

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
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1 Elk Grove, California, Wednesday, September 16, 2020

2 6:00 p.m.

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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, or
4 more simply, and this is for everyone out there who is
5 interested in cell antenna issues,
6 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 you 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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I, EILEEN ELDRIDGE, HEARING REPORTER, IN
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A handwritten signature in cursive script, appearing to read "Eileen Eldridge", written over a horizontal line.

EILEEN ELDRIDGE

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