Lynn Wheat. And what I would like to bring up, because  
3 there's a discussion about contracting with our police  
4 department, I would suggest, because we can look at  
5 possibilities of crime migrating out to other  
6 neighborhoods that, like our residents, who have CFDs  
7 that pay for police services; that we make that a CFD  
8 district and so then that would guarantee that yearly  
9 money would be coming in to pay for those police  
10 services.

11 And just like our City Council and  
12 Mayor Cranley's vote to increase those Mello-Roos on our  
13 homeowners, we would have the availability and  
14 capability of increasing those costs on to the hospital,  
15 so we can make sure that we indeed do have adequate  
16 police services and our safety needs are met.

17 Thank you for the opportunity to speak.

18 MS. GUTTRIDGE: Thank you for your comment.  
19 All right. Next up is Matt Weaver. Do you want to go  
20 ahead and unmute your line? You're welcome to go ahead.

21 MR. WEAVER: Thank you for taking my comment,  
22 and I'm grateful for the opportunity to speak at this  
23 meeting. Which is, hopefully, not just a technicality  
24 in the process, and that the City is really vetting what  
25 had been publicized as an already baked approval all the



1 way since December of 2018.

2           So here we are nearly 19 months later with the  
3 opportunity to speak. And I've had the opportunity to  
4 speak publicly about this project before. But on the  
5 report, I would like to really -- first of all,  
6 environmentally, I want to make sure that on the record  
7 we're looking at the increase of carbon footprint and  
8 the number of car miles driven by residents of  
9 Stonelake, Lakeside, Laguna and other residents that are  
10 served by merchants that are currently doing business in  
11 the Stonelake Center.

12           The incremental miles over the span of 100  
13 years will create excessive pollution and reduce the  
14 walkability and livability of this neighborhood. There  
15 are no plans to replace the displaced businesses, and  
16 contrary to the public record of Alvin Cheung and his  
17 leadership team at CNU, there have been no concrete  
18 efforts to replace the intentionally displaced  
19 businesses.

20           So the carbon footprint is a concern, noise  
21 pollution is a concern, site pollution is a concern and  
22 the possibility that the neighborhood blight and  
23 homelessness and abandoned property may be a concern  
24 while this project has been advertised as serving the  
25 community in 2021 may do nothing, other than serve as an

1 eyesore in the community, and increase the number daily  
2 trips out of the neighborhood and reduce the  
3 walkability/livability score of the neighborhood.

4 Further, as a business owner in Stonelake  
5 Landing, who has seen the CNU Organization break  
6 promises, make promises in public and silently back out  
7 of those things, abuse the merchants in the area, and  
8 what amounts to squeezing many, many local tax dollars,  
9 local small business and local services businesses out  
10 of the area --

11 MS. GUTTRIDGE: 30-second warning.

12 MR. WEAVER: -- where we are going to be  
13 announcing our closure of our business in Stonelake  
14 Landing because CNU has not honored their commitments.  
15 We recommend strongly that the City of Elk Grove deny  
16 this application.

17 MS. GUTTRIDGE: Thank you for your comment.  
18 Next up we have up Matt Zberg. You're muted. If you  
19 would like to go ahead and unmute your line, go ahead.

20 MR. ZBERG: Okay. I'm unmuted. Can you guys  
21 hear me?

22 MS. GUTTRIDGE: We can. Go right ahead.

23 MR. ZBERG: Okay. Great. I'm Matt Zberg on  
24 behalf of Sacramento Region Business Association. I'm  
25 in full support of the CNU Medical Center, because it

1 will create high-wage jobs for the region and quality  
2 healthcare.

3           Some concerns I've heard from earlier comments  
4 are traffic and congestion and things like that. These  
5 are -- no matter what projects you're looking at or  
6 vetting, everything is going to cause these sorts of  
7 issues. So this is a really good project, and it's  
8 going to create jobs and healthcare quality in the  
9 region.

10           And that will in turn profit the local  
11 businesses from the traffic and community support that  
12 comes into the local area. So on behalf of the Regional  
13 Business Association in Sacramento, I support the CNU  
14 Medical Center Project. And I request an affirmative  
15 vote in the EIR.

16           Thank you.

17           MS. GUTTRIDGE: Thank you for your comment.  
18 All right. If there's anyone else who has not had a  
19 chance to speak yet, and you would like to, this will be  
20 our last call for public comment. I don't see anyone,  
21 who hasn't spoken, with their hand up.

22           Ms. Ross, I'll go ahead and unmute your line.  
23 You may go ahead and unmute your line on your side and  
24 speak.

25           MS. ROSS: Yes. Hi. Can you hear me okay?

1 MS. GUTTRIDGE: We can.

2 MS. ROSS: Great. Well, I just have to jump in  
3 here and I was not prepared to really say anything. But  
4 I have to say something after hearing a number of  
5 things.

6 One, I have to say that the people that spoke  
7 in opposition to the CNU did a fantastic job, and I hope  
8 the City Council reviews very carefully all of the  
9 lists, the very long lists, of oppositions that were  
10 outlined. The fact that Stone Lakes Refuge is a jewel,  
11 I think is spot on.

12 And that's nothing to take lightly. We have a  
13 jewel, and we need protect it. Number two, the size of  
14 that hospital is ridiculous. And number three,  
15 Mr. Graham talked about insecticide use and the effect  
16 of bees in the region. And that's something that I have  
17 not thought about before, but I think that it's very  
18 important to the surrounding areas and the crops,  
19 everything that we have here.

20 But when I hear the people saying that they  
21 support CNU coming in, what I hear is that it brings  
22 jobs, because of the construction and the electrical  
23 jobs. Those same jobs will be available if the hospital  
24 is built in another location. What I don't understand  
25 and I'm not going to question the motivation of our

1 current mayor.

2 But what I don't understand is why there is  
3 such an eager attitude about leapfrogging over the fact  
4 that we're in a migratory flight path. We live in a  
5 refuge, a wildlife refuge. Why is that being just  
6 totally set aside? The fact that this was left out of  
7 the EIR to a large degree, I think is very suspect.

8 But finally, I'm just going to say my own  
9 little story. I told it at Stonelake HOA meeting, so  
10 some of you may have already heard it. But just to  
11 leave you with a very simple thought and a comparison  
12 and a contrast.

13 I had an experience -- I live in Stonelake -- I  
14 had an experience where we had a couple of little  
15 possums in our backyard.

16 MS. GUTTRIDGE: 30-second warning.

17 MS. ROSS: Thank you. Little possums. I  
18 captured the possums. Now what do I do with them? I  
19 know that we have a wildlife refuge. So I called  
20 Department of Fish and Wildlife. No. You can't take  
21 them out there. I made several calls. No. You can't  
22 take them out there. Why? Because it upsets the  
23 wildlife and its natural nesting.

24 If one little possum does that, what does a  
25 13-story hospital do in the middle of a migratory flight

1 path?

2 MS. GUTTRIDGE: Your time is up. Thank you for  
3 your comment.

4 MS. ROSS: Thank you so much.

5 MS. GUTTRIDGE: Our next caller is  
6 Daisy Hughes. You can go ahead and unmute your line and  
7 go ahead.

8 MS. HUGHES: Hello. My name is Daisy Hughes.  
9 And I would first like to object to the fact that there  
10 is only a 45-day comment. This is 494 pages, and in  
11 light of COVID 19, and distance learning and other  
12 excuses that I would just love to make right now, I have  
13 not been able to complete my review of the document.

14 And I'm sure are a lot of others are in the  
15 same position. That's the first thing I want to say. I  
16 usually am totally prepared to speak, but I'm just not  
17 today.

18 It's something that I read, you know, I'm a  
19 mom, and my kids go to Elliott Ranch, which is 0.6 miles  
20 away from the proposed site, which is very important,  
21 because that was not given adequate consideration in the  
22 Environmental Impact Report, because it was 0.6 miles  
23 from the site, and the site only considers issues within  
24 0.25 miles of a school.

25 So, I mean, the words in here are incredible

1 that even though children are particularly susceptible  
2 to long-term effects from emissions of hazardous  
3 materials, the .6 miles really seems to matter and so  
4 that is not considered a significant impact.

5 I think about my children and our children of  
6 the community every day. And I worry about fires. I  
7 worry about flooding. And I feel that my community  
8 members and I are not safe living in Stonelake anymore,  
9 in light of what's going on in California. And we are  
10 completely surrounded by, at the moment, dead grass.

11 So, basically, if there was a fire that  
12 started, let's say my child was at school, I would have  
13 to travel to the -- as far south as Stonelake could go,  
14 and then go back north to get out onto Elk Grove  
15 Boulevard.

16 And I can just imagine what that would be like.  
17 And I don't see any considerations in here in the EIR  
18 about these types of events that are so commonplace  
19 right now.

20 I think .25 miles versus .6 miles, and the fact  
21 that our children can't breathe the air at the moment,  
22 yet these -- these tiny little discrepancies that are  
23 not truly considered to have an impact. It just boggles  
24 my mind that I can live in a community where I will not  
25 feel as safe.

1           And you're saying -- I am talking about a  
2 hospital. The hospital is -- and the hospital is  
3 probably beneficial in a pandemic, which is what a one  
4 in, what, 200, 100 years that we're going to have a  
5 pandemic like what we're experiencing right now? We  
6 actually had enough beds; whereas, the fires and the  
7 flooding in this area, in Stonelake where we are  
8 completely trapped by the wildlife refuge, where we  
9 would have to exit onto Elk Grove Boulevard.

10           It's just really concerning for me and, I  
11 think, most members of my community. This is the wrong  
12 place for this hospital. This is a residential  
13 neighborhood. Our streets cannot handle the change.

14           MS. GUTTRIDGE: Thank you for your comment.

15           MS. HUGHES: Thank you.

16           MS. GUTTRIDGE: Robyn, I am going to attempt to  
17 get you joined into the meeting. You're our next person  
18 up for public comment. It looks you're using an older  
19 version of Zoom. So I'm going to try something here to  
20 see if I can get you in. So hang tight.

21           Robyn, can you unmute now so you can go ahead  
22 and speak?

23           MS. STRONG: Hi there. Thank you so much for  
24 doing that. I really appreciate it.

25           MS. GUTTRIDGE: You're welcome.



1 MS. STRONG: My name is Robyn Strong. I have  
2 been a community member for over three decades, and my  
3 family has been raised in this area absolutely loving  
4 the beauty and the water fowl and the migratory birds in  
5 our area. It has really enhanced our lives and the  
6 lives off our children appreciating nature.

7 And I just wanted to weigh in on two particular  
8 issues that I have, my concerns about the project. One,  
9 being the height of the hospital, and the other being  
10 the flight path of the hospital and the potential danger  
11 to, not only bird strikes, but also making them move and  
12 disturbing them in our area.

13 We live, as you know, on the flyway. And I  
14 just want to add, too, that it doesn't just effect our  
15 local environment, this is the Pacific Flyway. And as  
16 others have said, this could have impacts much beyond  
17 our community and effecting the entire Pacific of the  
18 Americas with the effect on the birds.

19 So I just wanted to raise those two issues  
20 particularly with the height and the flight path.

21 Thank you so much for your time.

22 MS. GUTTRIDGE: Thank you for your comment.  
23 All right. Barry Broome, you may now unmute your line  
24 and go ahead.

25 MR. BROOME: Hi. Barry Broome, President and

1 CO, creator of Sacramento Economics. I'm calling in  
2 support of the project. CNU is becoming one of the most  
3 important economic assets in the region. A teaching  
4 hospital is a very unique experience.

5 So the residents of Elk Grove are going to get  
6 the best healthcare system in the State of California  
7 having access to a teaching hospital. Right now we're  
8 probably sitting at 13 percent unemployment. And this  
9 coming June we're expecting 10, 15 percent of public  
10 employees to be either laid off or furloughed. That  
11 would amount to 25, 30,000 jobs.

12 So it's a very important time for us to grow  
13 our economy, and we're very supportive of building a  
14 world-class medical and pharmacy school with an elite  
15 teaching hospital in beautiful Elk Grove.

16 So thank you very much.

17 MS. GUTTRIDGE: Thank you for your comment.  
18 Again, I'm just checking with our audience for anyone  
19 who has not had the opportunity to speak. If you would  
20 like to do so, if you could please raise your hand so we  
21 can call on you. Otherwise, I'll hand it over to  
22 Antonio, so we can wrap it up.

23 MR. ABLOG: Thank you, Nicole. Again, this is  
24 Antonio Ablog, Planning Manager, for the City of  
25 Elk Grove. I would like to ask Pat Angell to put up our

1 contact information screen.

2 MR. ANGELL: Give me a minute, Antonio, the  
3 PowerPoint locked up, so I'm going to have to stop the  
4 screen share for a minute and restart the PowerPoint.

5 MR. ABLOG: While Pat is bringing up that  
6 screen, I just want to thank everybody for providing  
7 their comments tonight. Again, as Pat Angell  
8 recommended earlier, if you have additional comments or  
9 would like to reiterate your verbal comments, we  
10 encourage you to submit those in writing.

11 And we'll have that information of where to  
12 send that up shortly. Again, after the public comment  
13 period ends, Pat Angell, with Ascent Environmental, will  
14 work with City staff on formulating a Final EIR. Once  
15 that Final EIR is completed, that will allow City staff  
16 to take the project forward to a public hearing.

17 As Pat mentioned, we are looking at  
18 approximately a November date for that Final EIR.  
19 Therefore, the public hearing on the project, starting  
20 with the Planning Commission and City Council, will not  
21 occur before that November date. It will likely come  
22 around four to six weeks after that Final EIR.

23 That concludes our comment session tonight. We  
24 encourage you to submit your comments in writing, and we  
25 thank you for logging in tonight to submit your comments

1 on the Draft Environmental Impact Report.

2 Thank you.

3 (End time: 7:39 p.m.)

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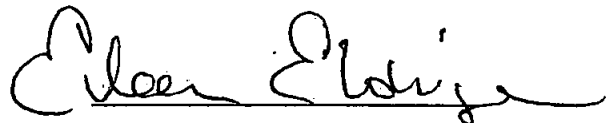
HEARING REPORTER'S CERTIFICATE

I, EILEEN ELDRIDGE, HEARING REPORTER, IN  
AND FOR THE STATE OF CALIFORNIA, DO HEREBY CERTIFY:

THAT THE FOREGOING TRANSCRIPT OF PROCEEDINGS  
WERE TAKEN BEFORE ME AT THE TIME AND PLACE THEREIN SET FORTH;  
THAT THE TESTIMONY AND PROCEEDINGS WERE REPORTED  
STENOGRAPHICALLY BY ME AND LATER TRANSCRIBED BY COMPUTER-AIDED  
TRANSCRIPTION UNDER MY DIRECTION AND SUPERVISION; THAT THE  
FOREGOING IS A TRUE RECORD OF THE TESTIMONY AND PROCEEDINGS  
TAKEN AT THAT TIME.

I FURTHER CERTIFY THAT I AM IN NO WAY  
INTERESTED IN THE OUTCOME OF SAID ACTION.

I HAVE HEREUNTO SUBSCRIBED MY NAME THIS 3RD DAY  
OF OCTOBER 2020.

A handwritten signature in cursive script, reading "Eileen Eldridge". The signature is written in black ink and is positioned above the printed name and title.

EILEEN ELDRIDGE

HEARING REPORTER

<b>0</b>	<b>200</b> 8:9	<b>45-day</b> 20:2 62:10	<b>absolutely</b> 47:22 49:9 54:15	<b>addresses</b> 13:2 19:21
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<b>1</b>	<b>2013</b> 55:11	<b>4G</b> 44:16,23	<b>accepting</b> 14:20	<b>adequately</b> 28:4 44:7
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