

In The Matter Of:
CITY OF RICHMOND
DESIGN REVIEW BOARD IN RE:

CHEVRON
April 23, 2014

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

TRANSCRIPTION OF
CITY OF RICHMOND
DESIGN REVIEW BOARD
MEETING OF APRIL 23, 2014

TRANSCRIBED FROM AUDIO RECORDING BY: FREDDIE REPPOND

1 CHAIR FETTER: All right. We'll call to order
2 the Design Review Board for the City of Richmond
3 tonight. We'll start by doing roll call, by way of
4 introducing us.

5 Lina.

6 MS. VELASCO: Chair Fetter.

7 CHAIR FETTER: Here.

8 MS. VELASCO: Board Member Whitty.

9 BOARD MEMBER WHITTY: Here.

10 MS. VELASCO: Board Member -- Vice Chair
11 Munoz.

12 BOARD MEMBER MUNOZ: Here.

13 MS. VELASCO: Board Member Woldemar.

14 BOARD MEMBER WOLDEMAR: Aye.

15 CHAIR FETTER: And Ray and Robin are out
16 today.

17 We also have Lina Velasquez [sic], our senior
18 planner, and James Atencio, counsel.

19 We have -- I didn't see an agenda -- I should
20 say a former -- previous meeting notes --

21 BOARD MEMBER WOLDEMAR: Minutes.

22 CHAIR FETTER: Minutes, yeah.

23 So we can move on to agenda.

24 And, first of all, I'm kind of surprised that
25 70 Belvedere is on the calendar at all. It's supposed

1 to be slated for the 30th. Do you know why that would
2 even appear on this one?

3 MS. VELASCO: From what I understood at the
4 last meeting, it was to be held over for this meeting,
5 but it was re-noticed for the 30th.

6 CHAIR FETTER: Right.

7 BOARD MEMBER WOLDEMAR: We talked about a date
8 certain and this was the next regular meeting.

9 CHAIR FETTER: Oh, okay. Yeah. All right.
10 Well, anyway.

11 BOARD MEMBER WOLDEMAR: The next one is an
12 irregular -- a special meeting.

13 CHAIR FETTER: Special meeting, yeah.

14 MS. VELASCO: Yes.

15 BOARD MEMBER WOLDEMAR: Irregular meeting
16 works well too.

17 CHAIR FETTER: So let's get the agenda
18 approved by -- anyone want to make a motion to approve
19 the agenda?

20 BOARD MEMBER WHITTY: Approve the agenda.

21 CHAIR FETTER: Seconds?

22 BOARD MEMBER WOLDEMAR: Yes, second.

23 CHAIR FETTER: All in favor?

24 ALL BOARD MEMBERS: Aye.

25 CHAIR FETTER: Aye. So the agenda is passed.

1 And the meeting procedures can be found at the
2 back of this document. People making comments that --
3 really, the bottom line is, you know, we welcome public
4 comment; and public comment forms can be found right
5 over there. They're pink. And, especially for large
6 crowds, we tend to limit the speaking time to two
7 minutes just so we can get through a meeting and don't
8 last here till twelve midnight.

9 The next thing is that right now we'd like to
10 open up the comment period for the public on items that
11 are not relating to the agenda. So if anyone would like
12 to make a comment about something that is not on the
13 agenda, please speak now.

14 Seeing that we don't have any comments off the
15 agenda, I guess we'll move on to whether or not we're
16 going to take something off the consent calendar.

17 BOARD MEMBER WHITTY: Pull Item No. 2, please.

18 CHAIR FETTER: Okay. And considering that the
19 next one is already postponed, that means that --

20 BOARD MEMBER WOLDEMAR: Sure. I would move to
21 approve the consent calendar, consisting of PLN14-930,
22 which is Item No. 1 on our agenda.

23 BOARD MEMBER WHITTY: Second.

24 BOARD MEMBER WOLDEMAR: That's a continuance
25 until next week.

1 BOARD MEMBER WHITTY: I second it.

2 CHAIR FETTER: And all in favor.

3 ALL BOARD MEMBERS: AYE.

4 CHAIR FETTER: All right. So there's no
5 appeal [unintelligible] actually consented.

6 So moving on to public hearings. We will look
7 at PLN11-089, Chevron Refinery Modernization Project,
8 right now.

9 So, Lina.

10 MS. VELASCO: Okay. Good evening, Chair
11 Fetter, Board Members.

12 This evening we are presenting the design
13 review permit for the Chevron Modernization Project.
14 There -- we'll be requesting a design review permit in
15 addition to conditional use permits, along with
16 certification of an EIR.

17 And so the applicant is here, who will present
18 their project. We are currently within the comment
19 period for the Draft EIR. But the focus of tonight are
20 design review permit issues and will be a recommendation
21 to the Planning Commission when they consider
22 certification of the EIR and the design review permit
23 and conditional use permit.

24 So I'll pass it to the applicant, unless
25 there's any questions for staff.

1 BOARD MEMBER WHITTY: It seems a little weird
2 that the EIR comment period hasn't closed, but we're
3 looking at the project. What if there's some comments
4 that come in that are -- that need to be addressed or if
5 the comment period is extended and we act? I mean it's
6 sort of out of sync to me.

7 MS. VELASCO: Yes. So the Design Review Board
8 is a recommendation to the Planning Commission. And I
9 think we had a brief explanation about why it was
10 allowable to take this action, because as part of our
11 guidelines -- and that's on page two -- where in the
12 first paragraph it does say, Since the Planning
13 Commission is the decision-making body for certifying
14 the EIR, the Design Review Board can consider the
15 applicant's design review permit application and make a
16 recommendation to the Planning Commission to either
17 approve or deny the permit at this meeting while
18 preparation and review of the Final Environmental Impact
19 Report is in progress, because ultimately all the
20 mitigation measures --

21 BOARD MEMBER WHITTY: Right.

22 MS. VELASCO: -- that come of that document
23 will be a condition of approval for the conditional use
24 permit. And this is per the CEQA --

25 BOARD MEMBER WHITTY: Okay.

1 MS. VELASCO: -- guidelines that the City has.

2 BOARD MEMBER WHITTY: Okay. It didn't say
3 why. It just said will." So I wanted to know why.
4 So --

5 CHAIR FETTER: Well, that's the staff opinion.

6 BOARD MEMBER WHITTY: Yeah. Yeah. Okay.
7 Thanks.

8 BOARD MEMBER WOLDEMAR: Lina, I have a couple
9 questions, if I may.

10 First, I think we should note that about 7:30
11 tonight, if we're not done with taking testimony and
12 discussing the project, we probably have to continue,
13 because we will run out of a quorum.

14 MS. VELASCO: Correct.

15 CHAIR FETTER: Oh, yes. Thank you for
16 pointing that out.

17 BOARD MEMBER WOLDEMAR: At that point one of
18 the members has to leave and we'll only have three and
19 we're supposed to have four to have a quorum.

20 But more importantly this is a recommendation
21 to the Planning Commission. Then we have couple of
22 suggested conditions that the staff has proposed.

23 On Condition No. 1, you very -- not you
24 necessarily -- specifically include a series of drawing
25 documents, Sheets 1 through 8, but no representation

1 about all of the visual simulations. Should they not
2 also be included in our recommendation because they're
3 part of a submittal?

4 And I had the same kind of question on other
5 projects too. We get the pretty picture stuff.
6 Shouldn't that be part of the submittal and be part of
7 the reference that that's what we're recommending?

8 First -- the second question that I have
9 tonight is on number -- Item No. 3. I note the
10 landscaping and I'll come back to the Board and indicate
11 it in the staff conditions as prior to installation. I
12 wondered if there isn't something a little bit more
13 specific, like -- maybe not these words -- but like
14 "prior to the issuance of a building permit." Something
15 that's -- because there's no time limit on this.

16 And so I'm asking maybe "within 30 days of
17 final approval of the EIR" or some words to that effect.
18 And we can talk further about that. But I really wanted
19 to raise the issue, because I think we need to be a
20 little bit more specific. We may not all be around next
21 week or next -- and not know what went on.

22 And then lastly -- I touched on this just
23 briefly before the meeting -- Condition No. 4 talks
24 about the project being constructed to all of these
25 various standards. And for this Board that's unusual.

1 We usually don't say that a project be constructed
2 according to the building permit, in this case several
3 other -- frankly, I know nothing about the American
4 Petroleum Institute. And so I don't know how I can vote
5 for a condition like that. So I'm suggesting that
6 that's more appropriately something that might well be
7 in a Planning Commission -- is it use permit in this
8 case?

9 MS. VELASCO: Correct.

10 BOARD MEMBER WOLDEMAR: Yeah. And so that
11 would be a typical kind of use permit condition.

12 Last comment I would just make is, just
13 confirming, we're here for the design of the project,
14 the visual appearance of the project. We're not
15 necessarily here to hear about odor, smoke, fire, all of
16 those kinds of issues. Am I correct on that, this is
17 what the Design Review Board's function is?

18 MS. VELASCO: Correct. And, you know, in
19 reviewing your staff report you probably notice that we
20 did make mentions of odors --

21 CHAIR FETTER: Yeah.

22 BOARD MEMBER WOLDEMAR: I like the part about
23 vibrations.

24 MS. VELASCO: And, you know, a lot of those,
25 while those aren't typical design review items, they

1 were reviewed in the last project. And so we thought
2 for a continuity it was good to provide you with
3 information that was contained within the EIR, but
4 really the EIR mitigation measures will deal with those
5 specifically and will be part of the conditions of the
6 CUP, but --

7 BOARD MEMBER WOLDEMAR: Which are more
8 specifically also raised -- better raised -- at the
9 Planning Commission level --

10 MS. VELASCO: Correct.

11 BOARD MEMBER WOLDEMAR: -- because I mean for
12 us to say, Oh, well we don't agree with the vibration
13 levels, I mean I don't know that any of us are going to
14 be able to say that.

15 All I'm suggesting is that, to the audience
16 perhaps, if you have comments on those kinds of things,
17 save them for the Planning Commission. We want to hear
18 about the design-related ones. What's the visual
19 design? What's this thing look like? What color is the
20 tank on the hillside? That sort of stuff.

21 MS. VELASCO: Perfect.

22 CHAIR FETTER: Does it disappear? Yeah.

23 BOARD MEMBER WOLDEMAR: Thank you.

24 BOARD MEMBER WHITTY: Right. And also, Lina,
25 the staff recommendation, it should be, "And recommend

1 conditional approval to the Planning Commission of the
2 design review permit." We're recommending to the
3 Planning Commission.

4 MS. VELASCO: Okay.

5 BOARD MEMBER WHITTY: Yeah. Just add that in.

6 BOARD MEMBER WOLDEMAR: Yeah.

7 BOARD MEMBER WHITTY: Thanks.

8 MS. VELASCO: And you're on page 13, right?

9 BOARD MEMBER WHITTY: Thirteen, exactly.

10 CHAIR FETTER: Eileen, thank you.

11 BOARD MEMBER WHITTY: Thank you.

12 CHAIR FETTER: Mike, thank you.

13 So without any further comments for -- or I
14 should say questions for staff -- I think next we'll
15 move on to the presentation by the applicant.

16 Sir.

17 MARK PIERSANTE: Great. Thank you, Lina.

18 Hi, everyone. I'm Mike Piersante. I think
19 I've --

20 CHAIR FETTER: Hi, Mark. Yes.

21 MARK PIERSANTE: -- met all of you along the
22 way. So thanks, all, for having us. This is a good
23 night because we're hopefully checking this box. And
24 we've got a really great project. And so thank you for
25 the opportunity to present.

1 I'm going to probably be in your way if I
2 stand here, right?

3 BOARD MEMBER WHITTY: You can sit, yeah. It's
4 fine.

5 CHAIR FETTER: Don't worry about it.

6 MARK PIERSANTE: Let me do that and --

7 I do have some esteemed colleagues with me in
8 case there's questions I can't answer and such. And
9 that would be Jeff Hartwig, who some of you may know is
10 kind of the senior business manager/project manager for
11 us.

12 Steven Yang, who's been kind of managing all
13 the permitting aspects.

14 Nicole -- there's Nicole. She's one of our
15 public affairs advisers.

16 I don't see Heather. Is Heather here? I
17 guess Heather didn't make it.

18 Brian Hubbinger is one of our technical guys.
19 So he can -- if you have any technical questions.

20 Myself.

21 And, of course, everybody knows Marsha, right?

22 We also -- you know, this is a very important
23 project to Chevron. Everyone knows that. We've been
24 trying to encourage our employees and contractors on the
25 refinery to support the project and make that support

1 visible. So we have these nice folks who have taken
2 their evening to come see what design review is all
3 about.

4 CHAIR FETTER: Thanks, guys and ladies.

5 MARK PIERSANTE: And appreciate them taking
6 their time, too.

7 You know, I think the reason that we're here
8 is to give you information so that you can look at the
9 exterior design of the project elements that are subject
10 to design review and make a recommendation to the
11 Planning Commission on the appropriate findings and any
12 conditions that you may feel appropriate to request.

13 You probably know the Planning Commission has
14 been holding some hearings and there will be hearings in
15 the future to actually look at the EIR and talk about
16 the impacts, look at the mitigations, and get into kind
17 of really the guts of that document and such.

18 So the focus tonight would be just on the
19 design review elements and the simulations, et cetera.

20 So if you have questions, stop me. But just
21 maybe in the silence I'll try to blast through this.
22 And then we've got -- you've got the packages I hope,
23 right? You got the handouts?

24 CHAIR FETTER: Yes.

25 MARK PIERSANTE: And then we've got boards of

1 everything in your package. So if there's something
2 that comes up, we can throw the board up there.

3 CHAIR FETTER: Great.

4 MARK PIERSANTE: So the modernization project,
5 now formally the renewal project, is a very different
6 project now than it was. There are two significant
7 parts of the old project that are no longer part of this
8 project. Sort of what remains has been renamed the
9 modernization project. There's two primary pieces to
10 that.

11 One is to complete, or finish, the
12 construction of the partially constructed hydrogen
13 plant. When the original project was under
14 construction, we constructed for about a year before the
15 court shut the project down. And so the hydrogen plant
16 is about 50-percent complete, somewhere in that range.
17 I'll show you some pictures of that in a minute.

18 The other piece of this is known as the
19 sulfur-removal improvements. There's two primary
20 locations in the refinery where there will be some
21 equipment modifications made, primarily in one existing
22 area, and then some new equipment added to another sort
23 of empty site at this point.

24 And then there's, you know, electrical
25 infrastructure, ancillary equipment, other kind of

1 supporting equipment that goes along with the primary
2 elements of the project -- piping, pipe supports, et
3 cetera.

4 And, in addition, we have now project design
5 features, as we're calling them, which are some
6 additional project elements that are intended to reduce
7 the emissions from the project and bring those to a net
8 of zero increase for all the criteria pollutants. We'll
9 touch on those as well.

10 This map is a little hard to see, but it was
11 really intended just to kind of orient you. I'll show
12 you a blowup. But you know Richmond/San Rafael Bridge,
13 the Peninsula. Main operating areas of the refinery in
14 these color areas kind of denote locations of the new
15 hydrogen plant. They're in blue -- I'm sorry -- the
16 sulfur-removal elements are in blue, the hydrogen plant
17 is kind of in orange. You'll see it a little bit better
18 in this close-up shot. So it's kind of concentrated in
19 the primary operating area of the refinery.

20 Just briefly, this area here is an existing
21 area of some equipment modifications take place in this
22 area. And those are sulfur-recovery units. This is an
23 empty site right now where a piece of equipment and
24 supporting [unintelligible] a new generator will go.
25 Project design features to reduce emissions. I'll talk

1 about that in a minute.

2 This is another area where some of the
3 sulfur-improvement -- sulfur-reduction improvements --
4 are going. Project -- oh, there we go. Project design
5 feature in green, a water-reuse project. This is the
6 existing hydrogen plant location that will be taken out
7 of service and then dismantled following construction
8 and completion of the hydrogen replacement area, as you
9 see in orange.

10 So these are the three major components: The
11 hydrogen plant replacement again, as I mentioned; the
12 sulfur-removal improvements. There are sort of two
13 pieces to that. One is at a unit called the fluid
14 catalytic cracker feed hydrotreater, or the FCCFHT is
15 what you'll see written down, and then this amine
16 regenerator.

17 There are four project design features.
18 Again, these are designed to mitigate or to help reduce
19 emissions of the project.

20 LED lighting. There will be about 6,000 LED
21 lights replaced.

22 There's one storage-tank dome that we're
23 looking at installing. Two water-reuse projects; and
24 then some change in some motors on one of the cooling
25 towers to -- for better energy efficiency and energy

1 reduction.

2 BOARD MEMBER WOLDEMAR: Mark, can I ask a
3 couple of questions --

4 MARK PIERSANTE: Yeah.

5 BOARD MEMBER WOLDEMAR: -- while you're at
6 this sort of level here?

7 Am I understanding correctly that all of the
8 improvements that are being made are out in the what I'm
9 going to call in the middle of the refinery? None of
10 them about public rights of way --

11 MARK PIERSANTE: That is correct.

12 BOARD MEMBER WOLDEMAR: -- public streets?

13 MARK PIERSANTE: Yes, that is correct.

14 BOARD MEMBER WOLDEMAR: Second question is --
15 and I can't remember, because now I can't see it, but --

16 CHAIR FETTER: Can we get the lights back on?

17 BOARD MEMBER WOLDEMAR: No. That's all right.
18 No lights.

19 MARK PIERSANTE: I think the rest of the
20 slides are probably --

21 BOARD MEMBER WOLDEMAR: But the dome that's
22 going on tank number such and such --

23 CHAIR FETTER: Please.

24 BOARD MEMBER WOLDEMAR: -- shows up in one of
25 the slides or one of the stuff has a white top.

1 MARK PIERSANTE: As the tank dome.

2 BOARD MEMBER WOLDEMAR: Yes.

3 MARK PIERSANTE: Yes.

4 BOARD MEMBER WOLDEMAR: Now, the question is
5 why? So maybe you -- maybe I'm ahead of you yet, but
6 it's on this list --

7 MARK PIERSANTE: Yeah.

8 CHAIR FETTER: I think we will get to that,
9 but I think a better question is actually -- can I --
10 did everyone get a chance to read over all the material
11 supplied to us? Brenda?

12 BOARD MEMBER MUNOZ: Yes.

13 CHAIR FETTER: I mean I think you're going
14 over a lot of the stuff that we've actually all read
15 over. And I apologize to the members of public. But
16 since I'm trying to kind of abbreviate this a little, if
17 we can, it would be really appreciated if we -- we all
18 have questions for you --

19 MARK PIERSANTE: Yeah, let's then go through
20 it --

21 CHAIR FETTER: I think a lot of this is going
22 to come out.

23 MARK PIERSANTE: Yeah.

24 CHAIR FETTER: So if we can skip through some
25 of the -- I'm really looking for --

1 MARK PIERSANTE: Okay. That works.

2 CHAIR FETTER: -- adding to whatever you've
3 actually already handed to us.

4 MARK PIERSANTE: Okay. That sounds great.

5 Let's see. Visual character of the project
6 and the refinery. You know, there's structures and
7 stacks and tanks. And that's really not going to change
8 very much, if you look at the simulations; and we'll
9 look at those. But I'm not sure you can really see too
10 much from outside the refinery, quite frankly, when you
11 see the simulations.

12 This is a just a view to show you the existing
13 hydrogen plant. It's the bulk of the equipment right
14 there in the middle. So that would be decommissioned
15 and physically removed -- the equipment removed from --
16 sort of demolished and sent for scrap, et cetera.

17 This you don't see too well. This was a
18 pretty cool, I thought, 3-D model that we had for a
19 while. It just shows what the whole thing looks like.
20 Don't pay attention to the colors. It was just a kind
21 of computer model that we've had for some time. But I
22 thought I'd throw it in there so you get a sense of
23 what's this thing look like new.

24 BOARD MEMBER WOLDEMAR: I particularly like
25 the piers underneath.

1 CHAIR FETTER: Yeah.

2 MARK PIERSANTE: Yeah. Right.

3 CHAIR FETTER: It's informative.

4 MARK PIERSANTE: It's going to be built on
5 stilts. It's going to be --

6 CHAIR FETTER: Yeah. That's pretty much what
7 it is.

8 MARK PIERSANTE: This is a Google Earth shot.
9 That's how long the partially completed hydrogen plant
10 has been sitting there. You can see it's -- you know,
11 it's pretty far along. I mean, if you look back at this
12 thing, you see there's a bunch of equipment, right. And
13 so it's about roughly 50-percent complete. Been sitting
14 there now since 2009.

15 This is one of the elevations. I just grabbed
16 one just to throw that into the presentation. You've
17 seen them all. We've got the boards for all four sides.
18 It in the four series of drawings, or simulations, that
19 you see there. So that's kind of the hydrogen plant.

20 This is the FCCFHT. So the existing area,
21 basically just putting some equipment into an existing
22 area. I thought this shows it pretty well. You got all
23 this existing stuff and you got a few little things that
24 we're sort of adding to that.

25 Again, just an elevation view. There's some

1 stuff that's very lightly shaded and the intent was just
2 to show the new equipment in the existing FCCFHT area.
3 That series of drawings is in the 5.00 to 5.05 for those
4 elevations.

5 This is the third area, if you will, where
6 there is the amine regenerator site. I'll show you that
7 in a second, next to that sulfur-recovery unit. So,
8 again, some existing equipment, will be some minor
9 modifications made, nothing that you would even see
10 visually. One of the design features is over on the
11 right down there is the FCC cooling tower. There's a
12 series of fans on the top of that. Those motors would
13 be replaced with variable-speed drives, which is a very
14 effective energy-reduction measure and, again, an
15 emissions-reduction measure.

16 BOARD MEMBER WHITTY: It's cooling-water
17 tower.

18 CHAIR FETTER: Correct.

19 BOARD MEMBER WHITTY: You use water to cool.

20 CHAIR FETTER: Yeah. So water is used to cool
21 process equipment and the heat exchangers and such. So
22 that water, when it comes back from the process, goes
23 through a tower that allows the water to kind of
24 percolate down and cool so that it can then be sent back
25 to the units for additional cooling.

1 BOARD MEMBER WHITTY: Okay.

2 MARK PIERSANTE: It's a very standard kind
3 of -- I got a photo of it that I could show you with a
4 little bit better here than what it is.

5 This is the site where the amine regenerator
6 will go. How it looks today. That's a simulated
7 rendition of the new equipment that will go into that
8 location. There are two liquid oxygen tanks associated
9 with that work at the sulfur-recovery unit. Those tanks
10 are installed. They're sitting there right now, so
11 they're in place.

12 And then the elevation view of that area.
13 Again, everything in that one lot there on the right is
14 essentially new. So this is one of those four views of
15 that -- of that amine regenerator area.

16 And then we get into a couple of simulations.
17 And I just picked a couple here just to get a flavor.
18 But this is from Buena Vista Avenue. You got to look
19 really, really hard to see the partially constructed
20 plant. So this is kind of the current state, if you
21 will; and it's very difficult to see it. I don't know
22 if you can see it any better on the -- there's just a
23 little tiny area that is the partially constructed
24 hydrogen plant; and that arrow was pointing at it.

25 And then this would be the simulated view.

1 And this may get, Mike, at your question about the dome.
2 I'll talk about that again here in a second. But,
3 anyway, this would be the simulated view from Buena
4 Vista Avenue.

5 So there's other simulations in the package,
6 very similar. I thought these were probably the two
7 that tend to show the most. This would be the second
8 one off Crest. Same idea, where somewhere in that
9 equipment out there you can actually discern the fact
10 that there is a partially constructed hydrogen plant.

11 This photo was actually taken for the original
12 project. And if you can tell me why. The bush in front
13 is much bigger, if you look at this bush. If you look,
14 it's a little tiny bush. Now look at it, seven years
15 later.

16 BOARD MEMBER WOLDEMAR: That's what happens at
17 Point Richmond all the time.

18 MARK PIERSANTE: It is what it is.

19 Anyway, so those are the views from up on the
20 hillside. And, again, there's several more in the
21 package.

22 CHAIR FETTER: Yes.

23 MARK PIERSANTE: Now, there's some other
24 equipment kind of here and there. And talking to Lina,
25 we thought, you know, we'll just put some of those

1 photos in to just give you an idea what some of this
2 stuff looks like. This is a reverse-osmosis unit. This
3 is kind of a water-purification kind of thing, but again
4 fairly -- from a visual impact outside, you don't even
5 know it's there, quite honestly. This is a picture of
6 an existing unit very similar to the one --

7 CHAIR FETTER: So it's the water as the source
8 of the H2O rather than some other process?

9 MARK PIERSANTE: Yes, correct. Correct.

10 BOARD MEMBER WHITTY: And --

11 CHAIR FETTER: It's not stated anywhere,
12 actually.

13 BOARD MEMBER WHITTY: Right. On that note, I
14 know that uses a humongous amount of energy to run.
15 Reverse osmosis? Right. So I guess mine is just a
16 little safety -- you know, this is new. Is it all in
17 compliance and so forth?

18 MARK PIERSANTE: Yeah. So right now there are
19 existing RO units in the refinery. So this will be
20 adding another one essentially to that same system just
21 to essentially give it a little more capacity.

22 BOARD MEMBER WHITTY: And then are you -- what
23 water are you putting through there?

24 MARK PIERSANTE: Depends. There's water from
25 East Bay MUD --

1 BOARD MEMBER WHITTY: Right --

2 MARK PIERSANTE: -- that comes in.

3 BOARD MEMBER WHITTY: -- from down the road.

4 MARK PIERSANTE: There's also water reuse from
5 the RARE project, if you remember the RARE project.

6 BOARD MEMBER WHITTY: Right. So those two.

7 MARK PIERSANTE: Brian might be able to answer
8 exactly what water is going through there, but --

9 BOARD MEMBER WHITTY: Well, the only reason --
10 my bottom line is the debris or salt or minerals, where
11 are those going after the reverse osmosis?

12 MARK PIERSANTE: Good question. Does Brian
13 know the answer to that question?

14 UNIDENTIFIED SPEAKER: [off microphone] I
15 believe the back flush from the reverse osmosis goes to
16 the refinery's wastewater-treatment plant --

17 MARK PIERSANTE: To the off-line system.

18 UNIDENTIFIED SPEAKER: -- and processed with
19 the rest of the industrial wastewater in compliance with
20 our permit.

21 BOARD MEMBER WHITTY: It goes into the Bay?
22 Or back to East Bay MUD?

23 MARK PIERSANTE: No. Into the refinery's main
24 wastewater or effluent treatment system.

25 BOARD MEMBER WHITTY: And that dumps into --

1 where's the out-flow?

2 MARK PIERSANTE: Eventually after treatment
3 there is a discharge through the deep-water out-fall --

4 BOARD MEMBER WHITTY: Good.

5 MARK PIERSANTE: -- pipe, as it's called, out
6 kind of the north end of the refinery out through a
7 permitted discharge.

8 BOARD MEMBER WHITTY: Great. Okay. Thanks.

9 MARK PIERSANTE: This was that cooling tower I
10 mentioned that has the fans on the top and for which the
11 motors will be upgraded to variable-speed drives.

12 We're trying to show some photos of what the
13 water-reuse project would be. In this case for these
14 particular pumps, it may result in a larger-sized pump
15 motor. So, again, from a visual perspective, not a
16 whole lot, but in case you had an interest --

17 CHAIR FETTER: Inconsequential, yeah.

18 MARK PIERSANTE: -- you now know what that
19 looks like.

20 And then the storage-tank dome. So the story
21 on the domes is that, if you recall in the original
22 renewal project there was a number of tanks with domes.
23 That kind of went away. But we also had the replacement
24 storage tank project in which we proposed and the City
25 approved six above-ground steel storage tanks. Three of

1 those were to be equipped with domes. So this is the
2 first one. And sort of the standard fabrication is with
3 aluminum framing and a slightly different type of
4 aluminum or Plexiglas -- can be panels. And over time,
5 you know, they tend to weather and become a little
6 grayer and a little more mute in their finish. They're
7 really not intended to be painted. They're not designed
8 for the weight of the paint, for example. In order to
9 repaint them, you've got to put people on top of the
10 tank, empty the tank. So it's kind of the standard
11 practice.

12 And we've talked to you folks before about the
13 fact that they would just weather over time and that
14 that is kind of how they look. In addition, painting
15 them will increase the emissions from the tank as a
16 matter of heating the tank up. So, anyway, that has
17 been kind of our logic that --

18 BOARD MEMBER WOLDEMAR: Seems to me -- I'm
19 doing a really difficult memory bank thing here. Last
20 time we saw you all was back doing a water-storage
21 tank --

22 MARK PIERSANTE: Yes, that was --

23 BOARD MEMBER WOLDEMAR: -- that was visible
24 from the bridge.

25 MARK PIERSANTE: Correct.

1 BOARD MEMBER WOLDEMAR: That's never been
2 built or has it?

3 MARK PIERSANTE: It's in process right now.
4 In fact, if you go across the bridge, you'll see it.
5 It's -- all the steel courses are up.

6 BOARD MEMBER WOLDEMAR: So it's doing what
7 it's supposed to do --

8 MARK PIERSANTE: Yeah, yeah.

9 BOARD MEMBER WOLDEMAR: And did it have a
10 cover over it?

11 MARK PIERSANTE: That will have just a fixed
12 cone roof on it. It's just a water tank, so it --

13 BOARD MEMBER WOLDEMAR: Was it white?

14 MARK PIERSANTE: No, that's --

15 BOARD MEMBER WOLDEMAR: Because I seem to
16 remember us going through this discussion before.
17 That's the reason I'm raising it.

18 BOARD MEMBER WHITTY: I think it was down on
19 Canal on one of those projects, wasn't it? Or Cutting.

20 BOARD MEMBER WOLDEMAR: Well, it could have
21 been down there.

22 MS. VELASCO: Yeah. I know we did do it with
23 IMTT, with the floating roofs.

24 BOARD MEMBER WHITTY: Yeah. And they had to
25 be white.

1 MS. VELASCO: Well, I think the tank itself,
2 you wanted it to be whiter and off-white.

3 BOARD MEMBER WOLDEMAR: But what I'm also
4 remembering back -- and I'm really dating myself -- but
5 Eileen's going to remember this too. We were on the
6 PDRB, I believe, when the original Chevron paint scheme
7 of all the tanks and everything. And Marsha was the
8 consultant at that time.

9 BOARD MEMBER WHITTY: Yeah.

10 BOARD MEMBER WOLDEMAR: And that's where the
11 dirty brown fits into the hillside, all of that comes
12 out. And so what I'm sliding in here and I'm wondering
13 is where did this white or even off-white sort of show
14 up from?

15 MARK PIERSANTE: For --

16 BOARD MEMBER WOLDEMAR: I really -- because it
17 really -- as I'm seeing it on those slides --

18 MARK PIERSANTE: Yeah.

19 BOARD MEMBER WOLDEMAR: -- it's really popping
20 out. It's sticking up there. So I'm wondering, for
21 example, could you build the tank -- pick a number --
22 six feet higher, mount the dome down inside the tank, so
23 the top of the dome is the tank or the sightline is such
24 that I'm seeing brown and I'm not seeing white as at
25 least one method of trying to be reasonably

1 constructive?

2 MARK PIERSANTE: Yeah. I don't know how you
3 can get people on to the edge of that roof then to
4 inspect inside the tank. So the top of the tank has to
5 be -- around the rim -- I don't know if you can see it.

6 BOARD MEMBER WOLDEMAR: I can see an edge up
7 there, sure.

8 MARK PIERSANTE: It's kind of a girder -- wind
9 girder -- around and a walkway, so there's got to be the
10 ability --

11 BOARD MEMBER WOLDEMAR: But you've got all
12 these marvelous engineers setting out there. I'll bet
13 you they could figure something out. Anyway, that's
14 what I'm frustrated about is that we spent a long time
15 ago, years ago, dealing with the colors. And, gee, what
16 a great solution it's turned out to be over the years
17 and all. And now we're kind of blowing it.

18 MARK PIERSANTE: Yeah, so --

19 BOARD MEMBER WOLDEMAR: But it's down in the
20 field or down in the -- we'll call it the level area of
21 the refinery. It's sort of -- it doesn't really matter,
22 because it fits in with all the other clutter.

23 MARK PIERSANTE: Yeah.

24 BOARD MEMBER WOLDEMAR: But up there, up on
25 the roof -- up on the roof -- it's like a sore thumb

1 sticking up there.

2 MARK PIERSANTE: Yeah. So just to be clear,
3 so the water tank that you're talking about will have a
4 fixed roof that will be the same color as the tank.

5 BOARD MEMBER WOLDEMAR: Yeah. That's what I
6 thought --

7 MARK PIERSANTE: So that one -- is that a
8 different animal --

9 BOARD MEMBER WOLDEMAR: And I thought I
10 remembered us talking about that.

11 MARK PIERSANTE: Yeah. So that's an entirely
12 different type of tank.

13 BOARD MEMBER WOLDEMAR: Yeah, it's water.

14 MARK PIERSANTE: So for these -- again, this
15 being a very standard industry design, I think when we
16 talked to you before about the colors, the point we got
17 to was a recognition that ultimately when it's -- over
18 time that this thing will weather and be muted and you
19 won't have that white visual appearance. And, you know,
20 we decided -- you folks -- that that was acceptable. So
21 for the original renewal project, we had the same
22 discussion. I think we had eight tanks in that original
23 project going back, you know, six, seven years.

24 For the five new tanks -- the six new tanks,
25 including the water tank -- we had the same discussion.

1 And, again, you know, when I made the case, they're just
2 really not intended to be painted in that over time. I
3 think you'll find that they'll be fairly muted and not
4 have that visual difference --

5 BOARD MEMBER WOLDEMAR: Slightly different
6 question: Could that tank, instead of being up on the
7 hill, be down on the flat some place? This slide seems
8 to be one of those down on the hill. I mean down on the
9 flat area.

10 MARK PIERSANTE: Yeah. This one is pretty
11 close to the -- in fact, it's right outside of the --
12 when you come in the main entrance of the refinery, it's
13 fairly close to that. It's just slightly above the new
14 firehouse location that we --

15 BOARD MEMBER WOLDEMAR: My point being is
16 again, down low it sort of fits in with all of the
17 other -- I use this -- I don't mean it --

18 MARK PIERSANTE: Yeah.

19 BOARD MEMBER WOLDEMAR: -- negatively, but all
20 the other clutter that's down in that visual field.

21 MARK PIERSANTE: Yeah.

22 BOARD MEMBER WOLDEMAR: -- and up there
23 it's --

24 MARK PIERSANTE: Yeah. So --

25 CHAIR FETTER: I'll add that, for tensity

1 structures like this, which are geodesic -- the spar
2 thickness for that product line can be expanded just a
3 little -- just barely. Or you can choose a different
4 spar and/or enhance the connectors. And for an
5 tensity structure, it's incredibly strong. You can
6 walk right across that.

7 And so I want to point out, yes, you can walk
8 across it. To painting it, you just increase the spar
9 depth just barely. And you can compensate for the paint
10 weight.

11 So I'm thinking it's more of an issue about
12 [unintelligible]. And so the big question there is, you
13 know, I don't know -- that's a technical issue. But I
14 think that for appearances, though, it really does stand
15 out. And that's why I want -- I don't want the weight
16 issue to be a part of that decision. But I think we can
17 come back to that.

18 MARK PIERSANTE: Yeah. But to answer your
19 question about the tank you've seen, you know, that's an
20 existing tank, right? So there's not a lot of -- can't
21 really move that tank --

22 BOARD MEMBER WOLDEMAR: No. And that's not
23 the concern.

24 MARK PIERSANTE: Yeah.

25 BOARD MEMBER WOLDEMAR: A better question is:

1 Is there space somewhere else down in the flat area
2 where that hillside tank that has a dome on it goes down
3 there someplace, in which case then for me it's a
4 non-issue, because it just fits in with all the other
5 stuff.

6 MARK PIERSANTE: Yeah. We have to look at
7 that. But I think most of the larger tanks for which
8 there would be an emission reduction worth putting a
9 dome on for are going to be up on the hillside.

10 MS. VELASCO: Yeah. And if I can add to that,
11 the Draft EIR actually looks at the potential of doing
12 28 domes throughout the refinery. So -- but right now
13 at the project level, the utilization that we're
14 anticipating, they're only required to do one to stay at
15 the no-net-increase.

16 But I was also being reminded that, the last
17 project approval, that issue of this color was raised as
18 well; and the condition was allowed that this color
19 would remain. And I could definitely go back and do
20 that additional research if it's needed.

21 BOARD MEMBER WOLDEMAR: When was that?

22 MS. VELASCO: When the 2008 project was
23 approved, that this discussion was had. It was agreed
24 to not paint them white and to just let them weather
25 naturally so that eventually they would tarnish and be

1 less visible, but --

2 BOARD MEMBER WOLDEMAR: Unfortunately, none of
3 the Board Members that were on at that point in time are
4 on now --

5 MS. VELASCO: Yeah.

6 BOARD MEMBER WOLDEMAR: -- interestingly
7 enough.

8 BOARD MEMBER WHITTY: You're saying not paint
9 it white? Well, is it going to degrade and cause a
10 problem if it's not coated with something?

11 MARK PIERSANTE: No. They're intended to be
12 in this condition. I mean one of the concerns about
13 painting is they start wearing unevenly and you start --
14 well, they get a bit of a splotchy -- it ends up looking
15 potentially worse over time, which causes you to have to
16 paint them more frequently.

17 And then the second project was the
18 replacement storage tank project. Same thing. That was
19 2011, I believe, or '12. 2011.

20 MS. VELASCO: Yes. And that was noted --

21 BOARD MEMBER WOLDEMAR: But those were out --
22 if I recall correctly, those were out in the flats.

23 MARK PIERSANTE: No, because that -- this one
24 is here is one of those. But the other two are, you
25 know, starting to get up on that hillside on the

1 refinery side --

2 BOARD MEMBER WOLDEMAR: I don't remember that
3 being a particular pop-out-like-a-sore-thumb issue at
4 that time.

5 Anyway, maybe we should move on --

6 CHAIR FETTER: We should come back to this.

7 BOARD MEMBER WOLDEMAR: Certainly, assuming we
8 do get continued tonight, I think I would love to hear
9 some more about it.

10 BOARD MEMBER WHITTY: Is it a storage tank for
11 fuel? For what?

12 CHAIR FETTER: For water.

13 MARK PIERSANTE: This particular one is for
14 what we call recovered oil, so it's a bit of a mixture
15 of different --

16 BOARD MEMBER WHITTY: Well, that one's already
17 built.

18 MARK PIERSANTE: Yes.

19 BOARD MEMBER WHITTY: The new tank that's
20 going to be built will be used for what?

21 MS. VELASCO: The base project doesn't include
22 a new tank. It's just the tank's dome --

23 MARK PIERSANTE: Just the dome on an existing
24 tank.

25 MS. VELASCO: -- which is just sort of that

1 crystallization --

2 BOARD MEMBER WHITTY: -- just a -- okay.

3 MS. VELASCO: -- top. There is no new tank
4 that -- the new tanks were approved as part of the
5 tank-replacement project --

6 BOARD MEMBER WHITTY: Right, that we looked
7 at.

8 MS. VELASCO: -- that was approved in 2011.

9 BOARD MEMBER WOLDEMAR: Did we see that?

10 BOARD MEMBER WHITTY: Yeah.

11 MS. VELASCO: Yes.

12 BOARD MEMBER WHITTY: Yes, we did.

13 MS. VELASCO: I think Lamont was still here
14 when --

15 BOARD MEMBER WOLDEMAR: Yeah.

16 MS. VELASCO: -- it was worked on.

17 BOARD MEMBER WHITTY: So why are -- so I'm
18 lost in space now. Why are we looking at this? It's
19 already built --

20 MARK PIERSANTE: So this --

21 BOARD MEMBER WHITTY: -- it's not part of the
22 project --

23 MS. VELASCO: No, this is an example --

24 BOARD MEMBER WHITTY: It's an example.

25 MS. VELASCO: -- the design, the dome itself,

1 was already approved, but now we need to build another
2 one to offset emission increases.

3 BOARD MEMBER WHITTY: Okay.

4 MS. VELASCO: And so the one that they're
5 proposing is up on the hill and the ridge, like Mike
6 said --

7 BOARD MEMBER WHITTY: Okay.

8 MS. VELASCO: -- but, you know, we could
9 condition them to begin with interior tanks and -- but,
10 ultimately, they will have to rely on tanks that are on
11 the ridge. But there could be a prioritization where
12 they start low and move up as they need to, which --

13 CHAIR FETTER: Well, let's --

14 BOARD MEMBER WOLDEMAR: We could also -- check
15 me on this -- make the connection, the nexus, to
16 require, say, some larger-than-normal landscaping. As
17 I'm looking at that slide -- and I wish I could
18 instantly zoom in on it a little bit -- but it appears
19 to me as if there are some existing trees from that view
20 covering part of that tank. And if additional trees
21 were planted tomorrow, the tank doesn't get covered
22 until year six. Now we've had a head start on screening
23 or some version of --

24 MARK PIERSANTE: However, we're no longer
25 planting trees and combustible materials in and around

1 storage tanks in the refinery. And that was something
2 they came out of the replacement storage-tank project as
3 well.

4 BOARD MEMBER WOLDEMAR: Nice try. Well, the
5 next thing is we just paint trees on the side of the
6 tanks with cutouts up above -- above the white.

7 MARK PIERSANTE: A cardboard tree, right.

8 MS. VELASCO: It would have to be
9 antflammable material.

10 BOARD MEMBER WOLDEMAR: Add steel extensions
11 to the side -- to the front side of the --

12 CHAIR FETTER: You know, what they do for the
13 cellular antennas, just fake trees.

14 BOARD MEMBER WOLDEMAR: Obviously, we got a
15 visual issue for you all to think about and talk about.

16 MARK PIERSANTE: Yeah. I guess I would just
17 say in the end I guess our view is that over time it
18 would be much less intrusive. And we tried to have the
19 simulation so that you could actually see something.

20 BOARD MEMBER WOLDEMAR: How long has that one
21 that you've been showing us been there?

22 MARK PIERSANTE: Less than a year.

23 BOARD MEMBER WOLDEMAR: Okay. Do you have any
24 that have been --

25 MARK PIERSANTE: It's not even in service yet,

1 so that tank is actually still under construction.

2 BOARD MEMBER WOLDEMAR: I'm curious to see
3 what, over the course of time, it looks like.

4 MARK PIERSANTE: Yeah.

5 BOARD MEMBER WOLDEMAR: Is there anything out
6 there already that's got a dome on it that sort of can
7 simulate better than that one does?

8 MARK PIERSANTE: Yep, that's --

9 BOARD MEMBER WHITTY: Some of the overhead
10 view --

11 CHAIR FETTER: Well, Mark, why don't you move
12 on to --

13 MARK PIERSANTE: Yeah. So I think that --

14 CHAIR FETTER: -- finish up your presentation.

15 MARK PIERSANTE: The only other thing in here
16 really was the simulations, which I think are some of
17 the coolest ones Marsha has ever done on these LEDs,
18 where you have the current and then you have the future.
19 I thought they looked pretty cool. And, again, I just
20 picked two views so you could see the difference, you
21 know, kind of current state and --

22 CHAIR FETTER: Quite enlightening.

23 BOARD MEMBER WOLDEMAR: The best view of the
24 refinery is at night.

25 MARK PIERSANTE: That is. That's what -- I

1 used to tell Jeff Lee that. You'll have a beautiful
2 view from your living room.

3 So if I may, I want to talk a little bit about
4 landscaping. So I don't know if you remember, but for
5 the Maritime project that we were here back six months
6 ago or so --

7 CHAIR FETTER: Yeah.

8 MARK PIERSANTE: -- we thought it was a nice
9 idea and everybody seemed to agree that we propose some
10 options for landscaping consistent with the, hey, we're
11 not going to landscape kind of in the guts of the
12 refinery anymore in light of the fuel and fire concern.
13 And so this particular project ends up with about
14 1.25 acres of landscape requirements.

15 So I talked with Lina a little bit before.
16 And we sort of said, Well, let's consider some options.
17 And I don't know if you had a chance to look at those in
18 your package. You know, provide the City with some
19 trees and we'd figure it out. We did this on the
20 Maritime project, where we gave Chris Chamberlain 30
21 trees and he was to going plant them where he wanted.
22 He was pretty happy about that. That worked good for
23 us.

24 There's landscaping from Castro -- along
25 Castro Street -- that we could add to and, you know,

1 sort of improve upon what's -- some of what's already
2 there. There was some screen planting in place now. It
3 needs a little bit of renovation, could sort of blend
4 that in as a potential option.

5 Again, looking kind of from the entrance to
6 the Chevron Energy Technology gate down towards where
7 General Chemical is and kind of somewhere along that
8 span.

9 Likewise, the -- in that same area some sort
10 of screen planting along Castro Street that would help
11 sort of screen views of the refinery from the parkway
12 and from Castro Street.

13 Or contribute to this fund for the City to
14 sort of be used as you deem appropriate. Various
15 options that Marsha came up with. And the greenbelt
16 option and some other things. Or then some combination.

17 So, you know, my thought was that, if you had
18 any specific passion around any one of these or more, we
19 would certainly welcome that suggestion on your part.
20 We'd also, as we did before, be happy to work with the
21 Parks and Rec folks or Public Works and decide what's
22 best from the City's perspective in terms of can we do
23 some stuff outside the refinery essentially or, again,
24 along the parkway.

25 So would be very interested in your thoughts

1 and comments. And Marsha can certainly speak to what
2 her logic was in kind of helping put this list together,
3 if that's of any value.

4 CHAIR FETTER: Okay. Do we have any questions
5 for Mark right now?

6 BOARD MEMBER WOLDEMAR: I have a comment about
7 that last piece. If you did the alternative that's on
8 the second slide at four bucks a square foot, if my
9 arithmetic is anywhere near correct, is about \$217,000.

10 MARK PIERSANTE: That's what I came up with
11 too, yeah.

12 BOARD MEMBER WOLDEMAR: My concern about the
13 \$4 a square foot, that feels light to me when you
14 consider having to take care of it over a period of time
15 also. I'm not opposed to that particular kind of
16 method. It's just that number feels light. And I would
17 love to have the opinion of staff -- our direct staff --
18 and is Chris still around? Or is Chris Chamberlain
19 gone?

20 MARK PIERSANTE: Chris moved on.

21 MS. VELASCO: No, he's gone.

22 BOARD MEMBER WHITTY: He's gone?

23 BOARD MEMBER WOLDEMAR: Not that I don't trust
24 that number and all, but, you know, between irrigation
25 and planting, it always comes out more than \$4 a square

1 foot on my projects. And so I'm going to go hire
2 Marsha, because she's obviously --

3 MARK PIERSANTE: She's really good.

4 CHAIR FETTER: She's apparently a genius.

5 BOARD MEMBER WOLDEMAR: -- less expensive.

6 So I think that's a really interesting way to
7 come about it, because if it's a quarter of a million
8 dollars or some number like that, that's a fair thing to
9 be able to contribute to some other part of the City,
10 which could certainly use it. And there are pieces here
11 that, when I go along Castro Street, for example, it's
12 done pretty well over the years, from way, way, way
13 back. This was all the way back to the paint-color-tank
14 thing. And that landscaping has done pretty well. So
15 certainly there's places that could be filled in. But
16 it just seemed to me that that's an interesting approach
17 to it.

18 Are we establishing any kind of project
19 precedent that we might not want on anywhere else in the
20 City or any other project in the City? Is it something
21 that -- and would we make that decision? Or would that
22 be a decision that would be made at Planning Commission
23 or City Council?

24 These are -- I mean we don't have to answer
25 those right now, but you see where I'm going on in my

1 mind is I like the idea. I worry a little bit about
2 precedent. But on the other hand, gee, just think what
3 a quarter million dollars would do for Hilltop, for
4 example, and signage and lots of other things like that.

5 BOARD MEMBER WHITTY: I have a comment. I
6 drive along the front -- I don't know if it's Castro or
7 Richmond Parkway -- but, anyway, going to Marin from
8 Hilltop, I go along the parkway in front of Chevron,
9 take a left at that light, and then get up on --

10 MARK PIERSANTE: On the freeway.

11 BOARD MEMBER WHITTY: I notice lots of Chevron
12 employees trying to make their way from work over to
13 Point Richmond for lunch. And you have them going under
14 the -- where they cross is really under the freeway.
15 It's very -- number one, it should be improved. And it
16 could be easily done. And they should really be fed
17 over to where the bus stop is. There should be some
18 kind of a walkway at that light maybe --

19 BOARD MEMBER WOLDEMAR: You're talking about
20 pedestrian access, aren't you?

21 BOARD MEMBER WHITTY: Yeah.

22 CHAIR FETTER: Just improving that.

23 BOARD MEMBER WHITTY: The pedestrian assess
24 really needs to be improved and get them out from
25 underneath the freeway trying to dodge those cars and

1 trucks. Maybe that could be fitted into the landscape
2 plan. It's been like that too long. It needs to be
3 improved.

4 CHAIR FETTER: It's a bit unsafe, quite
5 frankly.

6 BOARD MEMBER WHITTY: And a lot of people go
7 over there and we want to encourage them to go over
8 there. It's a good walk for their health and get them
9 moving. So do something about -- do you know where I'm
10 talking about?

11 MARK PIERSANTE: I do know where --

12 BOARD MEMBER WHITTY: Okay.

13 MARK PIERSANTE: -- because it's -- when I
14 make that -- I mean I'm very nervous driving through
15 there just --

16 BOARD MEMBER WHITTY: Yeah.

17 MARK PIERSANTE: -- because the lights are a
18 little --

19 CHAIR FETTER: Especially at lunchtime, yeah.

20 BOARD MEMBER WHITTY: And then to go to
21 Oakland, I mean it's just a mess trying to figure out
22 what to do. You could easily hit somebody.

23 CHAIR FETTER: That involves, obviously,
24 Caltrans also. So, you know -- but maybe Chevron will
25 be able to tackle it.

1 BOARD MEMBER WHITTY: Yeah. They can figure
2 it out.

3 CHAIR FETTER: All right. So do we have
4 anybody else presenting?

5 MS. VELASCO: We do not.

6 CHAIR FETTER: Okay.

7 MARK PIERSANTE: Did I get through it? Let's
8 see. Oh, I didn't say thank you.

9 CHAIR FETTER: So I'd like to try to get this
10 along to -- you know -- get through public comment and
11 then we can get around to asking questions. I'd like to
12 ask questions after, if that's okay with the Board, if
13 we can get through some of this.

14 BOARD MEMBER WHITTY: Shouldn't we ask the
15 applicant questions before public comment?

16 CHAIR FETTER: Well, I was trying to get
17 through this as quickly as possible so that we can --
18 because I know that we're going to have a lot of
19 questions for him. But if you'd like to, that's fine.

20 BOARD MEMBER WHITTY: Oh --

21 CHAIR FETTER: No, no, no. We'll do that
22 first, because we do have questions for you, Mark.

23 BOARD MEMBER WHITTY: Okay. I have a few.

24 Hydrogen plant replacement. So you're going
25 to dismantle the current one --

1 MARK PIERSANTE: Correct.

2 BOARD MEMBER WHITTY: -- and build another one
3 at another site?

4 MARK PIERSANTE: Correct.

5 BOARD MEMBER WHITTY: Okay. Number one, can
6 you make sure that a Richmond firm dismantles and
7 recycles that old plant?

8 And number two, where are you going to reuse
9 all that stuff? Like Port of Oakland, when they
10 dismantle stuff, they reuse it all over the place and
11 they have a site to stockpile it.

12 MARK PIERSANTE: Yeah. So the company that we
13 use is Plant Reclamation. They're based here in
14 Richmond --

15 BOARD MEMBER WHITTY: Great.

16 MARK PIERSANTE: -- they do all of our demo,
17 quite frankly --

18 BOARD MEMBER WHITTY: Okay.

19 MARK PIERSANTE: -- we like them because
20 they're very safe and they've done a great job for many
21 years. But we basically give them the opportunity to
22 recycle the steel --

23 BOARD MEMBER WHITTY: Great.

24 MARK PIERSANTE: -- so it all gets
25 rescheduled. I can't tell you necessarily where, but --

1 BOARD MEMBER WHITTY: Okay.

2 MARK PIERSANTE: -- that's their standard
3 practice. It's our requirement that they recycle it and
4 we've been real happy with their work.

5 BOARD MEMBER WHITTY: Well, that's great.

6 MARK PIERSANTE: Yeah.

7 BOARD MEMBER WHITTY: Yeah. And on that same
8 topic, what is going happen to that vacant site?

9 MARK PIERSANTE: Well, it will sit there
10 possibly as a location for a future project --

11 BOARD MEMBER WHITTY: Okay.

12 MARK PIERSANTE: I don't think there's been
13 any decisions made other than to just --

14 BOARD MEMBER WHITTY: Nobody knows.

15 MARK PIERSANTE: -- dismantle and remove the
16 equipment and the steel and the electrical, et cetera.

17 BOARD MEMBER WHITTY: Okay. And then just one
18 other little thing I guess. Under the dust, when you're
19 doing the construction, all exposed surfaces shall be
20 watered. I'm on page 11. Can you make sure you're
21 using non-potable water so you're not using fresh
22 drinking water to water down the --

23 MARK PIERSANTE: I think that's standard.
24 Yes. I think that's standard.

25 BOARD MEMBER WHITTY: I think it's standard,

1 but I don't know that much about --

2 MARK PIERSANTE: And there's really not a heck
3 of a lot of exposed surfaces left to go. I mean
4 basically everything that is to be constructed is
5 already concrete or asphalt already so we don't expect
6 there to be --

7 BOARD MEMBER WHITTY: Great.

8 MARK PIERSANTE: -- hardly any exposed
9 surfaces during construction --

10 BOARD MEMBER WHITTY: Great. Okay. Those are
11 my --

12 MARK PIERSANTE: It would be very small in
13 their extent, maybe for a foundation or something.

14 BOARD MEMBER WHITTY: Yeah. Good.

15 Thanks. That's all.

16 CHAIR FETTER: Brenda, do you have questions?

17 BOARD MEMBER MUNOZ: Yes.

18 And looking south -- south elevation -- there
19 is a tank that you say is existing --

20 MARK PIERSANTE: Do you have a drawing number?

21 BOARD MEMBER MUNOZ: It's 6.03.

22 MARK PIERSANTE: 602?

23 CHAIR FETTER: 603.

24 BOARD MEMBER WHITTY: Looking south.

25 BOARD MEMBER MUNOZ: Okay. You say that there

1 is one existing tank and the other two, the particular
2 one are the proposed tanks, but they're not constructed
3 yet. And is this one a white color too?

4 CHAIR FETTER: The white tank in the
5 foreground?

6 MARK PIERSANTE: So this tank --

7 CHAIR FETTER: Is that proposed also?

8 MARK PIERSANTE: No. Right now today --

9 CHAIR FETTER: That's existing. Okay.

10 MARK PIERSANTE: Right now today that tank
11 you're asking about is right here. And, again, it's a
12 fixed-roof tank. It doesn't have a dome on it. It's
13 kind of just a steel roof, if you will. And, again,
14 that's way so far inside the refinery you never see it
15 because it's just not that big.

16 BOARD MEMBER MUNOZ: It's a small tank. Yeah.
17 But this one is going --

18 MARK PIERSANTE: But right now today that tank
19 is the color that you see --

20 BOARD MEMBER MUNOZ: It's going to stay the
21 way it is right now, white?

22 MARK PIERSANTE: In fact, here it is again in
23 that corner. You can see it down there.

24 CHAIR FETTER: It likes to lurk in the
25 foreground.

1 BOARD MEMBER MUNOZ: Uh-huh. Yeah.
2 [inaudible]. They won't match the color with the
3 proposed tank that's next to it. It's going to remain
4 white?

5 MARK PIERSANTE: That tank right now would
6 remain white because it is white, save the paint
7 emissions and --

8 BOARD MEMBER MUNOZ: There is not any need to
9 [unintelligible] with this one?

10 MARK PIERSANTE: That would be our thought
11 going in, yes. Okay?

12 BOARD MEMBER WOLDEMAR: No questions.

13 CHAIR FETTER: No questions? Okay.

14 The lighting for the whole project, the LED,
15 that wasn't part of the original project because it's
16 all LED --

17 MARK PIERSANTE: No, no. That was, again,
18 kind of an add to this project for --

19 CHAIR FETTER: Right.

20 MARK PIERSANTE: -- a project design feature
21 to --

22 CHAIR FETTER: Now, this is most likely -- and
23 I didn't look back through the Environmental Impact
24 Statement, the draft version. But what I'm puzzled by
25 is that -- unfortunately, the photo renderings make it

1 seem like there's a larger lumen output by the LED. And
2 I don't know if that's deliberate or not. One simple
3 question is is there a larger lumen output expected,
4 even if it's supposedly dark-sky-compliant?

5 UNIDENTIFIED SPEAKER: [off microphone] It
6 should not be, but I need to go back and check
7 [inaudible].

8 CHAIR FETTER: Because that would definitely
9 be a condition on this approval, because, you know,
10 obviously the idea is to not make it brighter. It's to
11 make it whole -- to make it dark-sky-compliant, it's to
12 reduce light pollution.

13 MARK PIERSANTE: Yeah. It's hard for me to
14 really say is it bright. It's hard to know. Is it --
15 it's hard to see it on this screen, right.

16 CHAIR FETTER: Honestly, this is a -- this is
17 not a true photometric representation. This is an
18 artistic representation --

19 MARK PIERSANTE: Yeah.

20 UNIDENTIFIED SPEAKER: Somewhat.

21 CHAIR FETTER: It has to be. I'd love to see
22 the person that would produce correctly a true
23 photometric representation. I mean I do this for work
24 and that's incredibly difficult in a model that size.

25 MARK PIERSANTE: Yeah.

1 CHAIR FETTER: So --

2 UNIDENTIFIED SPEAKER: [off microphone] Right,
3 right. And, you know, we can talk about that off-line,
4 because [unintelligible] extremely careful about taking
5 the colors and the --

6 CHAIR FETTER: Oh, yeah.

7 UNIDENTIFIED SPEAKER: -- and translating that
8 into exactly [unintelligible]. And the other great
9 thing, if you click back, Mark, to the before picture
10 [unintelligible]

11 CHAIR FETTER: It would definitely improve it
12 for the people working there. Don't worry about it.
13 It's okay.

14 UNIDENTIFIED SPEAKER: But we happen to have
15 an existing one --

16 CHAIR FETTER: Yeah.

17 UNIDENTIFIED SPEAKER: -- that we were able to
18 use --

19 CHAIR FETTER: Sure.

20 UNIDENTIFIED SPEAKER: -- to make sure that we
21 didn't go any brighter than the existing LEDs that were
22 on-site.

23 CHAIR FETTER: Okay. Well, that was a very
24 distinct, nice, clean question, whether or not it's
25 going to be more lumen output.

1 UNIDENTIFIED SPEAKER: [inaudible]

2 CHAIR FETTER: The new flare stack -- how many
3 flare stacks are there right now?

4 MARK PIERSANTE: Six, right? Yeah.

5 UNIDENTIFIED SPEAKER: Seven.

6 MARK PIERSANTE: Seven.

7 CHAIR FETTER: Seven. So this would be the
8 eighth. Okay.

9 Is there the intent of taking down any flare
10 stacks?

11 MARK PIERSANTE: Not right now, not as part of
12 the project. There's no flare directly associated at
13 the existing hydrogen plant. There's a flare that is
14 used by that plant, but it's also used by some of the
15 other facilities. So there's not a one-for-one on that
16 stack. So, no, not being plans to --

17 CHAIR FETTER: Is there a way to -- I mean I
18 know that's good to have it right near the equipment.
19 But, technically speaking, are there any flare stacks
20 that, through efficiency improvements in other parts of
21 the facility -- and the reason I'm asking is because the
22 overall appearance of the facility -- I mean it's a
23 forest of -- well, forest of ugly. But that's a --
24 that's the facility. I mean that's what it's for. And
25 I think overall it would be preferable to try to improve

1 the overall look of the facility. And, obviously, if
2 you're getting more superstructures, it would be
3 desirable to see if -- just to even know. I mean are
4 you guys planning on making the flaring equipment or the
5 redirection equipment -- you know -- of -- you know --
6 materials --

7 MARK PIERSANTE: Yeah.

8 CHAIR FETTER: -- is that possible to make it
9 more efficient so you don't need so many flare stacks?

10 MARK PIERSANTE: Let Jeff --

11 UNIDENTIFIED SPEAKER: [off microphone] Yeah.
12 Actually, what's happened lately [unintelligible]

13 CHAIR FETTER: Sure.

14 UNIDENTIFIED SPEAKER: And over time what's
15 happened is the folks that provide design guidance for
16 [unintelligible] systems have asked to increase the
17 capacity of the flare system. So we have gone through a
18 number of designs and with the flares that we now have.
19 I [unintelligible] everything that I know about those
20 flare studies indicate that we've got what we need.
21 There's not an over-capacity -- and I understand your
22 question. But everything I know about those studies
23 [unintelligible].

24 CHAIR FETTER: Okay. Well, I mean, obviously,
25 I'm just trying to ask a question -- obviously, there's

1 --

2 MARK PIERSANTE: Yeah. No. It's a good
3 question.

4 CHAIR FETTER: I mean as a homeowner in
5 Richmond it would be nice to improve even the plant, but
6 if you can't do it logically.

7 BOARD MEMBER WHITTY: I think it's beautiful.
8 It's a huge industrial --

9 MARK PIERSANTE: It's a chemical engineer's
10 dream.

11 BOARD MEMBER WHITTY: It is. It's like
12 Disneyland of chemical engineering.

13 CHAIR FETTER: I'm sorry. Hey. I go out --
14 you'd be surprised. I actually go out and shoot places
15 like this because I do actually enjoy it.

16 BOARD MEMBER WHITTY: It's amazing.

17 CHAIR FETTER: But I'm speaking for -- I can't
18 just speak for myself. So I have to speak as part of
19 the public too. So I apologize if I offended anyone.

20 I guess we'll move on to public comment, if
21 there are no objections, no more comments or questions
22 for the applicant, Mark.

23 So, Lina.

24 MS. VELASCO: We only have one speaker.

25 CHAIR FETTER: Oh.

1 MS. VELASCO: Which I'm sure -- with a lot of
2 support. So Ken Miller?

3 KEN MILLER: Yes.

4 Good evening, ladies and gentlemen of the
5 Board. My name is Ken Miller. I'm a business agent for
6 Ironworkers Local 378.

7 And I am here on behalf of the 21 percent of
8 my membership that lives in Richmond and the surrounding
9 county to urge you to support the project to the
10 Planning Commission.

11 That's it, short and sweet.

12 Thank you.

13 CHAIR FETTER: Thank you.

14 MS. VELASCO: I just had another notice item.
15 So it's up to you if you want to hear the speaker.

16 BOARD MEMBER WHITTY: Oh, yeah.

17 CHAIR FETTER: We have time.

18 MS. VELASCO: Bruce Kaplan.

19 BRUCE KAPLAN: Hi. I'm here with my wife,
20 Bonnie Kaplan.

21 According to the notice we received, we live
22 within 300 feet of the Chevron property --

23 BOARD MEMBER WOLDEMAR: Could you come up to
24 the podium -- or there is no podium, but some place
25 [unintelligible] not behind the column.

1 BRUCE KAPLAN: Here I am. Okay. So we live
2 on Golden Gate Avenue, 440 Golden Gate Avenue. We can
3 see the refinery from our -- certainly by stepping out
4 our front door.

5 We believe that no net increase in emissions
6 is an inadequate standard for the project and that
7 Chevron should design the modernization project in such
8 a way as to make a material improvement in the impact on
9 the neighborhood and the city's air and water quality.
10 This should be done without the use of traded credits,
11 which are all well and good, but do not accrue locally
12 to the neighborhood.

13 Secondly, we're not experts on the matter, but
14 we fear that refining crude with higher levels of sulfur
15 presents a risk to air quality and safety.

16 Finally, we suggest that as a condition to any
17 permit for the project that the general manager of the
18 refinery demonstrate his Richmond pride by locating his
19 family residence within a half a mile of the refinery in
20 Point Richmond so neighbors can be assured that he and
21 his family are breathing the same air and taking the
22 same risks that we do. This would greatly increase our
23 confidence that Mr. Judd makes the quality of life and
24 safety of the neighborhood, and therefore Chevron --
25 makes it a serious priority.

1 Thanks.

2 BOARD MEMBER WHITTY: Thank you.

3 CHAIR FETTER: Thank you.

4 Well, seeing that we have no further public
5 comment.

6 ANDREW FRIEDRICH: Can we ask questions? Can
7 we ask questions? No? That was the way to ask
8 questions?

9 BOARD MEMBER WHITTY: You can sign up if you
10 rush over there.

11 CHAIR FETTER: If you want to talk, you're
12 more than welcome to --

13 BOARD MEMBER WHITTY: You can talk first.
14 I'll give you a pink slip if you want to talk.

15 ANDREW FRIEDRICH: I just had a question.

16 CHAIR FETTER: Oh.

17 MS. VELASCO: Just for the record --

18 CHAIR FETTER: Please state your name.

19 BOARD MEMBER WHITTY: We'll fill it out later.

20 ANDREW FRIEDRICH: I'll fill it out. Just my
21 name? Easy enough, isn't it?

22 Andrew Friedrich. I'm an employee at Chevron.
23 I want to learn about the project myself.

24 I was wondering about the domes and what that
25 does. How does it function? Is it -- is it covering --

1 it's reducing emissions, correct?

2 MARK PIERSANTE: Correct.

3 ANDREW FRIEDRICH: How? Where are those
4 emissions going and is it being recycled? Is there a
5 energy source throughout the refinery for us to use?

6 MARK PIERSANTE: So it's -- it's still a
7 floating roof tank inside the dome --

8 ANDREW FRIEDRICH: Okay.

9 MARK PIERSANTE: -- which has a significant
10 effect on reducing emissions compared with a fixed-roof
11 tank [unintelligible]. You put the dome on it, it
12 primarily eliminates the wind effects. So what happens
13 is the roof flowed -- moves downward. You've got still
14 material clinging to the walls. And as the wind comes
15 across that roof, it picks up that material off the side
16 and creates emissions.

17 ANDREW FRIEDRICH: Okay. So it's not really
18 attached or -- it's more alleviating the process of
19 [unintelligible]?

20 MARK PIERSANTE: Correct.

21 ANDREW FRIEDRICH: Okay. Yeah.

22 MARK PIERSANTE: That's the primary function
23 of that dome.

24 ANDREW FRIEDRICH: Okay. Yeah. I was just
25 wondering how it worked and that helps me out.

1 And I would say what kind of trees would you
2 plant along Castro Street would be my question, you
3 know. Not palm trees, I hope. Oaks or something like
4 that, you know.

5 BOARD MEMBER WOLDEMAR: Something native.

6 CHAIR FETTER: I would recommend you talk to
7 Marsha. She would be able to tell you all about that.

8 ANDREW FRIEDRICH: Okay. Thank you.

9 CHAIR FETTER: Thank you for your questions.

10 ANDREW FRIEDRICH: Thank you.

11 CHAIR FETTER: Okay.

12 MS. VELASCO: Want to close the public
13 hearing?

14 BOARD MEMBER WHITTY: Yes.

15 BOARD MEMBER WOLDEMAR: Before we think about
16 that, there's -- I've been trying to keep some notes
17 about some issues that have been raised in our Board
18 comments. I find it really interesting that we don't
19 have a whole lot of public comments tonight, which is
20 sort of a surprise. But I'm just rattling off this list
21 here.

22 I think we need to hear more from staff and
23 more specifically perhaps from the Park and Rec kinds of
24 staff about the whole discussion of dollars in lieu of
25 on-site landscaping, which is in concept what's going on

1 here. As I mentioned, I think that could be a great
2 idea, but I don't think I'm prepared to make a decision
3 about that tonight. And so I think we need to be more
4 specific about things. And I made note of the condition
5 the way it was -- staff's recommended condition -- the
6 way it was written, I think it needs to be more
7 specific.

8 Secondly, I think Eileen's point is
9 well-taken, having to do with pedestrian access to the
10 facility. I think that we would need to have City
11 Attorney's opinion as to whether or not there's a nexus
12 from this project to downtown Point Richmond and the
13 connection there. I think the idea of a better
14 connection, improved connection, a landscaped
15 connection -- whatever the words are -- make a lot of
16 sense. But I don't know that we can do that within the
17 scope of this project.

18 I think we need more information about the
19 lighting to know, in fact, that it's not getting any
20 brighter. I made the comment I think the best view of
21 the refinery is at night because I like the twinkle
22 lights aspect of it. But I think we need to respond to
23 Board members' concerns.

24 And then lastly I made the note here having to
25 do with the white-domed tanks on the hillside versus

1 those down on the flats. I would like to hear more
2 about what is possible, not necessarily what it fades to
3 or that it gets splotchy or something like that. I'd
4 like to know if it's technically possible to paint them
5 and at what environmental cost.

6 So what I'm wondering tonight is whether we
7 have -- of the concerns that we've raised tonight as a
8 four-member Board, how do we recommend without having at
9 least some further discussion and/or answers to some of
10 these issues and more information? I would propose
11 frankly, because I think we were anticipating this
12 anyway, is that this item be continued for a week and
13 give the applicant an opportunity to respond.

14 BOARD MEMBER WHITTY: That would be great.

15 BOARD MEMBER WOLDEMAR: I'm guessing that this
16 would be the first item on the agenda next week. I'm
17 saying that hesitantly because there's a house that I
18 know of and there's also a major residential project I
19 think are on next week.

20 So that's where I am, is that I would really
21 like to see this continued for a week so that we could
22 get some better responses, some additional responses.

23 And we should give the applicant an
24 opportunity to respond to my discussion here as a
25 rebuttal before we do anything else anyway.

1 CHAIR FETTER: Well, Mike, also, I don't know
2 if we can continue to next week, only because of
3 notification -- public notification timelines. I think
4 we're already inside that for the newspaper.

5 BOARD MEMBER WOLDEMAR: Help me, staff.

6 MR. ATENCIO: So given that there's been a
7 noticing already for this hearing, so long as the
8 hearing is continued to the next special -- there
9 wouldn't be any additional notice required.

10 CHAIR FETTER: Oh, okay. All right.

11 BOARD MEMBER MUNOZ: And it will give more
12 time to have more comment [unintelligible] for the next
13 meeting. It will be opportunity to see comments for May
14 2nd. [unintelligible]

15 BOARD MEMBER WHITTY: That would be great.

16 And also, James, can we make a nexus for
17 pedestrian-connection improvements? Can you let us know
18 by next -- do you think you could tell us next week?

19 MS. VELASCO: So the question is whether to
20 enhance the connection that exists with landscaping?

21 BOARD MEMBER WHITTY: No, to make it a -- with
22 landscaping, but to make it a better-engineered
23 pedestrian walk from Chevron to Point Richmond for
24 lunch.

25 MR. ATENCIO: I can -- I can look into it,

1 certainly. I would say, though, my initial reaction to
2 that is that there wouldn't be a connection to the
3 project, but --

4 BOARD MEMBER WHITTY: It would be nice for
5 them to do.

6 CHAIR FETTER: Eileen?

7 BOARD MEMBER WHITTY: Yes.

8 CHAIR FETTER: Let's make a clarification
9 there. It's easy to make a distinction between two
10 different areas that we either don't or do have control
11 over, per se, meaning, obviously there's the Caltrans
12 areas, which is a broad area on either side of the
13 highway --

14 BOARD MEMBER WHITTY: Yeah.

15 CHAIR FETTER: -- and then so are you talking
16 about that which is outside the Caltrans area or that
17 which is inside the Caltrans --

18 BOARD MEMBER WHITTY: I don't know. I'm just
19 talking about people walking from Chevron to Point
20 Richmond.

21 CHAIR FETTER: Because I think, if I recall
22 correctly, most of the hazardous conditions are really
23 underneath the highway and how the pedestrian traffic
24 gets handled underneath there. So that would be a
25 Caltrans issue.

1 BOARD MEMBER WHITTY: Okay. All right.

2 CHAIR FETTER: So it would actually be -- and
3 for that matter, the applicant is asking for our
4 guidance and recommendations. Can even be made part of
5 our conditions --

6 BOARD MEMBER WHITTY: Recommended.

7 CHAIR FETTER: -- as they're looking for us
8 for design work [unintelligible]. Or for us to at least
9 tell them where do we want to go with this, which is
10 wonderful, but we at least need to tell them. And so
11 the problem here is that with a Caltrans issue that
12 would be quite something to tackle.

13 BOARD MEMBER WHITTY: Yeah.

14 CHAIR FETTER: And --

15 BOARD MEMBER WHITTY: Too bad.

16 CHAIR FETTER: -- that would be a bit of a
17 negotiation. And I don't know -- we'd have to segment
18 that off in some fashion. It's difficult to relate it.

19 BOARD MEMBER WOLDEMAR: It would be a very --
20 if you can do it at all by way of this project, it would
21 be very simple to recommend a condition that indicates
22 that Chevron is to retain an appropriate design
23 professional to explore, investigate, and design for a
24 more safe connection between the refinery and downtown
25 Point Richmond, stop.

1 BOARD MEMBER WHITTY: Yeah.

2 BOARD MEMBER WOLDEMAR: And maybe we'd put a
3 timeline on that, prior to something. That's a very
4 easy condition to write. I mean I don't see any problem
5 with that.

6 What I'm more concerned about, frankly, is
7 whether or not we can do essentially offsite
8 improvements as part of an approval here. And that same
9 question begs towards the landscaping as well.

10 BOARD MEMBER WHITTY: Yeah, yeah.

11 BOARD MEMBER WOLDEMAR: Can we take a pot of
12 money and apply it to something else? Well, we could
13 say then, Well, yes, Chevron pay X amount of money and
14 we'll go out and design the better connection. See, I'm
15 having a little bit of clarity concerns here. And I
16 think -- that's why I think we need more clarity.

17 CHAIR FETTER: Well, that's why actually I
18 brought up the difference between -- and I'll make it
19 even more clear -- City-owned land and Caltrans --

20 BOARD MEMBER WOLDEMAR: But we don't have to
21 worry about that, Brent. We don't have to worry about
22 that. If we were to make that condition, if it were a
23 proper one to make, we could simply say to Caltrans and
24 whoever their design professional is, Go deal with
25 Caltrans -- excuse me -- I'm sorry. I said it wrong.

1 CHAIR FETTER: That's okay.

2 BOARD MEMBER WOLDEMAR: We can simply say to
3 Chevron, Your design consultant goes out and deals with
4 whomever they need to to see what's possible. They
5 could go to Caltrans. They could go to Public Works
6 upstairs and all of --

7 CHAIR FETTER: Just going off of our previous
8 precedence where we had City-owned lands that were --
9 that were improved as a -- as a compensation. So then
10 we're going onto Caltrans like it's -- that's really the
11 legal aspect I was addressing.

12 MS. VELASCO: If I could add a couple -- in
13 the traffic analysis -- the circulation and traffic
14 analysis -- there were no recommended improvements to
15 any intersections as a result --

16 BOARD MEMBER WHITTY: Of course not.

17 MS. VELASCO: -- of the project.

18 BOARD MEMBER WOLDEMAR: Yeah, but that
19 probably has to do with vehicles, as opposed to
20 pedestrians.

21 MS. VELASCO: Well --

22 BOARD MEMBER WOLDEMAR: Vehicle-triggered --

23 MS. VELASCO: -- I think it looks at different
24 metrics. But, you know, it does look at safety. And
25 those are existing conditions.

1 Now, you know, the offsite landscape
2 improvements was a tool you all used during the Maritime
3 Academy fire-safety facility.

4 And, again, the idea that there's a conflict
5 with the proposed land use and the landscaping in terms
6 of combustible materials. So, you know, I think it's a
7 method that's been used before and there's alternatives,
8 whether it's enhancing the landscaping around the
9 perimeter. Where typically we like landscaping spread
10 out throughout the site, they have proposed potential
11 locations around the perimeter of the refinery but not
12 necessarily within the processing area, which is where,
13 you know, the conflicts really happen.

14 BOARD MEMBER WOLDEMAR: Around the perimeter
15 is basically still on property -- on the applicant's
16 property.

17 MS. VELASCO: Correct. And there may be some
18 City right-of-way. I think we'd have to kind of look at
19 the actual locations. But I believe even the City may
20 have an easement over Castro that's on Chevron property.
21 So it may actually be owned by Chevron.

22 CHAIR FETTER: Would we want to state as part
23 of our proposal, or I should say our postponement, just
24 saying we need a better idea about what the proposed --
25 how do you want to handle this process?

1 [Cross-talk]

2 BOARD MEMBER WOLDEMAR: -- week to talk about
3 it, to figure it out. They've got all these bodies
4 sitting there and there's a lot of skills sitting
5 there --

6 BOARD MEMBER WHITTY: Yeah.

7 BOARD MEMBER WOLDEMAR: I mean I could, again,
8 easily imagine a condition on the landscaping that
9 leaves it open for them to come back. That's what the
10 staff already has recommended. Staff did not recommend
11 a method yet. And maybe that's something that can be
12 deferred for a while. I just think it has to have a cap
13 or a limit on the timing.

14 CHAIR FETTER: Well, since we've held public
15 comment -- or public comment open -- was there something
16 you wanted to elicit?

17 KRISTINA KELCHNER: Could I add some comments?
18 I'm Kristina Kelchner with Holland & Knight. We are
19 outside counsel for the City.

20 BOARD MEMBER WOLDEMAR: Can you come forward?
21 It's hard to hear from back there.

22 KRISTINA KELCHNER: Yes. Sorry.

23 BOARD MEMBER WOLDEMAR: This is the worst room
24 in the house.

25 KRISTINA KELCHNER: Yes. I hear the HVAC.

1 I'm Kristina Kelchner. I'm with Holland & Knight,
2 attorney, outside counsel for the City. So we worked
3 with the City. And I'm here with my colleague Gavin
4 Hoch, who is an engineer and who is also a consultant on
5 behalf of the City. So we don't work for Chevron.
6 We're employed by the City.

7 And just a couple of comments. One, the
8 pedestrian access sounds like a very important one, that
9 that improvement would really enhance the lives of the
10 workers and a really important issue. It's -- as James
11 indicated, it's a little hard to see how that nexus
12 would happen to landscaping. It's really more of a
13 traffic circulation and safety issue.

14 And so a couple things. One is I would urge
15 you to -- you, as the Design Review Board, can submit
16 comments during the public comment process. So that's a
17 comment that you could make on the EIR, because that's
18 really an EIR traffic circulation issue.

19 And the other is to let you know that as part
20 of the project there's a greenhouse-gas community
21 improvement fund that Chevron is funding of \$30 million.
22 And there's a menu of options. And one of those options
23 is pedestrian and bicycle improvements. So it's
24 possible -- and that's a comment that you could make on
25 the EIR -- some of that funding should go toward that

1 pedestrian improvement to get people out of their cars
2 and have pedestrian access.

3 So it's possible that there could be some
4 funding for that built into the project. So I just
5 wanted to let you know that.

6 So let me know if you have any other
7 questions.

8 CHAIR FETTER: Thank you.

9 I guess I was trying to --

10 BOARD MEMBER WOLDEMAR: I would ask Mark -- I
11 would ask Mark to comment.

12 CHAIR FETTER: Yeah.

13 BOARD MEMBER WOLDEMAR: Do you need -- you
14 don't need an approval tonight.

15 MARK PIERSANTE: Well, my understanding is
16 that, you know, this is your one opportunity as a Design
17 Review Board, because of the need for conditional use
18 permit, to come up with your recommendations for
19 conditions to the Planning Commission. So I guess I
20 don't necessarily view it as an approval but rather your
21 comments and ideas that then get fed as part of the
22 larger approval process.

23 CHAIR FETTER: Would we be holding up their
24 calendar?

25 BOARD MEMBER WHITTY: I think they meet on

1 May --

2 MS. VELASCO: For -- for Planning Commission,
3 we don't -- our schedule is June 19th to go back with
4 the Final EIR, so it doesn't delay it. Now --

5 KRISTINA KELCHNER: Lina, could I just add to
6 that that, as Mark said, according to your guidelines in
7 the zoning ordinance, were you making a recommendation
8 and you're not the final decision-maker, there's just
9 one public hearing.

10 Sorry. Let me speak up again.

11 BOARD MEMBER WOLDEMAR: Which has been defined
12 previously as a continued public hearing is satisfactory
13 as a single meeting.

14 KRISTINA KELCHNER: As a single meeting.

15 BOARD MEMBER WHITTY: Yeah.

16 KRISTINA KELCHNER: Okay.

17 BOARD MEMBER WOLDEMAR: Because we've been
18 through that one --

19 BOARD MEMBER WHITTY: A thousand times --

20 BOARD MEMBER WOLDEMAR: -- a thousand times
21 over the last year.

22 KRISTINA KELCHNER: Okay. You've been through
23 it. All right.

24 MS. VELASCO: Yeah. So I think -- I guess my
25 recommendation would be as we identified those key

1 areas. We definitely prepare a staff report; coming
2 back on the 30th; addressing those particular items;
3 revising some of the conditions based on the comments
4 we've heard already. And, you know, but -- you know,
5 maybe closing the public comment hearing so then we
6 could handle this as the first item. And it may be just
7 sort of identifying -- because I do understand the
8 Bottoms project will be very controversial --

9 CHAIR FETTER: Yeah.

10 MS. VELASCO: -- along with potentially the
11 house on Belvedere. So --

12 BOARD MEMBER WOLDEMAR: I don't think legally
13 we can close the public hearing.

14 BOARD MEMBER WHITTY: We can't close it,
15 because we're going to continue it.

16 MS. VELASCO: Oh, the public comment portion?

17 BOARD MEMBER WHITTY: No, not -- public
18 hearing. Yeah. Where we don't make a decision.

19 MR. ATENCIO: I would suggest we keep the
20 public hearing open. But since there have only been
21 two -- usually -- typically, there's a lot of people
22 here. And let's say there are twenty people here and
23 only ten spoke and then the hearing was continued. Then
24 perhaps there would be -- I'm speaking hypothetically --
25 but perhaps there would be a situation where those ten

1 that already spoke don't get a second bite at the apple
2 at the next hearing. So I would say maybe the two that
3 already spoke wouldn't speak at the next hearing, but
4 anybody else who attends the next hearing that wants to
5 speak should have the opportunity to anticipate --

6 BOARD MEMBER WOLDEMAR: I think that's the
7 only way --

8 BOARD MEMBER WHITTY: Right. So do you want
9 to reiterate, I guess, the three things that we want
10 staff to explore?

11 BOARD MEMBER WOLDEMAR: Well, if I could I
12 would make a motion to continue the public hearing to
13 the specific date of the 30th; is that correct? And to
14 give both the staff and the applicant an opportunity to
15 respond to the several changes that we have talked about
16 in the conditions; and, in addition, to give the staff
17 and applicant an opportunity to talk further about how
18 the landscape moneys might be dealt with on-site,
19 off-site, or however.

20 Secondly, to have further discussion with the
21 applicant and the staff regarding how additional public
22 access -- pedestrian access -- could be made to downtown
23 Point Richmond by way of, as has been suggested, perhaps
24 another method -- and I lost -- the green
25 something-something. Money.

1 MR. ATENCIO: Greenhouse gas.

2 BOARD MEMBER WHITTY: Thirty million.

3 BOARD MEMBER WOLDEMAR: Further, that the
4 staff and/or the applicant talk further about whether
5 there is additional lighting lumens being projected out.

6 And, lastly, that the applicant discuss
7 further the fact that there is this white dome on the
8 hillside and that other considerations should be given
9 to mask it out, screen it out. And, again, I'm -- I'm
10 trying to be very specific. It's those that are up on
11 the hillside. The ones down on the flats down in the
12 middle of the refinery is a no-brainer to me.

13 But that would be my motion at this point in
14 time, just simply asking that you all come back with
15 those kinds of ideas or discussions.

16 BOARD MEMBER WHITTY: I'll second it.

17 CHAIR FETTER: All in favor.

18 ALL BOARD MEMBERS: Aye.

19 CHAIR FETTER: Aye.

20 The [unintelligible] has been --

21 BOARD MEMBER WHITTY: Held over.

22 CHAIR FETTER: -- held over.

23 Thank you, all.

24 Mark, we will hear from you soon.

25 MR. ATENCIO: I'd just recommend since there's

1 going to be an absence, we want to close up the
2 meeting --

3 CHAIR FETTER: Yeah. Well, I was just getting
4 to that.

5 MR. ATENCIO: Okay. I just wanted to make
6 sure --

7 CHAIR FETTER: Yeah.

8 MR. ATENCIO: -- as opposed to just --

9 CHAIR FETTER: Is there any Board business?

10 BOARD MEMBER WHITTY: Move to adjourn.

11 BOARD MEMBER WOLDEMAR: [unintelligible]
12 before we do this. I made note of it to staff earlier.

13 I very, very, very seldom ever read the City
14 Council's agenda. And I happened to click on it last
15 week. And, lo and behold, on it was the City Council
16 approving the purchase of a premanufactured restroom
17 building and the installation with site improvements at
18 the Marina Bay Park. And I'm thinking to myself, Well,
19 gee, didn't come here to the Design Review Board.

20 So I asked James before the meeting if he
21 would inquire with the staff person [unintelligible]
22 about what's happened to the resolution that we were
23 going to write related to municipal projects coming
24 before the Design Review Board. And he promised that he
25 would.

1 BOARD MEMBER WHITTY: Right. And what is the
2 square footage? Did you catch that? No.

3 BOARD MEMBER WOLDEMAR: I saw a picture of it.
4 It's pretty ugly.

5 BOARD MEMBER WHITTY: I mean is it big enough
6 to come to us just as a --

7 BOARD MEMBER WOLDEMAR: You know, I got to
8 tell you I didn't even think about that when I did that.
9 I did note that in the staff report they had
10 suggested -- said that they set out several others in
11 the city -- same company, same building. But it's --
12 even if the square footage is under, I'd like to know at
13 least what it's doing to the park -- the site planning,
14 the pathways, the landscape -- you know, all of those
15 sorts of things.

16 So I just think it's appropriate that we keep
17 pushing on these to maybe get somebody upstairs to pay
18 attention to it.

19 And so that's my Board business for the night.
20 Sorry.

21 CHAIR FETTER: No. Definitely. Thank you,
22 Mike.

23 BOARD MEMBER WHITTY: It's important. Thank
24 you.

25 CHAIR FETTER: Mike, you want to exchange

1 emails on how we want to address that [unintelligible]

2 BOARD MEMBER WOLDEMAR: No, they're going to
3 deal with it.

4 CHAIR FETTER: Okay.

5 BOARD MEMBER WOLDEMAR: Because I got Lina's
6 attention [unintelligible]

7 MS. VELASCO: I was like [unintelligible].
8 Did you just volunteer [unintelligible]

9 CHAIR FETTER: All right. Okay. Can I have a
10 motion?

11 BOARD MEMBER WHITTY: Move to adjourn, please.

12 BOARD MEMBER WOLDEMAR: Second.

13 BOARD MEMBER MUNOZ: Aye.

14 BOARD MEMBER WOLDEMAR: Aye.

15 BOARD MEMBER WHITTY: Aye.

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IN WITNESS WHEREOF I have hereunto set my
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FREDDIE REPPOND

	6:5	61:18	appears (1)	45:23
§	action (1)	allowable (1)	38:18	associated (2)
	6:10	6:10	apple (1)	22:8;55:12
\$217,000 (1)	actual (1)	allowed (1)	76:1	assuming (1)
43:9	70:19	34:18	applicant (13)	36:7
\$30 (1)	actually (17)	allows (1)	5:17,24;11:15;	assured (1)
72:21	5:5;13:15;18:9,14;	21:23	47:15;57:22;64:13,	59:20
\$4 (2)	19:3;23:9,11;24:12;	along (14)	23:67:3;76:14,17,21;	Atencio (8)
43:13,25	34:11;39:19;40:1;	5:15;11:21;15:1;	77:4,6	2:18;65:6,25;
	56:12;57:14,15;	20:11;41:24;42:7,10,	applicant's (2)	75:19;77:1,25;78:5,8
[67:2;68:17;70:21	24:44:11;45:6,8;	6:15;70:15	attached (1)
	add (9)	47:10;62:2;75:10	application (1)	61:18
[Cross-talk] (1)	11:5;32:25;34:10;	alternative (1)	6:15	attends (1)
71:1	39:10;41:25;52:18;	43:7	apply (1)	76:4
[inaudible] (3)	69:12;71:17;74:5	alternatives (1)	68:12	attention (3)
52:2;53:7;55:1	added (1)	70:7	appreciate (1)	19:20;79:18;80:6
[off (4)	14:22	aluminum (2)	13:5	attorney (1)
25:14;53:5;54:2;	adding (3)	27:3,4	appreciated (1)	72:2
56:11	19:2;20:24;24:20	always (1)	18:17	Attorney's (1)
[sic] (1)	addition (4)	43:25	approach (1)	63:11
2:17	5:15;15:4;27:14;	amazing (1)	44:16	audience (1)
[unintelligible] (24)	76:16	57:16	appropriate (5)	10:15
5:5;15:24;33:12;	additional (8)	American (1)	13:11,12;42:14;	authorized (1)
52:9;54:4,8,10;	15:6;21:25;34:20;	9:3	67:22;79:16	81:3
56:12,16,19,23;	38:20;64:22;65:9;	amine (4)	appropriately (1)	Avenue (4)
58:25;61:11,19;	76:21;77:5	16:15;21:6;22:5,	9:6	22:18;23:4;59:2,2
65:12,14;67:8;	address (1)	15	approval (9)	away (1)
77:20;78:11,21;80:1,	80:1	amount (2)	6:23;8:17;11:1;	26:23
6,7,8	addressed (1)	24:14;68:13	34:17;53:9;68:8;	Aye (9)
	6:4	analysis (2)	73:14,20,22	2:14;3:24,25;5:3;
A	addressing (2)	69:13,14	approve (4)	77:18,19;80:13,14,
	69:11;75:2	ancillary (1)	3:18,20;4:21;6:17	15
abbreviate (1)	adjourn (2)	14:25	approved (6)	
18:16	78:10;80:11	and/or (3)	3:18;26:25;34:23;	B
ability (2)	advisers (1)	33:4;64:9;77:4	37:4,8;38:1	back (25)
30:10;81:6	12:15	ANDREW (11)	approving (1)	4:2;8:10;17:16;
able (6)	affairs (1)	60:6,15,20,22;	78:16	20:11;21:22,24;
10:14;25:7;44:9;	12:15	61:3,8,17,21,24;	area (21)	25:15,22;27:20;
46:25;54:17;62:7	again (24)	62:8,10	14:22;15:19,20,21,	29:4;31:23;33:17;
above (4)	16:11,18;20:25;	animal (1)	22:16;2,8;20:20,22;	34:19;36:6;41:5;
32:13;39:6,6;81:5	21:8,14;22:13;23:2,	31:8	21:2,5;22:12,15,23;	44:13,13;52:23;
above-ground (1)	20:24;3;26:15;	antennas (1)	30:20;32:9;34:1;	53:6;54:9;71:9,21;
26:25	31:14;32:1,16;	39:13	42:9;66:12,16;70:12	74:3;75:2;77:14
absence (1)	40:19;42:5,23;51:11,	anticipate (1)	areas (5)	bad (1)
78:1	13,22;52:17;70:4;	76:5	15:13,14;66:10,	67:15
abut (1)	71:7;74:10;77:9	anticipating (2)	12:75:1	bank (1)
17:10	agenda (12)	34:14;64:11	arithmetic (1)	27:19
Academy (1)	2:19,23;3:17,19,	antiflammable (1)	43:9	barely (2)
70:3	20,25;4:11,13,15,22;	39:9	around (10)	33:3,9
acceptable (1)	64:16;78:14	anymore (1)	8:20;30:5,9;38:25;	base (1)
31:20	agent (1)	41:12	42:18;43:18;47:11;	36:21
access (6)	58:5	apologize (2)	70:8,11,14	based (2)
45:20;63:9;72:8;	ago (3)	18:15;57:19	arrow (1)	48:13;75:3
73:2;76:22,22	30:15,15;41:6	apparently (1)	22:24	basically (4)
according (3)	agree (2)	44:4	artistic (1)	20:21;48:21;50:4;
9:2;58:21;74:6	10:12;41:9	appeal (1)	53:18	70:15
accrue (1)	agreed (1)	5:5	aspect (2)	Bay (4)
59:11	34:23	appear (1)	63:22;69:11	24:25;25:21,22;
acres (1)	ahead (1)	3:2	aspects (1)	78:18
41:14	18:5	appearance (3)	12:13	beautiful (2)
across (4)	air (3)	9:14;31:19;55:22	asphalt (1)	41:1;57:7
28:4;33:6,8;61:15	59:9,15,21	appearances (1)	50:5	become (1)
act (1)	alleviating (1)	33:14	assess (1)	

<p>27:5 begin (1) 38:9 begs (1) 68:9 behalf (2) 58:7;72:5 behind (1) 58:25 behold (1) 78:15 Belvedere (2) 2:25;75:11 best (4) 40:23;42:22; 63:20;81:6 bet (1) 30:12 better (12) 10:8;15:17;16:25; 18:9;22:4,22;33:25; 40:7;63:13;64:22; 68:14;70:24 better-engineered (1) 65:22 bicycle (1) 72:23 big (3) 33:12;51:15;79:5 bigger (1) 23:13 bit (14) 8:12,20;15:17; 22:4;35:14;36:14; 38:18;41:3,15;42:3; 45:1;46:4;67:16; 68:15 bite (1) 76:1 blast (1) 13:21 blend (1) 42:3 blowing (1) 30:17 blowup (1) 15:12 blue (2) 15:15,16 Board (259) 2:2,8,9,10,12,13, 14,21;3:7,11,15,20, 22,24;4:17,20,23,24; 5:1,3,11;6:1,7,14,21, 25;7:2,6,8,17;8:10, 25;9:10,22;10:7,11, 23,24;11:5,6,7,9,11; 12:3;14:2;17:2,5,12, 14,17,21,24;18:2,4, 12;19:24;21:16,19; 22:1;23:16;24:10,13, 22;25:1,3,6,9,21,25; 26:4,8;27:18,23;</p>	<p>28:1,6,9,13,15,18,20, 24;29:3,9,10,16,19; 30:6,11,19,24;31:5, 9,13;32:5,15,19,22; 33:22,25;34:21;35:2, 3,6,8,21;36:2,7,10, 16,19;37:2,6,9,10,12, 15,17,21,24;38:3,7, 14;39:4,10,14,20,23; 40:2,5,9,23;43:6,12, 22,23;44:5;45:5,11, 19,21,23;46:6,12,16, 20;47:1,12,14,20,23; 48:2,5,15,18,23; 49:1,5,7,11,14,17,25; 50:7,10,14,17,21,24, 25;51:16,20;52:1,8, 12;57:7,11,16;58:5, 16,23;60:2,9,13,19; 62:5,14,15,17;63:23; 64:8,14,15;65:5,11, 15,21;66:4,7,14,18; 67:1,6,13,15,19; 68:1,2,10,11,20; 69:2,16,18,22;70:14; 71:2,6,7,20,23; 72:15;73:10,13,17, 25;74:11,15,17,19, 20;75:12,14,17;76:6, 8,11;77:2,3,16,18, 21;78:9,10,11,19,24; 79:1,3,5,7,19,23; 80:2,5,11,12,13,14, 15 boards (2) 13:25;20:17 Board's (1) 9:17 bodies (1) 71:3 body (1) 6:13 Bonnie (1) 58:20 both (1) 76:14 bottom (2) 4:3;25:10 Bottoms (1) 75:8 box (1) 11:23 breathing (1) 59:21 Brenda (2) 18:11;50:16 Brent (1) 68:21 Brian (3) 12:18;25:7,12 Bridge (3) 15:12;27:24;28:4 brief (1)</p>	<p>6:9 briefly (2) 8:23;15:20 bright (1) 53:14 brighter (3) 53:10;54:21;63:20 bring (1) 15:7 broad (1) 66:12 brought (1) 68:18 brown (2) 29:11,24 Bruce (3) 58:18,19;59:1 bucks (1) 43:8 Buena (2) 22:18;23:3 build (3) 29:21;38:1;48:2 building (4) 8:14;9:2;78:17; 79:11 built (6) 20:4;28:2;36:17, 20;37:19;73:4 bulk (1) 19:13 bunch (1) 20:12 bus (1) 45:17 bush (3) 23:12,13,14 business (4) 12:10;58:5;78:9; 79:19</p>	<p>18:9,17,24;19:9; 20:10;21:24;22:22; 23:9,12;27:4;30:3,5, 6;33:2,3,5,7,9,16; 34:10;40:6;42:22; 43:1;47:1,11,13,17; 48:5;49:20;51:23; 54:3;59:2,20;60:6,6, 9,13;63:16;65:2,16, 17,25,25;67:4,20; 68:7,11;69:2;71:11, 20;72:15;75:13;80:9 Canal (1) 28:19 cap (1) 71:12 capacity (2) 24:21;56:17 cardboard (1) 39:7 care (1) 43:14 careful (1) 54:4 cars (2) 45:25;73:1 case (7) 9:2,8;12:8;26:13, 16;32:1;34:3 Castro (8) 41:24,25;42:10, 12;44:11;45:6;62:2; 70:20 catalytic (1) 16:14 catch (1) 79:2 cause (1) 35:9 causes (1) 35:15 cellular (1) 39:13 CEQA (1) 6:24 certain (1) 3:8 Certainly (7) 36:7;42:19;43:1; 44:10,15;59:3;66:1 CERTIFICATE (1) 81:1 certification (2) 5:16,22 certify (1) 81:5 certifying (1) 6:13 cetera (4) 13:19;15:3;19:16; 49:16 CHAIR (130) 2:1,6,7,10,15,22;</p>	<p>3:6,9,13,17,21,23,25; 4:18;5:2,4,10;7:5,15; 9:21;10:22;11:10,12, 20;12:5;13:4,24; 14:3;17:16,23;18:8, 13,21,24;19:2;20:1, 3,6;21:18,20;23:22; 24:7,11;26:17; 32:25;36:6,12; 38:13;39:12;40:11, 14,22;41:7;43:4; 44:4;45:22;46:4,19, 23;47:3,6,9,16,21; 50:16,23;51:4,7,9, 24;52:13,19,22;53:8, 16,21;54:1,6,11,16, 19,23;55:2,7,17; 56:8,13,24;57:4,13, 17,25;58:13,17;60:3, 11,16,18;62:6,9,11; 65:1,10;66:6,8,15, 21;67:2,7,14,16; 68:17;69:1,7;70:22; 71:14;73:8,12,23; 75:9;77:17,19,22; 78:3,7,9;79:21,25; 80:4,9 Chamberlain (2) 41:20;43:18 chance (2) 18:10;41:17 change (2) 16:24;19:7 changes (1) 76:15 character (1) 19:5 check (2) 38:14;53:6 checking (1) 11:23 Chemical (3) 42:7;57:9,12 Chevron (21) 5:7,13;12:23;29:6; 42:6;45:8,11;46:24; 58:22;59:7,24; 60:22;65:23;66:19; 67:22;68:13;69:3; 70:20,21;72:5,21 choose (1) 33:3 Chris (4) 41:20;43:18,18,20 circulation (3) 69:13;72:13,18 City (20) 2:2;7:1;26:24; 41:18;42:13;44:9,20, 20,23;63:10;70:18, 19;71:19;72:2,3,5,6; 78:13,15;79:11 City-owned (2)</p>
		C		
		<p>calendar (4) 2:25;4:16,21; 73:24 call (5) 2:1,3;17:9;30:20; 36:14 called (2) 16:13;26:5 calling (1) 15:5 Caltrans (11) 46:24;66:11,16,17, 25;67:11;68:19,23, 25;69:5,10 came (3) 39:2;42:15;43:10 can (66) 2:23;4:1,4,7;6:14; 8:18;9:4;12:3,19; 13:8;14:2;17:2,16;</p>		

68:19;69:8 City's (2) 42:22;59:9 clarification (1) 66:8 clarity (2) 68:15,16 clean (1) 54:24 clear (2) 31:2;68:19 click (2) 54:9;78:14 clinging (1) 61:14 close (6) 32:11,13;62:12; 75:13,14;78:1 closed (1) 6:2 close-up (1) 15:18 closing (1) 75:5 clutter (2) 30:22;32:20 coated (1) 35:10 colleague (1) 72:3 colleagues (1) 12:7 color (8) 10:19;15:14;31:4; 34:17,18;51:3,19; 52:2 colors (4) 19:20;30:15; 31:16;54:5 column (1) 58:25 combination (1) 42:16 combustible (2) 38:25;70:6 coming (2) 75:1;78:23 comment (24) 4:4,4,10,12;5:18; 6:2,5;9:12;43:6; 45:5;47:10,15; 57:20;60:5;63:20; 65:12;71:15,15; 72:16,17,24;73:11; 75:5,16 comments (15) 4:2,14;6:3;10:16; 11:13;43:1;57:21; 62:18,19;65:13; 71:17;72:7,16; 73:21;75:3 Commission (16) 5:21;6:8,13,16;	7:21;9:7;10:9,17; 11:1,3;13:11,13; 44:22;58:10;73:19; 74:2 community (1) 72:20 company (2) 48:12;79:11 compared (1) 61:10 compensate (1) 33:9 compensation (1) 69:9 complete (3) 14:11,16;20:13 completed (1) 20:9 completion (1) 16:8 compliance (2) 24:17;25:19 components (1) 16:10 computer (1) 19:21 concentrated (1) 15:18 concept (1) 62:25 concern (3) 33:23;41:12;43:12 concerned (1) 68:6 concerns (4) 35:12;63:23;64:7; 68:15 concrete (1) 50:5 condition (16) 6:23;7:23;8:23; 9:5,11;34:18;35:12; 38:9;53:9;59:16; 63:4,5;67:21;68:4, 22;71:8 conditional (5) 5:15,23;6:23;11:1; 73:17 conditions (10) 7:22;8:11;10:5; 13:12;66:22;67:5; 69:25;73:19;75:3; 76:16 cone (1) 28:12 confidence (1) 59:23 confirming (1) 9:13 conflict (1) 70:4 conflicts (1) 70:13	connection (9) 38:15;63:13,14,14, 15;65:20;66:2; 67:24;68:14 connectors (1) 33:4 consent (2) 4:16,21 consented (1) 5:5 consider (4) 5:21;6:14;41:16; 43:14 considerations (1) 77:8 considering (1) 4:18 consistent (1) 41:10 consisting (1) 4:21 constructed (9) 8:24;9:1;14:12,14; 22:19,23;23:10; 50:4;51:2 construction (6) 14:12,14;16:7; 40:1;49:19;50:9 constructive (1) 30:1 consultant (3) 29:8;69:3;72:4 contained (1) 10:3 continuance (1) 4:24 continue (4) 7:12;65:2;75:15; 76:12 continued (6) 36:8;64:12,21; 65:8;74:12;75:23 continuity (1) 10:2 contractors (1) 12:24 contribute (2) 42:13;44:9 control (1) 66:10 controversial (1) 75:8 cool (5) 19:18;21:19,20, 24;40:19 coolest (1) 40:17 cooling (4) 16:24;21:11,25; 26:9 cooling-water (1) 21:16 corner (1)	51:23 correctly (4) 17:7;35:22;53:22; 66:22 cost (1) 64:5 Council (2) 44:23;78:15 Council's (1) 78:14 counsel (3) 2:18;71:19;72:2 county (1) 58:9 couple (8) 7:8,21;17:3;22:16, 17;69:12;72:7,14 course (3) 12:21;40:3;69:16 courses (1) 28:5 court (1) 14:15 cover (1) 28:10 covered (1) 38:21 covering (2) 38:20;60:25 cracker (1) 16:14 creates (1) 61:16 credits (1) 59:10 Crest (1) 23:8 criteria (1) 15:8 cross (1) 45:14 crowds (1) 4:6 crude (1) 59:14 crystallization (1) 37:1 CUP (1) 10:6 curious (1) 40:2 current (4) 22:20;40:18,21; 47:25 currently (1) 5:18 cutouts (1) 39:6 Cutting (1) 28:19	dark-sky-compliant (2) 53:4,11 date (2) 3:7;76:13 dating (1) 29:4 day (1) 81:10 days (1) 8:16 deal (3) 10:4;68:24;80:3 dealing (1) 30:15 deals (1) 69:3 dealt (1) 76:18 debris (1) 25:10 decide (1) 42:21 decided (1) 31:20 decision (5) 33:16;44:21,22; 63:2;75:18 decision-maker (1) 74:8 decision-making (1) 6:13 decisions (1) 49:13 decommissioned (1) 19:14 deem (1) 42:14 deep-water (1) 26:3 deferred (1) 71:12 defined (1) 74:11 definitely (5) 34:19;53:8;54:11; 75:1;79:21 degrade (1) 35:9 delay (1) 74:4 deliberate (1) 53:2 demo (1) 48:16 demolished (1) 19:16 demonstrate (1) 59:18 denote (1) 15:14 deny (1) 6:17 Depends (1)
			D	

<p>24:24 depth (1) 33:9 Design (37) 2:2;5:12,14,20,22; 6:7,14,15;9:13,17, 25;10:19;11:2;13:2, 9,10,19;15:4,25; 16:4,17;21:10; 31:15;37:25;52:20; 56:15;59:7;67:8,22, 23;68:14,24;69:3; 72:15;73:16;78:19, 24 designed (2) 16:18;27:7 design-related (1) 10:18 designs (1) 56:18 desirable (1) 56:3 difference (3) 32:4;40:20;68:18 different (9) 14:5;27:3;31:8,12; 32:5;33:3;36:15; 66:10;69:23 difficult (4) 22:21;27:19; 53:24;67:18 direct (1) 43:17 directly (1) 55:12 dirty (1) 29:11 disappear (1) 10:22 discern (1) 23:9 discharge (2) 26:3,7 discuss (1) 77:6 discussing (1) 7:12 discussion (8) 28:16;31:22,25; 34:23;62:24;64:9, 24;76:20 discussions (1) 77:15 dismantle (3) 47:25;48:10;49:15 dismantled (1) 16:7 dismantles (1) 48:6 Disneyland (1) 57:12 distinct (1) 54:24</p>	<p>distinction (1) 66:9 document (3) 4:2;6:22;13:17 documents (1) 7:25 dodge (1) 45:25 dollars (3) 44:8;45:3;62:24 dome (18) 16:22;17:21;18:1; 23:1;26:20;29:22, 23;34:2,9;36:22,23; 37:25;40:6;51:12; 61:7,11,23;77:7 domes (5) 26:21,22;27:1; 34:12;60:24 done (7) 7:11;40:17;44:12, 14;45:16;48:20; 59:10 door (1) 59:4 down (24) 14:15;16:15; 21:11,24;25:3;28:18, 21;29:22;30:19,20; 32:7,8,8,16,20;34:1, 2;42:6;49:22;51:23; 55:9;64:1;77:11,11 downtown (3) 63:12;67:24;76:22 downward (1) 61:13 Draft (3) 5:19;34:11;52:24 drawing (2) 7:24;50:20 drawings (2) 20:18;21:3 dream (1) 57:10 drinking (1) 49:22 drive (1) 45:6 drives (2) 21:13;26:11 driving (1) 46:14 duly (1) 81:3 .dumps (1) 25:25 during (3) 50:9;70:2;72:16 dust (1) 49:18</p>	<p>earlier (1) 78:12 Earth (1) 20:8 easement (1) 70:20 easily (3) 45:16;46:22;71:8 East (2) 24:25;25:22 Easy (3) 60:21;66:9;68:4 edge (2) 30:3,6 effect (2) 8:17;61:10 effective (1) 21:14 effects (1) 61:12 efficiency (2) 16:25;55:20 efficient (1) 56:9 effluent (1) 25:24 eight (1) 31:22 eighth (1) 55:8 Eileen (2) 11:10;66:6 Eileen's (2) 29:5;63:8 EIR (14) 5:16,19,22;6:2,14; 8:17;10:3,4;13:15; 34:11;72:17,18,25; 74:4 either (3) 6:16;66:10,12 electrical (2) 14:24;49:16 elements (5) 13:9,19;15:2,6,16 elevation (3) 20:25;22:12;50:18 elevations (2) 20:15;21:4 elicit (1) 71:16 eliminates (1) 61:12 else (6) 34:1;44:19;47:4; 64:25;68:12;76:4 emails (1) 80:1 emission (2) 34:8;38:2 emissions (10) 15:7,25;16:19; 27:15;52:7;59:5;</p>	<p>61:1,4,10,16 emissions-reduction (1) 21:15 employed (1) 72:6 employee (1) 60:22 employees (2) 12:24;45:12 empty (3) 14:23;15:23;27:10 encourage (2) 12:24;46:7 end (2) 26:6;39:17 ends (2) 35:14;41:13 energy (5) 16:25,25;24:14; 42:6;61:5 energy-reduction (1) 21:14 engineer (1) 72:4 engineering (1) 57:12 engineers (1) 30:12 engineer's (1) 57:9 enhance (3) 33:4;65:20;72:9 enhancing (1) 70:8 enjoy (1) 57:15 enlightening (1) 40:22 enough (3) 35:7;60:21;79:5 entirely (1) 31:11 entrance (2) 32:12;42:5 Environmental (3) 6:18;52:23;64:5 equipment (20) 14:21,22,25;15:1, 21,23;19:13,15; 20:12,21;21:2,8,21; 22:7;23:9,24;49:16; 55:18;56:4,5 equipped (1) 27:1 especially (2) 4:5;46:19 essentially (5) 22:14;24:20,21; 42:23;68:7 establishing (1) 44:18 esteemed (1) 12:7</p>	<p>et (4) 13:19;15:2;19:16; 49:16 even (13) 3:2;21:9;24:4; 29:13;39:25;53:4; 56:3;57:5;67:4; 68:19;70:19;79:8,12 evening (4) 5:10,12;13:2;58:4 Eventually (2) 26:2;34:25 everybody (2) 12:21;41:9 everyone (3) 11:18;12:23;18:10 exactly (3) 11:9;25:8;54:8 example (6) 27:8;29:21;37:23, 24;44:11;45:4 exchange (1) 79:25 exchangers (1) 21:21 excuse (1) 68:25 existing (21) 14:21;15:20;16:6; 19:12;20:20,21,23; 21:2,8;24:6,19; 33:20;36:23;38:19; 50:19;51:1,9;54:15, 21;55:13;69:25 exists (1) 65:20 expanded (1) 33:2 expect (1) 50:5 expected (1) 53:3 expensive (1) 44:5 experts (1) 59:13 explanation (1) 6:9 explore (2) 67:23;76:10 exposed (3) 49:19;50:3,8 extended (1) 6:5 extensions (1) 39:10 extent (1) 50:13 exterior (1) 13:9 extremely (1) 54:4</p>
	E			

	32:25;36:6,12; 38:13;39:12;40:11, 14,22;41:7;43:4; 44:4;45:22;46:4,19, 23;47:3,6,9,16,21; 50:16,23;51:4,7,9, 24;52:13,19,22;53:8, 16,21;54:1,6,11,16, 19,23;55:2,7,17; 56:8,13,24;57:4,13, 17,25;58:13,17;60:3, 11,16,18;62:6,9,11; 65:1,10;66:6,8,15, 21;67:2,7,14,16; 68:17;69:1,7;70:22; 71:14;73:8,12,23; 75:9;77:17,19,22; 78:3,7,9;79:21,25; 80:4,9	fixed-roof (2) 51:12;61:10 flare (9) 55:2,3,9,12,13,19; 56:9,17,20 flares (1) 56:18 flaring (1) 56:4 flat (3) 32:7,9;34:1 flats (3) 35:22;64:1;77:11 flavor (1) 22:17 floating (2) 28:23;61:7 flowed (1) 61:13 fluid (1) 16:13 flush (1) 25:15 focus (2) 5:19;13:18 folks (5) 13:1;27:12;31:20; 42:21;56:15 following (1) 16:7 foot (3) 43:8,13;44:1 footage (2) 79:2,12 foreground (2) 51:5,25 forest (2) 55:23,23 formally (1) 14:5 former (1) 2:20 forms (1) 4:4 forth (1) 24:17 forward (1) 71:20 found (2) 4:1,4 foundation (1) 50:13 four (6) 7:19;16:17;20:17, 18;22:14;43:8 four-member (1) 64:8 framing (1) 27:3 frankly (6) 9:3;19:10;46:5; 48:17;64:11;68:6 FREDDIE (2)	81:3,13 freeway (3) 45:10,14,25 frequently (1) 35:16 fresh (1) 49:21 FRIEDRICH (11) 60:6,15,20,22; 61:3,8,17,21,24; 62:8,10 front (5) 23:12;39:11;45:6, 8;59:4 frustrated (1) 30:14 fuel (2) 36:11;41:12 function (3) 9:17;60:25;61:22 fund (2) 42:13;72:21 funding (3) 72:21,25;73:4 further (9) 8:18;11:13;60:4; 64:9;76:17,20;77:3, 4,7 future (3) 13:15;40:18;49:10	59:2,2 Good (13) 5:10;10:2;11:22; 25:12;26:4;41:22; 44:3;46:8;50:14; 55:18;57:2;58:4; 59:11 Google (1) 20:8 grabbed (1) 20:15 grayer (1) 27:6 Great (16) 11:17,24;14:3; 19:4;26:8;30:16; 48:15,20,23;49:5; 50:7,10;54:8;63:1; 64:14;65:15 greatly (1) 59:22 green (2) 16:5;76:24 greenbelt (1) 42:15 Greenhouse (1) 77:1 greenhouse-gas (1) 72:20 guess (11) 4:15;12:17;24:15; 39:16,17;49:18; 57:20;73:9,19; 74:24;76:9 guessing (1) 64:15 guidance (2) 56:15;67:4 guidelines (3) 6:11;7:1;74:6 guts (2) 13:17;41:11 guys (3) 12:18;13:4;56:4
<p style="text-align: center;">F</p> <p>fabrication (1) 27:2 facilities (1) 55:15 facility (6) 55:21,22,24;56:1; 63:10;70:3 fact (7) 23:9;27:13;28:4; 32:11;51:22;63:19; 77:7 fades (1) 64:2 fair (1) 44:8 fairly (3) 24:4;32:3,13 fake (1) 39:13 family (2) 59:19,21 fans (2) 21:12;26:10 far (2) 20:11;51:14 fashion (1) 67:18 favor (3) 3:23;5:2;77:17 FCC (1) 21:11 FCCFHT (3) 16:14;20:20;21:2 fear (1) 59:14 feature (2) 16:5;52:20 features (4) 15:5,25;16:17; 21:10 fed (2) 45:16;73:21 feed (1) 16:14 feel (1) 13:12 feels (2) 43:13,16 feet (2) 29:22;58:22 FETTER (129) 2:1,6,7,15,22;3:6, 9,13,17,21,23,25; 4:18;5:2,4,11;7:5,15; 9:21;10:22;11:10,12, 20;12:5;13:4,24; 14:3;17:16,23;18:8, 13,21,24;19:2;20:1, 3,6;21:18,20;23:22; 24:7,11;26:17;</p>	<p>few (2) 20:23;47:23 field (2) 30:20;32:20 figure (5) 30:13;41:19; 46:21;47:1;71:3 fill (2) 60:19,20 filled (1) 44:15 Final (4) 6:18;8:17;74:4,8 Finally (1) 59:16 find (2) 32:3;62:18 findings (1) 13:11 fine (2) 12:4;47:19 finish (3) 14:11;27:6;40:14 fire (2) 9:15;41:12 firehouse (1) 32:14 fire-safety (1) 70:3 firm (1) 48:6 first (9) 2:24;6:12;7:10; 8:8;27:2;47:22; 60:13;64:16;75:6 fits (4) 29:11;30:22; 32:16;34:4 fitted (1) 46:1 five (1) 31:24 fixed (2) 28:11;31:4</p>	<p>fixed-roof (2) 51:12;61:10 flare (9) 55:2,3,9,12,13,19; 56:9,17,20 flares (1) 56:18 flaring (1) 56:4 flat (3) 32:7,9;34:1 flats (3) 35:22;64:1;77:11 flavor (1) 22:17 floating (2) 28:23;61:7 flowed (1) 61:13 fluid (1) 16:13 flush (1) 25:15 focus (2) 5:19;13:18 folks (5) 13:1;27:12;31:20; 42:21;56:15 following (1) 16:7 foot (3) 43:8,13;44:1 footage (2) 79:2,12 foreground (2) 51:5,25 forest (2) 55:23,23 formally (1) 14:5 former (1) 2:20 forms (1) 4:4 forth (1) 24:17 forward (1) 71:20 found (2) 4:1,4 foundation (1) 50:13 four (6) 7:19;16:17;20:17, 18;22:14;43:8 four-member (1) 64:8 framing (1) 27:3 frankly (6) 9:3;19:10;46:5; 48:17;64:11;68:6 FREDDIE (2)</p>	<p>gas (1) 77:1 gate (3) 42:6;59:2,2 gave (1) 41:20 Gavin (1) 72:3 gee (3) 30:15;45:2;78:19 General (2) 42:7;59:17 generator (1) 15:24 genius (1) 44:4 gentlemen (1) 58:4 geodesic (1) 33:1 gets (3) 48:24;64:3;66:24 girder (2) 30:8,9 given (2) 65:6;77:8 goes (6) 15:1;21:22;25:15, 21;34:2;69:3 Golden (2)</p>	<p>Google (1) 20:8 grabbed (1) 20:15 grayer (1) 27:6 Great (16) 11:17,24;14:3; 19:4;26:8;30:16; 48:15,20,23;49:5; 50:7,10;54:8;63:1; 64:14;65:15 greatly (1) 59:22 green (2) 16:5;76:24 greenbelt (1) 42:15 Greenhouse (1) 77:1 greenhouse-gas (1) 72:20 guess (11) 4:15;12:17;24:15; 39:16,17;49:18; 57:20;73:9,19; 74:24;76:9 guessing (1) 64:15 guidance (2) 56:15;67:4 guidelines (3) 6:11;7:1;74:6 guts (2) 13:17;41:11 guys (3) 12:18;13:4;56:4</p>
			G	
				H
				<p>H2O (1) 24:8 half (1) 59:19 hand (2) 45:2;81:10 handed (1) 19:3 handle (2) 70:25;75:6 handled (1) 66:24 handouts (1) 13:23 happen (4) 49:8;54:14;70:13;</p>

72:12 happened (4) 56:12,15;78:14,22 happens (2) 23:16;61:12 happy (3) 41:22;42:20;49:4 hard (7) 15:10;22:19; 53:13,14,15;71:21; 72:11 hardly (1) 50:8 Hartwig (1) 12:9 hazardous (1) 66:22 head (1) 38:22 health (1) 46:8 hear (9) 9:15;10:17;36:8; 58:15;62:22;64:1; 71:21,25;77:24 heard (1) 75:4 hearing (14) 62:13;65:7,8;74:9, 12;75:5,13,18,20,23; 76:2,3,4,12 hearings (3) 5:6;13:14,14 heat (1) 21:21 Heather (3) 12:16,16,17 heating (1) 27:16 heck (1) 50:2 held (4) 3:4;71:14;77:21, 22 help (3) 16:18;42:10;65:5 helping (1) 43:2 helps (1) 61:25 hereby (1) 81:5 hereunto (1) 81:9 hesitantly (1) 64:17 hey (2) 41:10;57:13 Hi (3) 11:18,20;58:19 higher (2) 29:22;59:14 highway (2)	66:13,23 hill (3) 32:7,8;38:5 hillside (9) 10:20;23:20; 29:11;34:2,9;35:25; 63:25;77:8,11 Hilltop (2) 45:3,8 hire (1) 44:1 hit (1) 46:22 Hoch (1) 72:4 holding (2) 13:14;73:23 Holland (2) 71:18;72:1 homeowner (1) 57:4 honestly (2) 24:5;53:16 hope (2) 13:22;62:3 hopefully (1) 11:23 house (3) 64:17;71:24;75:11 Hubbinger (1) 12:18 huge (1) 57:8 humongous (1) 24:14 HVAC (1) 71:25 hydrogen (14) 14:12,15;15:15, 16;16:6,8,11;19:13; 20:9,19;22:24; 23:10;47:24;55:13 hydrotreater (1) 16:14 hypothetically (1) 75:24	59:8 impacts (1) 13:16 important (4) 12:22;72:8,10; 79:23 importantly (1) 7:20 improve (4) 42:1;54:11;55:25; 57:5 improved (5) 45:15,24;46:3; 63:14;69:9 improvement (4) 59:8;72:9,21;73:1 improvements (11) 14:19;16:3,12; 17:8;55:20;65:17; 68:8;69:14;70:2; 72:23;78:17 improving (1) 45:22 IMTT (1) 28:23 inadequate (1) 59:6 include (2) 7:24;36:21 included (1) 8:2 including (1) 31:25 Inconsequential (1) 26:17 increase (6) 15:8;27:15;33:8; 56:16;59:5,22 increases (1) 38:2 incredibly (2) 33:5;53:24 indicate (2) 8:10;56:20 indicated (1) 72:11 indicates (1) 67:21 industrial (2) 25:19;57:8 industry (1) 31:15 information (4) 10:3;13:8;63:18; 64:10 informative (1) 20:3 infrastructure (1) 14:25 initial (1) 66:1 inquire (1) 78:21	inside (6) 29:22;30:4;51:14; 61:7;65:4;66:17 inspect (1) 30:4 installation (2) 8:11;78:17 installed (1) 22:10 installing (1) 16:23 instantly (1) 38:18 instead (1) 32:6 Institute (1) 9:4 intended (5) 15:6,11;27:7;32:2; 35:11 intent (2) 21:1;55:9 interest (1) 26:16 interested (1) 42:25 interesting (3) 44:6,16;62:18 interestingly (1) 35:6 interior (1) 38:9 intersections (1) 69:15 into (13) 13:16;20:16,21; 22:7,16;25:21,23,25; 29:11;46:1;54:8; 65:25;73:4 introducing (1) 2:4 intrusive (1) 39:18 investigate (1) 67:23 involves (1) 46:23 Ironworkers (1) 58:6 irregular (2) 3:12,15 irrigation (1) 43:24 issuance (1) 8:14 issue (12) 8:19;33:11,13,16; 34:17;36:3;39:15; 66:25;67:11;72:10, 13,18 issues (4) 5:20;9:16;62:17; 64:10	Item (7) 4:17,22;8:9;58:14; 64:12,16;75:6 items (3) 4:10;9:25;75:2
J				
James (4) 2:18;65:16;72:10; 78:20 Jeff (3) 12:9;41:1;56:10 job (1) 48:20 Judd (1) 59:23 June (1) 74:3				
K				
Kaplan (4) 58:18,19,20;59:1 keep (3) 62:16;75:19;79:16 KELCHNER (9) 71:17,18,22,25; 72:1;74:5,14,16,22 Ken (3) 58:2,3,5 key (1) 74:25 kind (39) 2:24;8:4;9:11; 12:10,12;13:16; 14:25;15:11,14,17, 18;18:16;19:20; 20:19;21:23;22:2, 20;23:24;24:3,3; 26:6,23;27:10,14,17; 30:8,17;40:21; 41:11;42:5,7;43:2, 15;44:18;45:18; 51:13;52:18;62:1; 70:18 kinds (4) 9:16;10:16;62:23; 77:15 Knight (2) 71:18;72:1 known (1) 14:18 knows (3) 12:21,23;49:14 KRISTINA (9) 71:17,18,22,25; 72:1;74:5,14,16,22				
L				
ladies (2) 13:4;58:4				

<p>Lamont (1) 37:13 land (2) 68:19;70:5 lands (1) 69:8 landscape (6) 41:11,14;46:1; 70:1;76:18;79:14 landscaped (1) 63:14 landscaping (15) 8:10;38:16;41:4, 10,24;44:14;62:25; 65:20,22;68:9;70:5, 8,9;71:8;72:12 large (1) 4:5 larger (4) 34:7;53:1,3;73:22 larger-sized (1) 26:14 larger-than-normal (1) 38:16 last (9) 3:4;4:8;9:12;10:1; 27:19;34:16;43:7; 74:21;78:14 lastly (3) 8:22;63:24;77:6 lately (1) 56:12 later (2) 23:15;60:19 learn (1) 60:23 least (5) 29:25;64:9;67:8, 10;79:13 leave (1) 7:18 leaves (1) 71:9 LED (5) 16:20,20;52:14, 16;53:1 LEDs (2) 40:17;54:21 Lee (1) 41:1 left (2) 45:9;50:3 legal (1) 69:11 legally (1) 75:12 less (4) 35:1;39:18,22; 44:5 level (4) 10:9;17:6;30:20; 34:13 levels (2)</p>	<p>10:13;59:14 licensed (1) 81:4 lieu (1) 62:24 life (1) 59:23 light (6) 41:12;43:13,16; 45:9,18;53:12 lighting (4) 16:20;52:14; 63:19;77:5 lightly (1) 21:1 lights (5) 16:21;17:16,18; 46:17;63:22 likely (1) 52:22 likes (1) 51:24 Likewise (1) 42:9 limit (3) 4:6;8:15;71:13 Lina (10) 2:5,17;5:9;7:8; 10:24;11:17;23:24; 41:15;57:23;74:5 Lina's (1) 80:5 line (3) 4:3;25:10;33:2 liquid (1) 22:8 list (3) 18:6;43:2;62:20 little (24) 6:1;8:12,20;15:10, 17;18:16;20:23; 22:4,23;23:14;24:16, 21;27:5,6;33:3; 38:18;41:3,15;42:3; 45:1;46:18;49:18; 68:15;72:11 live (2) 58:21;59:1 lives (2) 58:8;72:9 living (1) 41:2 lo (1) 78:15 Local (1) 58:6 locally (1) 59:11 locating (1) 59:18 location (4) 16:6;22:8;32:14; 49:10</p>	<p>locations (4) 14:20;15:14; 70:11,19 logic (2) 27:17;43:2 logically (1) 57:6 long (5) 20:9;30:14;39:20; 46:2;65:7 longer (2) 14:7;38:24 look (21) 5:6;10:19;13:8,15, 16;19:8,9,23;20:11; 22:18;23:13,13,14; 27:14;34:6;41:17; 52:23;56:1;65:25; 69:24;70:18 looked (2) 37:6;40:19 looking (10) 6:3;16:23;18:25; 35:14;37:18;38:17; 42:5;50:18,24;67:7 looks (7) 19:19;22:6;24:2; 26:19;34:11;40:3; 69:23 lost (2) 37:18;76:24 lot (14) 9:24;18:14,21; 22:13;26:16;33:20; 46:6;47:18;50:3; 58:1;62:19;63:15; 71:4;75:21 lots (2) 45:4,11 love (3) 36:8;43:17;53:21 low (2) 32:16;38:12 lumen (3) 53:1,3;54:25 lumens (1) 77:5 lunch (2) 45:13;65:24 lunchtime (1) 46:19 lurk (1) 51:24</p>	<p>4:2;56:4;74:7 manager (2) 12:10;59:17 manager/project (1) 12:10 managing (1) 12:12 many (3) 48:20;55:2;56:9 map (1) 15:10 March (1) 81:10 Marin (1) 45:7 Marina (1) 78:18 Maritime (3) 41:5,20;70:2 MARK (137) 11:17,20,21;12:6; 13:5,25;14:4;17:2,4, 11,13,19;18:1,3,7,19, 23;19:1,4;20:2,4,8; 22:2;23:18,23;24:9, 18,24;25:2,4,7,12,17, 23;26:2,5,9,18; 27:22,25;28:3,8,11, 14;29:15,18;30:2,8, 18,23;31:2,7,11,14; 32:10,18,21,24; 33:18,24;34:6;35:11, 23;36:13,18,23; 37:20;38:24;39:7,16, 22,25;40:4,8,11,13, 15,25;41:8;43:5,10, 20;44:3;45:10; 46:11,13,17;47:7,22; 48:1,4,12,16,19,24; 49:2,6,9,12,15,23; 50:2,8,12,20,22; 51:6,8,10,18,22; 52:5,10,17,20;53:13, 19,25;54:9;55:4,6, 11;56:7,10;57:2,9, 22;61:2,6,9,20,22; 73:10,11,15;74:6; 77:24 Marsha (7) 12:21;29:7;40:17; 42:15;43:1;44:2; 62:7 marvelous (1) 30:12 mask (1) 77:9 match (1) 52:2 material (5) 18:10;39:9;59:8; 61:14,15 materials (3) 38:25;56:6;70:6</p>	<p>matter (4) 27:16;30:21; 59:13;67:3 may (13) 7:9;8:20;12:9; 13:12;23:1;26:14; 41:3;65:13;70:17,19, 21;74:1;75:6 maybe (15) 8:13,16;13:21; 18:5,5;36:5;45:18; 46:1,24;50:13;68:2; 71:11;75:5;76:2; 79:17 mean (22) 6:5;10:11,13; 18:13;20:11;32:8, 17;35:12;44:24; 46:14,21;50:3; 53:23;55:17,22,24; 56:3,24;57:4;68:4; 71:7;79:5 meaning (1) 66:11 means (1) 4:19 measure (2) 21:14,15 measures (2) 6:20;10:4 meet (1) 73:25 meeting (16) 2:20;3:4,4,8,12,13, 15;4:1,7;6:17;8:23; 65:13;74:13,14;78:2, 20 Member (237) 2:8,9,10,12,13,14, 21;3:7,11,15,20,22; 4:17,20,23,24;5:1; 6:1,21,25;7:2,6,8,17; 9:10,22;10:7,11,23, 24;11:5,6,7,9,11; 12:3;17:2,5,12,14, 17,21,24;18:2,4,12; 19:24;21:16,19; 22:1;23:16;24:10,13, 22;25:1,3,6,9,21,25; 26:4,8;27:18,23; 28:1,6,9,13,15,18,20, 24;29:3,9,10,16,19; 30:6,11,19,24;31:5, 9,13;32:5,15,19,22; 33:22,25;34:21;35:2, 6,8,21;36:2,7,10,16, 19;37:2,6,9,10,12,15, 17,21,24;38:3,7,14; 39:4,10,14,20,23; 40:2,5,9,23;43:6,12, 22,23;44:5;45:5,11, 19,21,23;46:6,12,16, 20;47:1,14,20,23;</p>
			M	
		<p>Main (3) 15:13;25:23;32:12 major (2) 16:10;64:18 makes (2) 59:23,25 making (3)</p>		

48:2,5,15,18,23; 49:1,5,7,11,14,17,25; 50:7,10,14,17,21,24, 25;51:16,20;52:1,8, 12;57:7,11,16;58:16, 23;60:2,9,13,19; 62:5,14,15;64:14,15; 65:5,11,15,21;66:4, 7,14,18;67:1,6,13,15, 19;68:1,2,10,11,20; 69:2,16,18,22;70:14; 71:2,6,7,20,23; 73:10,13,25;74:11, 15,17,19,20;75:12, 14,17;76:6,8,11; 77:2,3,16,21;78:10, 11;79:1,3,5,7,23; 80:2,5,11,12,13,14, 15	mind (1) 45:1 mine (1) 24:15 minerals (1) 25:10 minor (1) 21:8 minute (2) 14:17;16:1 Minutes (3) 2:21,22;4:7 mitigate (1) 16:18 mitigation (2) 6:20;10:4 mitigations (1) 13:16 mixture (1) 36:14 model (3) 19:18,21;53:24 Modernization (5) 5:7,13;14:4,9;59:7 modifications (3) 14:21;15:21;21:9 money (3) 68:12,13;76:25 moneys (1) 76:18 months (1) 41:5 more (33) 7:20;8:12,20;9:6; 10:7;23:20;24:21; 27:6;33:11;35:16; 36:9;42:18;43:25; 54:25;56:2,9;57:21; 60:12;61:18;62:22, 23;63:3,6,18;64:1, 10;65:11,12;67:24; 68:6,16,19;72:12 most (4) 23:7;34:7;52:22; 66:22 motion (4) 3:18;76:12;77:13; 80:10 motor (1) 26:15 motors (3) 16:24;21:12;26:11 mount (1) 29:22 move (11) 2:23;4:15,20; 11:15;33:21;36:5; 38:12;40:11;57:20; 78:10;80:11 moved (1) 43:20 moves (1) 61:13	moving (2) 5:6;46:9 much (6) 19:8,10;20:6; 23:13;39:18;50:1 MUD (2) 24:25;25:22 municipal (1) 78:23 Munoz (12) 2:11,12;18:12; 50:17,21,25;51:16, 20;52:1,8;65:11; 80:13 mute (1) 27:6 muted (2) 31:18;32:3 Myself (5) 12:20;29:4;57:18; 60:23;78:18	4;55:2 newspaper (1) 65:4 next (21) 3:8,11;4:9,19,25; 8:20,21;11:14;21:7; 39:5;52:3;64:16,19; 65:2,8,12,18,18; 76:2,3,4 nexus (4) 38:15;63:11; 65:16;72:11 nice (6) 13:1;39:4;41:8; 54:24;57:5;66:4 Nicole (2) 12:14,14 night (4) 11:23;40:24; 63:21;79:19 Nobody (1) 49:14 no-brainer (1) 77:12 None (2) 17:9;35:2 no-net-increase (1) 34:15 non-issue (1) 34:4 non-potable (1) 49:21 north (1) 26:6 Notary (1) 81:4 note (7) 7:10;8:9;24:13; 63:4,24;78:12;79:9 noted (1) 35:20 notes (2) 2:20;62:16 notice (5) 9:19;45:11;58:14, 21;65:9 noticing (1) 65:7 notification (2) 65:3,3 number (12) 8:9;17:22;26:22; 29:21;43:16,24; 44:8;45:15;48:5,8; 50:20;56:18	57:21 Obviously (8) 39:14;44:2;46:23; 53:10;56:1,24,25; 66:11 odor (1) 9:15 odors (1) 9:20 off (7) 4:14,16;23:8; 61:15;62:20;67:18; 69:7 offended (1) 57:19 off-line (2) 25:17;54:3 offset (1) 38:2 offsite (2) 68:7;70:1 off-site (1) 76:19 off-white (2) 29:2,13 oil (1) 36:14 old (2) 14:7;48:7 one (58) 3:2,11;4:19;7:17; 12:14,18;14:11,21; 16:13,22,24;17:24, 25;20:15,16;21:10; 22:13,14;23:8;24:6, 20;27:2;28:19; 29:25;31:7;32:8,10; 34:14;35:12,23,24; 36:13;38:2,4;39:20; 40:7;42:18;45:15; 47:25;48:2,5;49:17; 51:1,2,3,17;52:9; 53:2;54:15;57:24; 68:23;72:7,8,14,22; 73:16;74:9,18 one-for-one (1) 55:15 ones (3) 10:18;40:17;77:11 one's (1) 36:16 only (9) 7:18;25:9;34:14; 40:15;57:24;65:2; 75:20,23;76:7 on-site (3) 54:22;62:25;76:18 onto (1) 69:10 oOo- (1) 80:16 open (4) 4:10;71:9,15;
		N		
		name (3) 58:5;60:18,21 native (1) 62:5 naturally (1) 34:25 near (2) 43:9;55:18 necessarily (6) 7:24;9:15;48:25; 64:2;70:12;73:20 need (20) 6:4,8;19;38:1,12; 52:8;53:6;56:9,20; 62:22;63:3,10,18,22; 67:10;68:16;69:4; 70:24;73:13,14,17 needed (1) 34:20 needs (4) 42:3;45:24;46:2; 63:6 negatively (1) 32:19 negotiation (1) 67:17 neighborhood (3) 59:9,12,24 neighbors (1) 59:20 nervous (1) 46:14 net (2) 15:7;59:5 new (16) 14:22;15:14,24; 19:23;21:2,22;7,14; 24:16;31:24,24; 32:13;36:19,22;37:3,	O	
			Oakland (2) 46:21;48:9 Oaks (1) 62:3 objections (1)	

75:20 operating (2) 15:13,19 opinion (3) 7:5;43:17;63:11 opportunity (9) 11:25;48:21; 64:13,24;65:13; 73:16;76:5,14,17 opposed (3) 43:15;69:19;78:8 option (2) 42:4,16 options (5) 41:10,16;42:15; 72:22,22 orange (2) 15:17;16:9 order (2) 2:1;27:8 ordinance (1) 74:7 orient (1) 15:11 original (7) 14:13;23:11; 26:21;29:6,31:21, 22;52:15 osmosis (3) 24:15;25:11,15 others (1) 79:10 out (41) 2:15;6:6;7:13,16; 16:6;17:8;18:22; 23:9;26:5,6;29:12, 20;30:12,13,16;33:7, 15;35:21,22;39:2; 40:5;41:19;43:25; 45:24;46:21;47:2; 57:13,14;59:3;60:19, 20;61:25;68:14; 69:3;70:10;71:3; 73:1;77:5,9,9;79:10 out-fall (1) 26:3 out-flow (1) 26:1 output (3) 53:1,3;54:25 outside (7) 19:10;24:4;32:11; 42:23;66:16;71:19; 72:2 over (29) 3:4;4:5;18:10,14, 15;21:10;27:4,13; 28:10;30:16;31:17; 32:2;35:15;39:17; 40:3;43:14;44:12; 45:12,17;46:7,7; 48:10;56:14;60:10; 66:11;70:20;74:21;	77:21,22 overall (3) 55:22,25;56:1 over-capacity (1) 56:21 overhead (1) 40:9 owned (1) 70:21 oxygen (1) 22:8 P package (4) 14:1;23:5,21; 41:18 packages (1) 13:22 page (3) 6:11;11:8;49:20 paint (9) 27:8;29:6;33:9; 34:24;35:8,16;39:5; 52:6;64:4 paint-color-tank (1) 44:13 painting (2) 27:7;32:2 painting (3) 27:14;33:8;35:13 palm (1) 62:3 panels (1) 27:4 paragraph (1) 6:12 Park (3) 62:23;78:18;79:13 Parks (1) 42:21 parkway (4) 42:11,24;45:7,8 part (21) 6:10;8:3,6,6;9:22; 10:5;14:7;33:16; 37:4,21;38:20; 42:19;44:9;52:15; 55:11;57:18;67:4; 68:8;70:22;72:19; 73:21 partially (5) 14:12;20:9;22:19, 23;23:10 particular (7) 26:14;36:3,13; 41:13;43:15;51:1; 75:2 particularly (1) 19:24 parts (2) 14:7;55:20 pass (1)	5:24 passed (1) 3:25 passion (1) 42:18 pathways (1) 79:14 pay (3) 19:20;68:13;79:17 PDRB (1) 29:6 pedestrian (10) 45:20,23;63:9; 65:23;66:23;72:8, 23;73:1,2;76:22 pedestrian-connection (1) 65:17 pedestrians (1) 69:20 Peninsula (1) 15:13 People (9) 4:2;27:9;30:3; 46:6;54:12;66:19; 73:1;75:21,22 per (2) 6:24;66:11 percent (1) 58:7 percolate (1) 21:24 Perfect (1) 10:21 perhaps (5) 10:16;62:23; 75:24,25;76:23 perimeter (3) 70:9,11,14 period (5) 4:10;5:19;6:2,5; 43:14 permit (16) 5:13,14,20,22,23; 6:15,17,24;8:14;9:2, 7,11;11:2;25:20; 59:17;73:18 permits (1) 5:15 permitted (1) 26:7 permitting (1) 12:13 person (2) 53:22;78:21 perspective (2) 26:15;42:22 Petroleum (1) 9:4 photo (3) 22:3;23:11;52:25 photometric (2) 53:17,23 photos (2)	24:1;26:12 physically (1) 19:15 pick (1) 29:21 picked (2) 22:17;40:20 picks (1) 61:15 picture (4) 8:5;24:5;54:9;79:3 pictures (1) 14:17 piece (3) 14:18;15:23;43:7 pieces (3) 14:9;16:13;44:10 piers (1) 19:25 PIERSANTE (127) 11:17,18,21;12:6; 13:5,25;14:4;17:4, 11,13,19;18:1,3,7,19, 23;19:1,4;20:2,4,8; 22:2;23:18,23;24:9, 18,24;25:2,4,7,12,17, 23;26:2,5,9,18; 27:22,25;28:3,8,11, 14;29:15,18;30:2,8, 18,23;31:2,7,11,14; 32:10,18,21,24; 33:18,24;34:6;35:11, 23;36:13,18,23; 37:20;38:24;39:7,16, 22,25;40:4,8,13,15, 25;41:8;43:10,20; 44:3;45:10;46:11,13, 17;47:7;48:1,4,12, 16,19,24;49:2,6,9,12, 15,23;50:2,8,12,20, 22;51:6,8,10,18,22; 52:5,10,17,20;53:13, 19,25;55:4,6,11; 56:7,10;57:2,9;61:2, 6,9,20,22;73:15 pink (2) 4:5;60:14 pipe (2) 15:2;26:5 pipng (1) 15:2 place (6) 15:21;22:11;32:7; 42:2;48:10;58:24 places (2) 44:15;57:14 plan (1) 46:2 planner (1) 2:18 Planning (18) 5:21;6:8,12,16; 7:21;9:7;10:9,17;	11:1,3;13:11,13; 44:22;56:4;58:10; 73:19;74:2;79:13 plans (1) 55:16 plant (21) 14:13,15;15:15, 16;16:6,11;19:13; 20:9,19;22:20,24; 23:10;25:16;41:21; 47:24;48:7,13;55:13, 14;57:5;62:2 planted (1) 38:21 planting (4) 38:25;42:2,10; 43:25 please (5) 4:13,17;17:23; 60:18;80:11 Plexiglas (1) 27:4 PLN11-089 (1) 5:7 PLN14-930 (1) 4:21 podium (2) 58:24,24 point (16) 7:17;14:23;23:17; 31:16;32:15;33:7; 35:3;45:13;59:20; 63:8,12;65:23; 66:19;67:25;76:23; 77:13 pointing (2) 7:16;22:24 pollutants (1) 15:8 pollution (1) 53:12 pop-out-like-a-sore-thumb (1) 36:3 popping (1) 29:19 Port (1) 48:9 portion (1) 75:16 possible (7) 47:17;56:8;64:2,4; 69:4;72:24;73:3 possibly (1) 49:10 postponed (1) 4:19 postponement (1) 70:23 pot (1) 68:11 potential (3) 34:11;42:4;70:10 potentially (2)
--	---	---	--	---

<p>35:15;75:10 practice (2) 27:11;49:3 precedence (1) 69:8 precedent (2) 44:19;45:2 preferable (1) 55:25 premanufactured (1) 78:16 preparation (1) 6:18 prepare (1) 75:1 prepared (1) 63:2 present (2) 5:17;11:25 presentation (3) 11:15;20:16;40:14 presenting (2) 5:12;47:4 presents (1) 59:15 pretty (11) 8:5;19:18;20:6,11, 22;32:10;40:19; 41:22;44:12,14;79:4 previous (2) 2:20;69:7 previously (1) 74:12 pride (1) 59:18 primarily (2) 14:21;61:12 primary (5) 14:9,19;15:1,19; 61:22 prior (3) 8:11,14;68:3 prioritization (1) 38:11 priority (1) 59:25 probably (7) 7:12;9:19;12:1; 13:13;17:20;23:6; 69:19 problem (3) 35:10;67:11;68:4 procedures (1) 4:1 process (8) 21:21,22;24:8; 28:3;61:18;70:25; 72:16;73:22 processed (1) 25:18 processing (1) 70:12 produce (1)</p>	<p>53:22 product (1) 33:2 professional (2) 67:23;68:24 progress (1) 6:19 Project (75) 5:7,13,18;6:3; 7:12;8:24;9:1,13,14; 10:1;11:24;12:23, 25;13:9;14:4,5,6,7,8, 9,13,15;15:2,4,6,7, 25;16:4,4,5,17,19; 19:5;23:12;25:5,5; 26:13,22,24;31:21, 23;34:13,17,22; 35:17,18;36:21;37:5, 22;39:2;41:5,13,20; 44:18,20;49:10; 52:14,15,18,20; 55:12;58:9;59:6,7, 17;60:23;63:12,17; 64:18;66:3;67:20; 69:17;72:20;73:4; 75:8 projected (1) 77:5 projects (5) 8:5;16:23;28:19; 44:1;78:23 promised (1) 78:24 proper (1) 68:23 property (4) 58:22;70:15,16,20 proposal (1) 70:23 propose (2) 41:9;64:10 proposed (8) 7:22;26:24;51:2,7; 52:3;70:5,10,24 proposing (1) 38:5 provide (3) 10:2;41:18;56:15 public (31) 4:3,4,10;5:6; 12:15;17:10,12; 18:15;42:21;47:10, 15;57:19,20;60:4; 62:12,19;65:3;69:5; 71:14,15;72:16;74:9, 12;75:5,13,16,17,20; 76:12,21;81:4 Pull (1) 4:17 pump (1) 26:14 pumps (1) 26:14</p>	<p>purchase (1) 78:16 pushing (1) 79:17 put (5) 23:25;27:9;43:2; 61:11;68:2 putting (3) 20:21;24:23;34:8 puzzled (1) 52:24</p> <p style="text-align: center;">Q</p> <p>quality (3) 59:9,15,23 quarter (2) 44:7;45:3 quickly (1) 47:17 quite (6) 19:10;24:5;40:22; 46:4;48:17;67:12 quorum (2) 7:13,19</p> <p style="text-align: center;">R</p> <p>Rafael (1) 15:12 raise (1) 8:19 raised (5) 10:8,8;34:17; 62:17;64:7 raising (1) 28:17 range (1) 14:16 RARE (2) 25:5,5 rather (2) 24:8;73:20 rattling (1) 62:20 Ray (1) 2:15 reaction (1) 66:1 read (3) 18:10,14;78:13 real (1) 49:4 really (40) 4:3;8:18;10:4; 11:24;13:17;15:11; 18:17,25;19:7,9; 22:19,19;27:7,19; 29:4,16,17,19;30:21; 32:2;33:14,21; 40:16;44:3,6;45:14, 16,24;50:2;53:14; 61:17;62:18;64:20;</p>	<p>66:22;69:10;70:13; 72:9,10,12,18 reason (4) 13:7;25:9;28:17; 55:21 reasonably (1) 29:25 rebuttal (1) 64:25 Rec (2) 42:21;62:23 recall (3) 26:21;35:22;66:21 received (1) 58:21 Reclamation (1) 48:13 recognition (1) 31:17 recommend (6) 10:25;62:6;64:8; 67:21;71:10;77:25 recommendation (9) 5:20;6:8,16;7:20; 8:2;10:25;13:10; 74:7,25 recommendations (2) 67:4;73:18 recommended (4) 63:5;67:6;69:14; 71:10 recommending (2) 8:7;11:2 record (2) 60:17;81:7 recording (2) 81:5,8 recovered (1) 36:14 recycle (2) 48:22;49:3 recycled (1) 61:4 recycles (1) 48:7 redirection (1) 56:5 reduce (4) 15:6,25;16:18; 53:12 reducing (2) 61:1,10 reduction (2) 17:1;34:8 reference (1) 8:7 referenced (1) 81:5 Refinery (28) 5:7;12:25;14:20; 15:13,19;17:9;19:6, 10;24:19;26:6; 30:21;32:12;34:12;</p>	<p>36:1;39:1;40:24; 41:12;42:11,23; 51:14;59:3,18,19; 61:5;63:21;67:24; 70:11;77:12 refinery's (2) 25:16,23 refining (1) 59:14 regarding (1) 76:21 regenerator (4) 16:16;21:6;22:5, 15 regular (1) 3:8 reiterate (1) 76:9 relate (1) 67:18 related (1) 78:23 relating (1) 4:11 rely (1) 38:10 remain (3) 34:19;52:3,6 remains (1) 14:8 remember (6) 17:15;25:5;28:16; 29:5;36:2;41:4 remembered (1) 31:10 remembering (1) 29:4 reminded (1) 34:16 remove (1) 49:15 removed (2) 19:15,15 renamed (1) 14:8 renderings (1) 52:25 rendition (1) 22:7 renewal (3) 14:5;26:22;31:21 re-noticed (1) 3:5 renovation (1) 42:3 repaint (1) 27:9 replaced (2) 16:21;21:13 replacement (6) 16:8,11;26:23; 35:18;39:2;47:24 Report (4)</p>
--	---	--	---	---

6:19;9:19;75:1; 79:9 Reporter (1) 81:4 REPORTER/TRANSCRIBER (1) 81:1 REPPOND (2) 81:3,13 representation (4) 7:25;53:17,18,23 request (1) 13:12 requesting (1) 5:14 require (1) 38:16 required (2) 34:14;65:9 requirement (1) 49:3 requirements (1) 41:14 rescheduled (1) 48:25 research (1) 34:20 residence (1) 59:19 residential (1) 64:18 resolution (1) 78:22 respond (4) 63:22;64:13,24; 76:15 responses (2) 64:22,22 rest (2) 17:19;25:19 restroom (1) 78:16 result (2) 26:14;69:15 retain (1) 67:22 reuse (3) 25:4;48:8,10 Reverse (3) 24:15;25:11,15 reverse-osmosis (1) 24:2 Review (19) 2:2;5:13,14,20,22; 6:7,14,15,18;9:17, 25;11:2;13:2,10,19; 72:15;73:17;78:19, 24 reviewed (1) 10:1 reviewing (1) 9:19 revising (1) 75:3	Richmond (15) 2:2;23:17;45:7,13; 48:6,14;57:5;58:8; 59:18,20;63:12; 65:23;66:20;67:25; 76:23 Richmond/San (1) 15:12 ridge (2) 38:5,11 right (56) 2:1;3:6,9;4:4,9; 5:4,8;6:21;10:24; 11:8;12:2,21;13:23; 15:23;17:17;19:13; 20:2,12;21:11;22:10, 13;24:13,15,18;25:1, 6;28:3;32:11;33:6, 20;34:12;37:6;39:7; 43:5;44:25;47:3; 51:8,10,11,18,21; 52:5,19;53:15;54:2, 3;55:3,4,11,18; 65:10;67:1;74:23; 76:8;79:1;80:9 right-of-way (1) 70:18 rights (1) 17:10 rim (1) 30:5 risk (1) 59:15 risks (1) 59:22 RO (1) 24:19 road (1) 25:3 Robin (1) 2:15 roll (1) 2:3 roof (9) 28:12;30:3,25,25; 31:4;51:13;61:7,13, 15 roofs (1) 28:23 room (2) 41:2;71:23 roughly (1) 20:13 run (2) 7:13;24:14 rush (1) 60:10	24:16;59:15,24; 69:24;72:13 salt (1) 25:10 same (14) 8:4;23:8;24:20; 31:4,21,25;35:18; 42:9;49:7;59:21,22; 68:8;79:11,11 satisfactory (1) 74:12 save (2) 10:17;52:6 saw (2) 27:20;79:3 saying (3) 35:8;64:17;70:24 schedule (1) 74:3 scheme (1) 29:6 scope (1) 63:17 scrap (1) 19:16 screen (5) 42:2,10,11,53;15; 77:9 screening (1) 38:22 se (1) 66:11 second (13) 3:22;4:23;5:1;8:8; 17:14;21:7;23:2,7; 35:17;43:8;76:1; 77:16;80:12 Secondly (3) 59:13;63:8;76:20 Seconds (1) 3:21 Seeing (5) 4:14;29:17,24,24; 60:4 seem (2) 28:15;53:1 seemed (2) 41:9;44:16 seems (3) 6:1;27:18;32:7 segment (1) 67:17 seldom (1) 78:13 senior (2) 2:17;12:10 sense (2) 19:22;63:16 sent (2) 19:16;21:24 series (4) 7:24;20:18;21:3, 12	serious (1) 59:25 service (2) 16:7;39:25 set (2) 79:10;81:9 setting (1) 30:12 seven (5) 23:14;31:23;55:5, 6,7 several (4) 9:2;23:20;76:15; 79:10 shaded (1) 21:1 shall (1) 49:19 Sheets (1) 7:25 shoot (1) 57:14 short (1) 58:11 Shorthand (1) 81:4 shot (2) 15:18;20:8 show (9) 14:17;15:11; 19:12;21:2,6;22:3; 23:7;26:12;29:13 showing (1) 39:21 shows (3) 17:24;19:19;20:22 shut (1) 14:15 side (6) 36:1;39:5,11,11; 61:15;66:12 sides (1) 20:17 sightline (1) 29:23 sign (1) 60:9 signage (1) 45:4 significant (2) 14:6;61:9 silence (1) 13:21 similar (2) 23:6;24:6 simple (2) 53:2;67:21 simply (3) 68:23;69:2;77:14 simulate (1) 40:7 simulated (3) 22:6,25;23:3	simulation (1) 39:19 simulations (8) 8:1;13:19;19:8,11; 20:18;22:16;23:5; 40:16 single (2) 74:13,14 sit (2) 12:3;49:9 site (10) 14:23;15:23;21:6; 22:5;48:3,11;49:8; 70:10;78:17;79:13 sitting (5) 20:10,13;22:10; 71:4,4 situation (1) 75:25 six (7) 26:25;29:22; 31:23,24;38:22; 41:5;55:4 size (1) 53:24 skills (1) 71:4 skip (1) 18:24 slated (1) 3:1 slide (3) 32:7;38:17;43:8 slides (3) 17:20,25;29:17 sliding (1) 29:12 slightly (3) 27:3;32:5,13 slip (1) 60:14 small (2) 50:12;51:16 smoke (1) 9:15 solution (1) 30:16 somebody (2) 46:22;79:17 someplace (1) 34:3 something-something (1) 76:25 Somewhat (1) 53:20 somewhere (4) 14:16;23:8;34:1; 42:7 soon (1) 77:24 sore (1) 30:25 sorry (6)
	S			
	safe (2) 48:20;67:24 safety (5)			

15:15;57:13; 68:25;71:22;74:10; 79:20 sort (22) 6:6;10:20;14:8,22; 16:12;17:6;19:16; 20:24;27:2;29:13; 30:21;32:16;36:25; 40:6;41:16;42:1,3,9, 11,14;62:20;75:7 sorts (1) 79:15 sounds (2) 19:4;72:8 source (2) 24:7;61:5 south (3) 50:18,18,24 space (2) 34:1;37:18 span (1) 42:8 spar (3) 33:1,4,8 speak (7) 4:13;43:1;57:18, 18;74:10;76:3,5 SPEAKER (15) 25:14,18;53:5,20; 54:2,7,14,17,20; 55:1,5;56:11,14; 57:24;58:15 speaking (4) 4:6;55:19;57:17; 75:24 special (3) 3:12,13;65:8 specific (7) 8:13,20;42:18; 63:4,7;76:13;77:10 specifically (4) 7:24;10:5,8;62:23 spent (1) 30:14 splotchy (2) 35:14;64:3 spoke (3) 75:23;76:1,3 spread (1) 70:9 square (5) 43:8,13,25;79:2,12 stack (2) 55:2,16 stacks (5) 19:7;55:3,10,19; 56:9 staff (23) 5:25;7:5,22;8:11; 9:19;10:25;11:14; 43:17,17;62:22,24; 65:5;71:10,10;75:1; 76:10,14,16,21;77:4;	78:12,21;79:9 staff's (1) 63:5 stand (2) 12:2;33:14 standard (9) 22:2;27:2,10; 31:15;49:2,23,24,25; 59:6 standards (1) 8:25 start (5) 2:3;35:13,13; 38:12,22 starting (1) 35:25 state (4) 22:20;40:21; 60:18;70:22 stated (1) 24:11 Statement (1) 52:24 stay (2) 34:14;51:20 steel (6) 26:25;28:5;39:10; 48:22;49:16;51:13 stepping (1) 59:3 Steven (1) 12:12 sticking (2) 29:20;31:1 still (6) 37:13;40:1;43:18; 61:6,13;70:15 stilts (1) 20:5 stockpile (1) 48:11 stop (3) 13:20;45:17;67:25 storage (5) 26:24,25;35:18; 36:10;39:1 storage-tank (3) 16:22;26:20;39:2 story (1) 26:20 Street (5) 41:25;42:10,12; 44:11;62:2 streets (1) 17:12 strong (1) 33:5 structure (1) 33:5 structures (2) 19:6;33:1 studies (2) 56:20,22	stuff (11) 8:5;10:20;17:25; 18:14;20:23;21:1; 24:2;34:5;42:23; 48:9,10 subject (1) 13:9 submit (1) 72:15 submittal (2) 8:3,6 suggest (2) 59:16;75:19 suggested (3) 7:22;76:23;79:10 suggesting (2) 9:5;10:15 suggestion (1) 42:19 sulfur (1) 59:14 sulfur-improvement (1) 16:3 sulfur-recovery (3) 15:22;21:7;22:9 sulfur-reduction (1) 16:3 sulfur-removal (3) 14:19;15:16;16:12 superstructures (1) 56:2 supplied (1) 18:11 support (4) 12:25,25;58:2,9 supporting (2) 15:1,24 supports (1) 15:2 supposed (3) 2:25;7:19;28:7 supposedly (1) 53:4 Sure (10) 4:20;19:9;30:7; 48:6;49:20;54:19, 20;56:13;58:1;78:6 surfaces (3) 49:19;50:3,9 surprise (1) 62:20 surprised (2) 2:24;57:14 surrounding (1) 58:8 sweet (1) 58:11 sync (1) 6:6 system (4) 24:20;25:17,24; 56:17 systems (1)	56:16 T tackle (2) 46:25;67:12 talk (14) 8:18;13:15;15:25; 23:2;39:15;41:3; 54:3;60:11,13,14; 62:6;71:2;76:17; 77:4 talked (5) 3:7;27:12;31:16; 41:15;76:15 talking (7) 23:24;31:3,10; 45:19;46:10;66:15, 19 talks (1) 8:23 tank (46) 10:20;17:22;18:1; 26:24;27:10,10,15, 16,21;28:12;29:1,21, 22,23;30:4,4;31:3,4, 12,25;32:6;33:19,20, 21;34:2;35:18; 36:10,19,22,24;37:3; 38:20,21;40:1; 50:19;51:1,4,6,10, 12,16,18;52:3,5; 61:7,11 tank-replacement (1) 37:5 tanks (17) 19:7;22:8,9;26:22, 25;29:7;31:22,24,24; 34:7;37:4;38:9,10; 39:1,6;51:2;63:25 tank's (1) 36:22 tarnish (1) 34:25 technical (3) 12:18,19;33:13 technically (2) 55:19;64:4 Technology (1) 42:6 ten (2) 75:23,25 tend (3) 4:6;23:7;27:5 tenserity (2) 32:25;33:5 terms (2) 42:22;70:5 testimony (1) 7:11 Thanks (7) 7:7;11:7,22;13:4; 26:8;50:15;60:1	therefore (1) 59:24 thickness (1) 33:2 thinking (2) 33:11;78:18 third (1) 21:5 Thirteen (1) 11:9 Thirty (1) 77:2 though (2) 33:14;66:1 thought (12) 10:1;19:18,22; 20:22;23:6,25;31:6, 9;40:19;41:8;42:17; 52:10 thoughts (1) 42:25 thousand (2) 74:19,20 three (4) 7:18;16:10;26:25; 76:9 throughout (3) 34:12;61:5;70:10 throw (3) 14:2;19:22;20:16 thumb (1) 30:25 till (1) 4:8 timeline (1) 68:3 timelines (1) 65:3 times (2) 74:19,20 timing (1) 71:13 tiny (2) 22:23;23:14 today (5) 2:16;22:6;51:8,10, 18 together (1) 43:2 tomorrow (1) 38:21 tonight (11) 2:3;5:19;7:11;8:9; 13:18;36:8;62:19; 63:3;64:6,7;73:14 tool (1) 70:2 top (7) 17:25;21:12; 26:10;27:9;29:23; 30:4;37:3 topic (1) 49:8
--	---	---	---	--

<p>touch (1) 15:9</p> <p>touched (1) 8:22</p> <p>toward (1) 72:25</p> <p>towards (2) 42:6;68:9</p> <p>tower (4) 21:11,17,23;26:9</p> <p>towers (1) 16:25</p> <p>traded (1) 59:10</p> <p>traffic (5) 66:23;69:13,13; 72:13,18</p> <p>transcribed (1) 81:6</p> <p>transcript (1) 81:7</p> <p>translating (1) 54:7</p> <p>treatment (2) 25:24;26:2</p> <p>tree (1) 39:7</p> <p>trees (9) 38:19,20,25;39:5, 13;41:19,21;62:1,3</p> <p>tried (1) 39:18</p> <p>trucks (1) 46:1</p> <p>true (3) 53:17,22;81:7</p> <p>trust (1) 43:23</p> <p>try (4) 13:21;39:4;47:9; 55:25</p> <p>trying (12) 12:24;18:16; 26:12;29:25;45:12, 25;46:21;47:16; 56:25;62:16;73:9; 77:10</p> <p>turned (1) 30:16</p> <p>twelve (1) 4:8</p> <p>twenty (1) 75:22</p> <p>twinkle (1) 63:21</p> <p>two (17) 4:6;6:11;14:6,9, 19;16:12,23;22:8; 23:6;25:6;35:24; 40:20;48:8;51:1; 66:9;75:21;76:2</p> <p>type (2) 27:3;31:12</p>	<p>typical (2) 9:11,25</p> <p>typically (2) 70:9;75:21</p> <p style="text-align: center;">U</p> <p>ugly (2) 55:23;79:4</p> <p>ultimately (3) 6:19;31:17;38:10</p> <p>under (6) 14:13;40:1;45:13, 14;49:18;79:12</p> <p>underneath (4) 19:25;45:25; 66:23,24</p> <p>understood (1) 3:3</p> <p>unevenly (1) 35:13</p> <p>Unfortunately (2) 35:2;52:25</p> <p>UNIDENTIFIED (13) 25:14,18;53:5,20; 54:2,7,14,17,20; 55:1,5;56:11,14</p> <p>unit (5) 16:13;21:7;22:9; 24:2,6</p> <p>units (3) 15:22;21:25;24:19</p> <p>unless (1) 5:24</p> <p>unsafe (1) 46:4</p> <p>unusual (1) 8:25</p> <p>up (37) 4:10;14:2,2;17:24; 23:19;27:16;28:5; 25:31;1:32;6:22; 34:9;35:14,25;38:5, 12;39:6;40:14; 41:13;42:15;43:10; 45:9;58:15,23;60:9; 61:15;68:18;73:18, 23;74:10;77:10;78:1</p> <p>upgraded (1) 26:11</p> <p>upon (1) 42:1</p> <p>upstairs (2) 69:6;79:17</p> <p>urge (2) 58:9;72:14</p> <p>use (14) 5:15,23;6:23;9:7, 11;21:19;32:17; 44:10;48:13;54:18; 59:10;61:5;70:5; 73:17</p>	<p>used (8) 21:20;36:20;41:1; 42:14;55:14,14;70:2, 7</p> <p>uses (1) 24:14</p> <p>using (2) 49:21,21</p> <p>usually (2) 9:1;75:21</p> <p>utilization (1) 34:13</p> <p style="text-align: center;">V</p> <p>vacant (1) 49:8</p> <p>value (1) 43:3</p> <p>variable-speed (2) 21:13;26:11</p> <p>various (2) 8:25;42:14</p> <p>vehicles (1) 69:19</p> <p>Vehicle-triggered (1) 69:22</p> <p>VELASCO (55) 2:6,8,10,13;3:3,14; 5:10;6:7,22;7:1,14; 9:9,18,24;10:10,21; 11:4,8;28:22;29:1; 34:10,22;35:5,20; 36:21,25;37:3,8,11, 13,16,23,25;38:4,8; 39:8;43:21;47:5; 57:24;58:1,14,18; 60:17;62:12;65:19; 69:12,17,21,23; 70:17;74:2,24;75:10, 16;80:7</p> <p>Velasquez (1) 2:17</p> <p>version (2) 38:23;52:24</p> <p>versus (1) 63:25</p> <p>vibration (1) 10:12</p> <p>vibrations (1) 9:23</p> <p>Vice (1) 2:10</p> <p>view (12) 19:12;20:25; 22:12,25;23:3; 38:19;39:17;40:10, 23;41:2;63:20;73:20</p> <p>views (4) 22:14;23:19; 40:20;42:11</p> <p>visible (3) 13:1;27:23;35:1</p>	<p>Vista (2) 22:18;23:4</p> <p>visual (10) 8:1;9:14;10:18; 19:5;24:4;26:15; 31:19;32:4,20;39:15</p> <p>visually (1) 21:10</p> <p>volunteer (1) 80:8</p> <p>vote (1) 9:4</p> <p style="text-align: center;">W</p> <p>walk (4) 33:6,7;46:8;65:23</p> <p>walking (1) 66:19</p> <p>walkway (2) 30:9;45:18</p> <p>walls (1) 61:14</p> <p>wants (1) 76:4</p> <p>wastewater (2) 25:19,24</p> <p>wastewater-treatment (1) 25:16</p> <p>water (18) 21:19,20,22,23; 24:7,23,24;25:4,8; 28:12;31:3,13,25; 36:12;49:21,22,22; 59:9</p> <p>watered (1) 49:20</p> <p>water-purification (1) 24:3</p> <p>water-reuse (3) 16:5,23;26:13</p> <p>water-storage (1) 27:20</p> <p>way (20) 2:3;11:22;12:1; 17:10;44:6,12,12,12, 13;45:12;51:14,21; 55:17;59:8;60:7; 63:5,6;67:20;76:7,23</p> <p>wearing (1) 35:13</p> <p>weather (4) 27:5,13;31:18; 34:24</p> <p>week (10) 4:25;8:21;64:12, 16,19,21;65:2,18; 71:2;78:15</p> <p>weight (3) 27:8;33:10,15</p> <p>weird (1) 6:1</p> <p>welcome (3)</p>	<p>4:3;42:19;60:12</p> <p>well-taken (1) 63:9</p> <p>What's (11) 10:18,19;19:23; 42:1,1,21;56:12,14; 62:25;69:4;78:22</p> <p>WHEREOF (1) 81:9</p> <p>where's (1) 26:1</p> <p>white (16) 17:25;28:13,25; 29:13,24;31:19; 34:24;35:9;39:6; 51:3,4,21;52:4,6,6; 77:7</p> <p>white-domed (1) 63:25</p> <p>whiter (1) 29:2</p> <p>Whitty (116) 2:8,9;3:20;4:17, 23;5:1,6;1,21,25;7:2, 6;10:24;11:5,7,9,11; 12:3;21:16,19;22:1; 24:10,13,22;25:1,3, 6,9,21,25;26:4,8; 28:18,24;29:9;35:8; 36:10,16,19;37:2,6, 10,12,17,21,24;38:3, 7;40:9;43:22;45:5, 11,21,23;46:6,12,16, 20;47:1,14,20,23; 48:2,5,15,18,23; 49:1,5,7,11,14,17,25; 50:7,10,14,24;57:7, 11,16;58:16;60:2,9, 13,19;62:14;64:14; 65:15,21;66:4,7,14, 18;67:1,6,13,15; 68:1,10;69:16;71:6; 73:25;74:15,19; 75:14,17;76:8;77:2, 16,21;78:10;79:1,5, 23;80:11,15</p> <p>whole (6) 19:19;26:16; 52:14;53:11;62:19, 24</p> <p>whomever (1) 69:4</p> <p>who's (1) 12:12</p> <p>wife (1) 58:19</p> <p>wind (3) 30:8;61:12,14</p> <p>wish (1) 38:17</p> <p>within (7) 5:18;8:16;10:3; 58:22;59:19;63:16;</p>
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70:12 without (3) 11:13;59:10;64:8 WITNESS (1) 81:9 Woldemar (109) 2:13,14,21;3:7,11, 15,22;4:20,24;7:8, 17;9:10,22;10:7,11, 23;11:6;17:2,5,12, 14,17,21,24;18:2,4; 19:24;23:16;27:18, 23;28:1,6,9,13,15, 20;29:3,10,16,19; 30:6,11,19,24;31:5, 9,13;32:5,15,19,22; 33:22,25;34:21;35:2, 6,21;36:2,7;37:9,15; 38:14;39:4,10,14,20, 23;40:2,5,23;43:6, 12,23;44:5;45:19; 52:12;58:23;62:5, 15;64:15;65:5; 67:19;68:2,11,20; 69:2,18,22;70:14; 71:2,7,20,23;73:10, 13;74:11,17,20; 75:12;76:6,11;77:3; 78:11;79:3,7;80:2,5, 12,14 wondered (1) 8:12 wonderful (1) 67:10 wondering (5) 29:12,20;60:24; 61:25;64:6 words (3) 8:13,17;63:15 work (7) 22:9;42:20;45:12; 49:4;53:23;67:8; 72:5 worked (4) 37:16;41:22; 61:25;72:2 workers (1) 72:10 working (1) 54:12 works (4) 3:16;19:1;42:21; 69:5 worry (5) 12:5;45:1;54:12; 68:21,21 worse (1) 35:15 worst (1) 71:23 worth (1) 34:8 write (2)	68:4;78:23 written (2) 16:15;63:6 wrong (1) 68:25 Y Yang (1) 12:12 year (4) 14:14;38:22; 39:22;74:21 years (6) 23:14;30:15,16; 31:23;44:12;48:21 Yep (1) 40:8 Z zero (1) 15:8 zoning (1) 74:7 zoom (1) 38:18 1 1 (3) 4:22;7:23,25 1.25 (1) 41:14 11 (1) 49:20 12 (1) 35:19 13 (1) 11:8 19th (1) 74:3 2 2 (1) 4:17 2008 (1) 34:22 2009 (1) 20:14 2011 (3) 35:19,19;37:8 2014 (1) 81:10 21 (1) 58:7 21st (1) 81:10 28 (1) 34:12 2nd (1) 65:14	 3 3 (1) 8:9 30 (2) 8:16;41:20 300 (1) 58:22 30th (4) 3:1,5;75:2;76:13 378 (1) 58:6 3-D (1) 19:18 4 4 (1) 8:23 440 (1) 59:2 5 5.00 (1) 21:3 5.05 (1) 21:3 50-percent (2) 14:16;20:13 6 6,000 (1) 16:20 6.03 (1) 50:21 602 (1) 50:22 603 (1) 50:23 7 7:30 (1) 7:10 70 (1) 2:25 8 8 (1) 7:25
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