

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2019-18 (N.C.S.)**

**RESOLUTION RECOMMENDING CITY COUNCIL CERTIFICATION
OF FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (ER 2018-003) AND
ADOPTION OF CEQA FINDINGS, A STATEMENT OF OVERRIDING
CONSIDERATIONS, AND MITIGATION MONITORING AND
REPORTING PROGRAM FOR THE WEST AREA SPECIFIC PLAN**

WHEREAS, Brian Finegan, Esq. (representing multiple property owners and developers) has submitted applications for the West Area Specific Plan project (Project), including requests for a Specific Plan, Rezone, and Development Agreement approvals that would permit development of the 797-acre project site shown in Exhibit A, herein incorporated by reference; and

WHEREAS, the City of Salinas (hereinafter "City"), as lead agency under the California Environmental Quality Act (Pub. Res. Act Section 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) (collectively "CEQA") has completed the Final Program Environmental Impact Report ("Final EIR") State Clearinghouse No. 2006021072 for the West Area Specific Plan in compliance with CEQA; and

WHEREAS, in accordance with Section 15082 of the CEQA Guidelines, on October 14, 2015, the City released a Notice of Preparation ("NOP") for the Draft Program Environmental Impact Report ("Draft EIR"), and received comments from nine (9) agencies and commenters in response to the NOP (these comments are included in Appendix A of the Draft EIR, herein incorporated by reference as Exhibit B); and

WHEREAS, an EIR public scoping meeting was duly noticed and held on October 29, 2015, to solicit public and agency comments on the scope of the Draft EIR; and

WHEREAS, the Draft EIR and associated technical appendices to the Draft EIR, herein incorporated by reference as Exhibits B and C, were prepared and the City filed a Notice of Completion of the Draft EIR, herein incorporated by reference as Exhibit D, with the California Office of Planning and Research State Clearinghouse on February 27, 2019, which commenced a 45-day state public agency review period ending on April 15, 2019; and

WHEREAS, the City filed a Notice of Availability of the Draft EIR with the Monterey County Clerk on February 27, 2019, which commenced a 45-day local public review period ending on April 15, 2019; and

WHEREAS, the Notice of Availability was also posted at the City of Salinas City Hall, the Salinas Permit Center, the City's two (2) libraries, and on the City's website; and

WHEREAS, the City, in accordance with CEQA Guidelines Section 15088, considered and evaluated ten comments received on the Draft EIR from members of the public, private organizations, and public agencies; and

WHEREAS, the City subsequently prepared a Final EIR, herein incorporated by reference as Exhibit E, which contains the comment letters and written responses to comments addressing the substantive environmental issues received; and

WHEREAS, the City prepared a record of modifications to the Draft EIR made in response to these comments; and

WHEREAS, the complete Final EIR consists of the Draft EIR, comments received on the Draft EIR; written responses to comments that addressed substantive environmental issues; a record of modifications made to the Draft EIR made in response to the substantive comments; appendices to the Draft and Final EIRs; and all documents and resources referenced and incorporated by reference in the Final EIR; and

WHEREAS, on December 4, 2019 the Planning Commission held a duly noticed public hearing to consider the Final EIR (ER 2018-003); the proposed West Area Specific Plan (SPEC 2013-002); Rezone (RZ 2019-001); and the proposed Development Agreement (DA 2019-001); and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the staff report which is on file at the Community Development Department, together with the record of environmental review including the Draft EIR, public comments on said document and responses thereto, the Final EIR, and evidence and public testimony presented at the public hearing; and

WHEREAS, the Planning Commission reviewed and considered all of the extensive information contained therein prior to making recommendations to the City Council; and

WHEREAS, CEQA Findings have been prepared for the Project that are incorporated herein as Exhibit F regarding the environmental review process and the contents of the West Area Specific Plan Final EIR; and

WHEREAS, these findings, consistent with Public Resources Code section 20181, subdivision (a), address the significant environmental impacts of the Project, the mitigation measures for those impacts identified in the Final EIR and adopted as conditions of approval, and the feasibility of alternatives and the reasons why such alternatives to the Project were not approved; and

WHEREAS, Pursuant to CEQA, a Statement of Overriding Considerations, herein incorporated by reference as Exhibit F, has been prepared for the Project; and

WHEREAS, this Statement of Overriding Considerations, consistent with consistent with Public Resources Code section 20181, subdivision (b), identifies benefits of the Project that

outweigh its significant unavoidable environmental impacts, therefore justifying approval of the Project despite the impacts; and

WHEREAS, the Planning Commission has independently reviewed and considered the CEQA Findings and the Statement of Overriding Considerations required for the adoption of the Project; and

WHEREAS, the Planning Commission has independently reviewed and considered a Mitigation Monitoring and Reporting Program, herein incorporated by reference as Exhibit G; and

WHEREAS, this Mitigation Monitoring and Reporting Program, consistent with consistent with Public Resources Code section 20181.6, subdivision (a)(1), incorporates the mitigation measures identified in the Final EIR and provides mechanisms for making them enforceable; and

WHEREAS, certain mitigation measures identified in the City's 2002 General Plan Final Program EIR and in the City's 2007 Final Supplement for the General Plan Final Program EIR are still valid and applicable and are herein incorporated by reference; and

WHEREAS, notice of time and place of hearing for recommending certification of the Final EIR and recommending approval of the Project to the City Council was given in the manner prescribed by the City; and

WHEREAS, the Planning Commission has weighed the evidence presented at the public hearing, including the staff report which is on file at the City of Salinas Community Development Department, together with the record of environmental review.

NOW, THEREFORE, BE IT RESOLVED that the Salinas Planning Commission hereby finds and determines the following:

1. The foregoing recitals and the information contained in the Exhibits are true and correct and are included herein by reference as findings.
2. The Final EIR has been completed in compliance with CEQA, the State CEQA Guidelines and local procedures adopted pursuant thereto.
3. The Planning Commission, consistent with Public Resources Code section 21082.1, has independently reviewed the Final EIR reports or declarations required and that the Final EIR reflects the City's independent judgment.
4. The Planning Commission has been provided with, reviewed and weighed the information contained in the Final EIR, the evidence in the record, the staff report and recommendations, and written and oral comments, and having done so, recommends that the City Council adopt the CEQA Findings and Statement of Overriding Considerations (incorporated herein by reference as Exhibit F), and based on those

findings, further recommends adoption of the Mitigation Monitoring and Reporting Program (incorporated herein by reference as Exhibit G).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Salinas Planning Commission recommends that the Salinas City Council affirm the Planning Commission's findings and approve one or more Resolutions:

- a. certifying the Final Program EIR (ER 2018-003) for the West Area Specific Plan, affirming that the EIR has been completed in compliance with CEQA; that the Council has reviewed the document; and that it reflects the City's independent judgment;
- b. adopting CEQA Findings and the Statement of Overriding Considerations; and
- c. adopting the Mitigation Monitoring and Reporting Program.

PASSED AND APPROVED this 4th day of December 2019, by the following vote:

AYES: Chairperson Griffin, Vice Chairperson Meeks, Commissioners Anzo, Hernandez, Nohr, Ottone, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: None

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said Planning Commission at a meeting held on December 4, 2019, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: 12/5/19



Courtney Grossman
Secretary

List of Exhibits (Incorporated by Reference):

Exhibit A Project Site Location Map

Exhibit B Draft Program Environmental Impact Report (link)

Exhibit C	Draft Program Environmental Impact Report Technical Appendices (link)
Exhibit D	Notice of Completion
Exhibit E	Final Program Environmental Impact Report
Exhibit F	CEQA Findings and Statement of Overriding Considerations
Exhibit G	Mitigation Monitoring and Reporting Program

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2019-19**

**RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF THE WEST AREA
SPECIFIC PLAN (SPEC 2013-002)**

WHEREAS, Brian Finegan, Esq. (representing multiple property owners and developers) submitted applications for the West Area Specific Plan project (Project), including requests for a Specific Plan, Rezone, and Development Agreement approvals that would permit development of the 797-acre project site shown in Exhibit A, herein incorporated by reference; and

WHEREAS, the City of Salinas (hereinafter "City"), as lead agency under the California Environmental Quality Act (Pub. Res. Act Section 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) (collectively "CEQA") has completed the Final Program Environmental Impact Report ("Final EIR") State Clearinghouse No. 2006021072 for the West Area Specific Plan in compliance with CEQA along with all supporting documentation and notices which are herein incorporated by reference as Exhibits C through I; and

WHEREAS, by Resolution No. 2019-18, the Planning Commission has recommended that the City Council certify the Final EIR, adopt the CEQA findings, adopt the Statement of Overriding Considerations, and adopt the Mitigation Monitoring Reporting Program for the Project; and

WHEREAS, certain mitigation measures in the City's 2002 General Plan Final Program EIR and in the City's 2007 Final Supplement for the General Plan Final Program EIR are still valid and applicable to the Project and are herein incorporated by reference; and

WHEREAS, with direction from the City, the Applicant has prepared the proposed West Area Specific Plan (SPEC 2013-002), herein incorporated by reference as Exhibit B to serve as guidance for implementing New Urbanism development in accordance with the 2002 General Plan within the Specific Plan boundary; and

WHEREAS, the proposed West Area Specific Plan has been found to be consistent with the goals, policies, and programs of the 2002 General Plan, as identified in the Project Findings herein incorporated by reference as Exhibit J; and

WHEREAS, on December 4, 2019 the Planning Commission held a duly noticed public hearing to consider the Final EIR (ER 2018-003); the proposed West Area Specific Plan (SPEC 2013-002); Rezone (RZ 2019-001); and the proposed Development Agreement (DA 2019-001); and

WHEREAS, notice of the time and place of hearing for recommending certification of the Final EIR and recommending approval of the Project, including SPEC 2013-002, was given in the manner prescribed by the City; and

WHEREAS, the Planning Commission has weighed the evidence presented at the public hearing, including the staff report, which is on file at the City of Salinas Community Development Department, together with the record of environmental review.

NOW, THEREFORE, BE IT RESOLVED that the Salinas Planning Commission hereby finds and determines the following:

1. The foregoing recitals and the information contained in the Exhibits are true and correct.
2. The Commission has been provided with, and has reviewed, the information contained in the Final EIR, the staff report for the Project, written and oral testimony regarding the Project, the Project Findings, and other relevant evidence available in the administrative record (collectively, the "Record of Proceedings"), and hereby provides notification that the Record of Proceedings is on file with the City of Salinas Community Development Department, 65 West Alisal Street, Salinas, CA 93901.
3. The Commission has been provided with, and has reviewed, the information contained in the Final EIR, the staff report and recommendations, and other relevant evidence in the Record of Proceedings, and having done so, recommends that the City Council adopt the Project Findings, including the Specific Plan findings, herein incorporated by reference as Exhibit J, and based on those findings, recommends that the City Council approve SPEC 2013-002.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Salinas Planning Commission recommends that the Salinas City Council affirm the Planning Commission's findings and approve a Resolution approving SPEC 2013-002.

PASSED AND ADOPTED this 4th day of December 2019, by the following vote:

AYES: Chairperson Griffin, Vice Chairperson Meeks, Commissioners Anzo, Hernandez, Nohr, Ottone, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: None

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said Planning Commission at a meeting held on

December 4, 2019, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: 12/5/19



Courtney Grossman
Secretary

List of Exhibits (Incorporated by Reference):

Exhibit A	Project Site Location Map
Exhibit B	West Area Specific Plan with Errata Sheet
Exhibit C	Notice of Preparation
Exhibit D	Draft Program Environmental Impact Report (link)
Exhibit E	Draft Program Environmental Impact Report Technical Appendices (link)
Exhibit F	Notice of Completion
Exhibit G	Final Program Environmental Impact Report
Exhibit H	CEQA Findings and Statement of Overriding Considerations
Exhibit I	Mitigation Monitoring and Reporting Program
Exhibit J	Project Findings

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2019-21**

**RESOLUTION RECOMMENDING CITY COUNCIL APPROVE OF A DEVELOPMENT
AGREEMENT (DA 2019-001) FOR THE WEST AREA SPECIFIC PLAN**

WHEREAS, Brian Finegan, Esq. (representing multiple property owners and developers) submitted applications for the proposed West Area Specific Plan project (Project), including requests for a Specific Plan, Rezone, and Development Agreement approvals that would permit development of the 797-acre project site shown in Exhibit A, herein incorporated by reference; and

WHEREAS, the City of Salinas (hereinafter "City"), as lead agency under the California Environmental Quality Act (Pub. Res. Act Section 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs. Section 15000 et seq.) (collectively "CEQA") has completed the Final Program Environmental Impact Report ("Final EIR") State Clearinghouse No. 2006021072 for the West Area Specific Plan in compliance with CEQA along with all supporting documentation and notices which are herein incorporated by reference as Exhibits E through K; and

WHEREAS, by Resolution No. 2109-18, the Planning Commission has recommended that the City Council certify the Final EIR and adopt CEQA Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Reporting Program for the Project; and

WHEREAS, certain mitigation measures identified in the City's 2002 General Plan Final Program EIR and in the City's 2007 Final Supplement for the General Plan Final Program EIR are still valid and applicable to the Project and are herein incorporated by reference; and

WHEREAS, by Resolution No. 2019-19, the Salinas Planning Commission has recommended that the City Council approve the West Area Specific Plan (SPEC 2013-002) as shown in Exhibit B, and by so doing recommends that the West Area Specific Plan be utilized as the land use and zoning implementation document for the Project; and

WHEREAS, by Resolution No. 2019-20, the Salinas Planning Commission has recommended that the City Council adopt an Ordinance to rezone (RZ 2019-001) the subject site from New Urbanism Interim (NI) with a Specific Plan Overlay to: Neighborhood Edge (NE)/Low Density Residential, Neighborhood General-1(NG-1)/Medium Density Residential, Neighborhood General 2 (NG-2)/High Density Residential, and Village Center (VC) as well as the Park (P), Open Space (OS) and Public/Semipublic Districts with Specific Plan Overlay,

applied across the Specific Plan area as shown in Exhibit C, incorporated herein by reference; and

WHEREAS, the West Area Specific Plan contains modifications of standards contained in the City of Salinas Municipal Code that are applicable within and only within the West Area Specific Plan boundary, and which will become effective upon the City Council's approval of the Specific Plan and related approvals; and

WHEREAS, the Salinas Planning Commission has reviewed the proposed Development Agreement as shown in Exhibit D to determine its consistency with the following: California law; the goals, policies, and programs of the City of Salinas General Plan; the Salinas Municipal Code and all other applicable plans and policies adopted by the Salinas City Council; and the proposed West Area Specific Plan; and

WHEREAS, on December 4, 2019 the Planning Commission held a duly noticed public hearing to consider the Final EIR (ER 2018-003); the proposed West Area Specific Plan (SPEC 2013-002); Rezone (RZ 2019-001); and the proposed Development Agreement (DA 2019-001); and

WHEREAS, notice of time and place of hearing for recommending certification of the Final EIR and recommending approval of the Project, DA 2019-001, was given in the manner prescribed by the City; and

WHEREAS, the Planning Commission weighed the evidence presented at the public hearing, including the staff report, which is on file at the City of Salinas Community Development Department, together with the record of environmental review.

NOW, THEREFORE, BE IT RESOLVED that the Salinas Planning Commission hereby finds and determines the following:

1. The foregoing recitals and the information contained in the Exhibits are true and correct and are included herein by reference as findings.
2. The Commission has been provided with, and has reviewed, the information contained in the Final EIR, the staff report and recommendations, written and oral testimony regarding the Project, the Project Findings, and other relevant evidence in the administrative record (collectively, the "Record of Proceedings"), and hereby provides notification that the Record of Proceedings is on file with the City of Salinas Community Development Department, 65 West Alisal Street, Salinas, CA 93901.
3. The proposed Development Agreement is consistent with the goals, policies, and programs and land uses of both the 2002 General Plan and the proposed West Area Specific Plan.

4. The Commission has been provided with, and has reviewed, the information contained in the Final EIR, the staff report and recommendations, the Project Findings, including Development Agreement findings, herein incorporated by reference as Exhibit L, and other relevant evidence in the Record of Proceedings, and based on those findings, recommends approval of DA 2019-001.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Salinas Planning Commission recommends that the Salinas City Council affirm the Planning Commission's findings and adopt an Ordinance approving DA 2019-001.

PASSED AND APPROVED this 4th day of December 2019, by the following vote:

AYES: Chairperson Griffin, Vice Chairperson Meeks, Commissioners Anzo, Hernandez, Nohr, Ottone, and Rocamora

NOES: None


ABSTAIN: None

ABSENT: None

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said Planning Commission at a meeting held on December 4, 2019 and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: 12/5/19


Courtney Grossman
Secretary

List of Exhibits (Incorporated by Reference):

Exhibit A	Project Site Location Map
Exhibit B	West Area Specific Plan
Exhibit C	Rezone Map
Exhibit D	Development Agreement
Exhibit E	Notice of Preparation
Exhibit F	Draft Program Environmental Impact Report (link)
Exhibit G	Draft Program Environmental Impact Report Technical Appendices (link)
Exhibit H	Notice of Completion

Exhibit I	Final Program Environmental Impact Report
Exhibit J	CEQA Findings and Statement of Overriding Considerations
Exhibit K	Mitigation Monitoring and Reporting Program
Exhibit L	Project Findings

**UNOFFICIAL MINUTES
OF THE
SALINAS PLANNING COMMISSION**

December 4, 2019

The meeting was called to order at 3:31 p.m. in the City Council Chamber Rotunda.

PLEDGE OF ALLEGIANCE

ROLL CALL

WELCOME AND STAFF INTRODUCTIONS

PRESENT: Chairperson Griffin, Commissioners, Anzo, Hernandez, Meeks, Nohr, Ottone, and Rocamora

ABSENT: None

STAFF: City Attorney, Chris Callihan; Community Development Director, Megan Hunter; Public Works Director, David Jacobs, Planning Manager, Courtney Grossman; Planning Manager, Tara Hullinger; Planning Manager, Lisa Brinton; Community Development Analyst, Luis Ochoa; Senior Planner, Jill Miller; and Administrative Aide, Maira Flores

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Chairperson Griffin opened for public comment at 3:34 p.m.

No public comment received.

Chairperson Griffin closed for public comment at 3:34 p.m.

APPROVAL OF THE MINUTES: November 20, 2019

Upon motion by Commissioner Meeks, second by Commissioner Anzo, the minutes of November 20, 2019 were approved. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners, Anzo, Hernandez, Meeks, Nohr, Ottone, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARINGS

Chris Callihan, City Attorney, requested Commissioners publicly disclose any contact with project proponents, applicants or interested stake holders of the West Area Specific Plan before consideration of the item could commence: Commissioner Ottone reported contact with one of the applicants; however, not specifically about the West Area Specific Plan. No other commissioners provided disclosures.

Jill Miller, Senior Planner, and Steve McMurtry, Environmental Consultant, presented a PowerPoint presentation regarding the West Area Specific Plan; Final Environmental Impact Reports (ER 2018-003), Specific Plan (SPEC 2013-002), Rezone (RZ 2019-001), and Development Agreement (DA 2019-001). This presentation is on file at the Community Development Department.

Commissioner Meeks expressed concerns with Fire Department access due to the narrower streets, requested clarification about the Boronda Congestion Relief Project, and inquired about the number of additional police officers needed. Tara Hullinger, Planning Manager, indicated that collaboration with the Fire Department had occurred to ensure lane width complied with accessibility regulations. David Jacobs, Public Works Director, provided information on the Boronda Congestion Relief Project. Ms. Miller indicated that the plan would call for the hire of 17 police officers.

Commissioner Hernandez requested clarification on the plan designations for low, medium and high-density areas as well as the park designation space proposed in the project. Ms. Hullinger provided clarification. Mr. Hernandez also asked if the potential impacts to the Bolsa Knolls residences had been addressed that were expressed during the Planning Commission Study Session presentation. Ms. Hullinger indicated the concerns were addressed in the response letters and added that the requirement for connection to the sewer system is a requirement of the County of Monterey.

Commissioner Nohr expressed concerns with the development timeline for the plan as it relates to the inclusionary housing. Ms. Hullinger indicated that development will be market driven and will adhere to the City's inclusionary housing ordinance.

Commissioner Rocamora stated that the City has a parking problem in certain areas and asked how the future impact would be as a result of the higher density areas proposed in the plan. Ms. Hullinger indicated that the vision of the General Plan is to have more pedestrian-oriented residential areas as set forth in the Specific Plan.

Commissioner Ottone requested clarification on City's response to the comment letter from Land Watch advocating for reduced project land use alternatives. Ms. Hullinger stated that reduced project land use alternatives would be inconsistent with the planning efforts that have occurred. Mr. Ottone also inquired if the study to review school impacts could be revised to address additional costs not met by current impact fees and potentially increase the fees as necessary. Ms. Hullinger indicated that the City reports annually to school districts on

Commissioner Meeks requested that the recommendation to City Council be amended to include a community benefits agreement. Due to lack of specification, the request was not accommodated.

Note: The first two votes shown below are contained in one Planning Commission resolution.

1. Commissioner Nohr motioned to approve a resolution recommending that the City Council certify the West Area Specific Plan Final Program Environmental Impact Report (FEIR) (ER2018-003). Commissioner Hernandez seconded this motion. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners, Anzo, Hernandez, Meeks, Nohr, Ottone, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: None

2. Commissioner Meeks motioned to approve a resolution recommending that the City Council adopt the CEQA Findings of Fact, the Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP) for the Specific Plan. Commissioner Anzo seconded this motion. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners, Anzo, Hernandez, Meeks, Nohr, Ottone, and Rocamora

NOES: None

ABSTAIN: None

ABSENT: None

3. Commissioner Meeks motioned to approve a resolution recommending that the City Council approve the West Area Specific Plan (SPEC 2013-002) including the incorporation of minor text and figure modifications (the Specific Plan Errata). Commissioner Ottone seconded this motion. The motion carried by the following vote:

AYES: Chairperson Griffin, Commissioners, Anzo, Hernandez, Meeks, Nohr, Ottone, and Rocamora

NOES: None

ABSTAIN: None

FUTURE AGENDA ITEMS

The Work Street Vacation Project and The Initial Study and Mitigated Negative Declaration for the Airport Lease Project located at 1341 Mercer Way are expected to be presented to the Planning Commission on December 18, 2019.

ADJOURNMENT

The meeting was adjourned at 6:21 p.m.

BRAD GRIFFIN
Chairperson

COURTNEY GROSSMAN
Executive Secretary