

## MONTEREY COUNTY PLANNING COMMISSION

|   |   |
|---|---|
| <b>Meeting:</b> June 8, 2011 Time: 9:00 A.M   | <b>Agenda Item No.:</b> 1   |
| <b>Project Description:</b> Use Permit to allow the demolition of two existing non-historic single family residences. No development is proposed.     |   |
| <b>Project Location:</b> 28 Spreckels Boulevard, Spreckels  | <b>APN:</b> 177-034-004-000   |
| <b>Planning File Number:</b> PLN100263  | <b>Owner:</b> Roman Catholic Bishop of Monterey, California<br><b>Agent:</b> John Fitzgerald, Agent |
| <b>Planning Area:</b> Greater Salinas Area Plan   | <b>Flagged and staked:</b> No   |
| <b>Zoning Designation:</b> : "HDR/5.1-HR-D" High Density Residential, five units per acre with Historic District and Design Control District overlays |   |
| <b>CEQA Action:</b> Categorically Exempt per Section 15061(b)(3)  |   |
| <b>Department:</b> RMA - Planning Department  |   |

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Categorically exempt the project from environmental review pursuant to CEQA Guidelines Section 15061(b)(3); and
- 2) Approve PLN100263, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**):

### PROJECT OVERVIEW:

A Use Permit to allow the demolition of two existing non-historic single-family residences designated as "non contributing", and are not within the period of significance of the Spreckels Historic District. No development is proposed. The owner purchased this parcel with two deteriorated residences adjacent to the existing church properties and have proposed to demolish the structures until they have a future plan for use of the site.

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

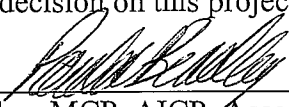
- RMA - Public Works Department
- Environmental Health Bureau
- Water Resources Agency
- Monterey County Regional Fire Protection District
- √ Parks Department

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit B**).

The project was not referred to the Spreckels Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because project is exempt from CEQA, according the CEQA Guidelines Section 15061(b)(3), there are no significant land use or controversial issues or development proposed, nor requests for public hearing.

At a publicly noticed meeting held March 3, 2011, the HRRB reviewed and recommended approval of this project (4-0-3) pending completion of the 180 day notification period. No conditions were recommended.

Note: The decision on this project is appealable to the Board of Supervisors.

  
\_\_\_\_\_  
Paula Bradley, MCP, AICP, Associate Planner  
(831) 755-5158, bradley@co.monterey.ca.us  
May 13, 2011

cc: Front Counter Copy; Planning Commission; Parks Department, Meg Clovis; Taven Kinison Brown, Planning Services Manager; Paula Bradley, MCP, AICP, Project Planner; Carol Allen, Senior Secretary; Roman Catholic Bishop of Monterey, California Owner; John Fitzgerald, Agent; Planning File PLN100263

Attachments: Exhibit A      Project Data Sheet  
                  Exhibit B      Draft Resolution, including:  
                                  1. Conditions of Approval  
                                  2. Site Plan and photos  
                  Exhibit C      Vicinity Map  
                  Exhibit D      HRRB Resolution No. 1102

This report was reviewed by Taven Kinison Brown, Planning Services Manager



**Exhibit A**  
**Project Information for (PLN100263)**

|   |  |
|---|--|
| <b>Project Title:</b> Roman Catholic Bishop of Monterey, California | <b>Primary APN:</b> 177-034-004-000      |
| <b>Location:</b> 28 Spreckels Boulevard, Spreckels                  | <b>Coastal Zone:</b> No                  |
| <b>Applicable Plan:</b> Greater Salinas                             | <b>Zoning:</b> HDR/5.1-HR-D              |
| <b>Permit Type:</b> Use Permit                                      | <b>Plan Designation:</b> Greater Salinas |
| <b>Environmental Status:</b> Exempt per Section 15061(b)(3)         | <b>Final Action Deadline:</b>            |
| <b>Advisory Committee:</b> Spreckels LUAC, HRRB                     |  |

**Project Site Data:**

|  |                                    |
|--|------------------------------------|
| <b>Lot Size:</b> 6,000 Sq. Ft.                       | <b>Coverage Allowed:</b> 60%<br>NA |
| <b>Existing Structures (sf):</b> 1,376 & 970 Sq. Ft. |                                    |
| <b>Proposed Structures (sf):</b> NA                  | <b>Height Allowed:</b> 35'         |
|  | <b>Height Proposed:</b> NA         |
| <b>Total Square Feet:</b> 2,346 Sq. Ft.              | <b>FAR Allowed:</b> NA             |
|  | <b>FAR Proposed:</b> NA            |

**Resource Zones and Reports**

|  |                                 |
|--|---------------------------------|
| <b>Environmentally Sensitive Habitat:</b> No | <b>Erosion Hazard Zone:</b> IV  |
| <b>Botanical Report #:</b> NA                | <b>Soils/Geo. Report #:</b> NA  |
| <b>Forest Mgt. Report #:</b> NA              | <b>Geologic Hazard Zone:</b> NA |
|  | <b>Geologic Report #:</b> NA    |
| <b>Archaeological Sensitivity Zone:</b> Low  |                                 |
| <b>Archaeological Report #:</b> NA           | <b>Traffic Report #:</b> NA     |
| <b>Fire Hazard Zone:</b> Urban               |                                 |

**Other Information:**

|  |   |
|--|---|
| <b>Water Source:</b> Public                        | <b>Sewage Disposal (method):</b> Public |
| <b>Water District/Company:</b> Spreckels Water Co. | <b>Sewer District Name:</b> Cal Am      |
| <b>Fire District:</b> Spreckels Fire District      | <b>Grading (cubic yds):</b> none        |
| <b>Tree Removal (Count/Type):</b> NA               |   |

**EXHIBIT B  
DRAFT RESOLUTION**

**Before the PLANNING COMMISSION in and for the  
County of Monterey, State of California**

In the matter of the application of:

ROMAN CATHOLIC BISHOP OF MONTEREY, CALIFORNIA (PLN100263)

**RESOLUTION NO. ----**

Resolution by the Monterey County Planning  
Commission:

- 1) Categorically exempting the project from environmental review pursuant to CEQA Guidelines Section 15061(b)(3); and
- 2) Approving a Use Permit to allow the demolition of two existing non-historic single family residences. No development is proposed.

[PLN100263, Roman Catholic Bishop of Monterey, California, 28 Spreckels Boulevard, Spreckels, Greater Salinas Area Plan (APN: 177-034-004-000)]

**The Use Permit application (PLN100263) came on for public hearing before the Monterey County Planning Commission on June 8, 2011. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 2010 Monterey County General Plan;
- Greater Salinas Area Plan;
- Monterey County Zoning Ordinance (Title 21);
- Spreckels Design Guidelines.

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 28 Spreckels Boulevard, Spreckels (Assessor's Parcel Number 177-034-004-000), Greater Salinas Area Plan. The parcel is zoned HDR/5.1-HR-D, which allows high density residential uses. The "HR" Historic Resources District (Section 21.54) Regulations for Historic Districts allows demolition of a structure in the Historic Review District with the approval of a Use Permit by the Planning Commission (Section 21.54.050.A and 21.54.080.A) (see Finding No. 1, Evidence (c), (d) and (e) below). No development is proposed. Therefore, the project (demolition) is an allowed for this site.
- c) Section 21.54.040.A of Title 21 Zoning Code requires any application in the Historic District zoning be referred to the Historic Resources

Review Board (HRRB) for review and recommendation. The project was referred to the HRRB on March 3, 2011. The HRRB recommended approval of the Roman Catholic Bishop of Monterey Use Permit, pending completion of the 180 day notification period (Resolution No. 1102).

- d) The project is consistent with Section 21.54, Regulations for Historic Districts. Demolition of a structure in the Historic Review District is allowed with the approval of a Use Permit by the Planning Commission. Alterations including demolition of structures or fences, on any area in the "HR" district require the approval of a Use Permit. The project was referred to the HRRB for review and recommendation according to Section 21.54.040A of the Monterey County Code. The project was recommended for approval by the HRRB on March 3, 2011. The two structures are considered "noncontributing" and are not within the period of significance according to the Spreckels Design Guidelines. Therefore the demolition of the structures would not adversely affect the character of the Spreckels Historic District.
- e) Pursuant to Title 21 (Zoning Code), Section 18.25.190.A, a demolition permit shall not be issued until the completion of the 180-days written notice to the HRRB, that such an act is planned for the structures. The 180-day period shall commence from March 3, 2011 to September 3, 2011.
- f) The project was not referred to the Spreckels Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because project is exempt from CEQA, according the CEQA Guidelines Section 15061(b)(3), and there are no controversial issues, no development proposed, nor requests for public hearing.
- g) The project planner conducted a site inspection on June 16, 2010, to verify that the project on the subject parcel conforms to the plans listed above.
- h) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100263.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, and the Parks Department. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to Cultural Resources. The project was referred to the HRRB for review and recommendation according to Section 21.54.040.A of the Monterey County Code. The project was recommended for approval by the HRRB on March 3, 2011 (see Finding No. 1, evidence (c), (d) and (e)).
  - c) Staff conducted a site inspection on June 16, 2010 to verify that the site is suitable for this use.

- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100263.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was not referred to other departments and agencies as the application for demolition permit by the RMA- Building Services Department will require referral to other County departments and the MBUAPD.
  - b) Necessary public facilities are available. Potable water is provided by the Spreckels Water Company and wastewater are provided by Cal American Water Company.
  - c) Preceding findings and supporting evidence for PLN100263.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on June 16, 2010 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
  - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100263.

5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) Pursuant to CEQA Guidelines Section 15061(b)(3) an activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. When it can be seen with a certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project is the demolition of two residential structures considered "noncontributing", and are not within the period of significance in the Spreckels Historic District. The demolition of the structures would not adversely affect the character of the Spreckels Historic District and no development is proposed. The

site is in a developed urban area, there is no removal of trees or vegetation and no biological issues. (See Finding No. 1 (d)).

- b) CEQA Guidelines Section 15300.2 lists exceptions to categorical exemptions. None of the exceptions listed can be made. Staff and the County Historic Resources Review Board determined that the demolition of the two non-historic structures would not adversely affect the character of the Spreckels Historic District, and therefore there would not cause a substantial adverse change in the significance of a historic resource according to Section 15300.2(f). Therefore, the proposed project is exempt from environmental review.
- c) A demolition permit requires abatement of hazardous material as standard required conditions.
- d) No adverse environmental effects were identified during staff review of the development application during a site visit on June 16, 2010
- e) See preceding and following findings and supporting evidence.

6. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors

**EVIDENCE:** a) Section 21.80.040.D Monterey County Zoning Ordinance (Board of Supervisors).

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

- A. Categorically exempt the project from environmental review pursuant to CEQA Guidelines Section 15061(b)(3); and
- B. Approve a Use Permit to allow the demolition of two existing non-historic single family residences, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 8th day of June, 2011 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 03-28-2011



# Monterey County Planning Department

## DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100263

Responsible Department      Compliance or Monitoring Actions to be Performed

**Conditions of Approval and/or Mitigation Monitoring Measures**

**1. PD001 - SPECIFIC USES ONLY**

Use Permit to allow the demolition of two existing non-historic single family residences in the Spreckels "HR" District. The property is located at 28 Spreckels Boulevard, Spreckels (Assessor's Parcel Number 177-034-004-000), Greater Salinas Area Plan. No development is proposed. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.  
(RMA - Planning Department)

Planning

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

**2. PD002 - NOTICE PERMIT APPROVAL**

The applicant shall record a notice that states: "A Use Permit (Resolution \_\_\_\_\_) was approved by the Planning Commission for Assessor's Parcel Number 177-034-004-000 on June 8, 2011. The permit was granted subject to 6 conditions which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department. Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use."  
(RMA - Planning Department)

Planning

Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

**3. PRIOR TO DEMOLITION/WAITING PERIOD**

PDSP001 - (NON STANDARD) A demolition permit shall not be issued until the completion of the 180 days written notice to the Historic Resources Review Board, that such an act is planned for the structures, pursuant to Title 21 (Zoning Code), Section 18.25.190.A. The 180 days shall commence from the March 3, 2011 HRRB recommendation of approval until September 3, 2011.

Following the 180 days notification completion date as stated in the condition, the Owner/Applicant shall obtain a valid demolition permit. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

**4. DEMOLITION/DECONSTRUCTION**

PD047 DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439) In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. All Air District standards shall be enforced by the Air District. (RMA - Planning Department)

Prior to the issuance of a demolition permit: 1. Applicant shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition. During demolition. 2. Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.

**5. DEMOLITION/DECONSTRUCTION SFD PRIOR TO 1978**

PDSP002 DEMOLITION/DECONSTRUCTION OF SINGLE FAMILY DWELLING BUILT PRIOR TO 1978 - EPA RULE 40 CFR PART 745 (NON-STANDARD) In accordance with Environmental Protection Agency (EPA) Rule 40 CFR Part 745, demolition and/or construction plans shall include "Renovation, Repair, and Painting" notes that lists the EPA approved work practice for renovation as well as incorporate the following:  
 1. Individuals and firms that perform lead-based paint abatement shall be certified by the EPA;  
 2. All demolition shall occur in compliance with the regulations set forth in Rule 40 CFR Part 745.  
 All work performed shall be in accordance with the regulations set forth in the EPA's Renovation, Repair, and Painting Program. (RMA - Planning Department)

1. Prior to the issuance of a demolition permit, the applicant shall submit demolition plans to the RMA-Planning Department for review and approval.  
 2. Prior to the issuance of a demolition permit, the applicant or contractor shall submit EPA certifications for all workers to perform renovations to the RMA-Planning Department for review and/or approval.

**6. PD032(A) - PERMIT EXPIRATION**

The permit shall be granted for a time period of three years, to expire on 6/08/2014 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

# GREATER SALINAS



APPLICANT: ROMAN CATHOLIC BISHOP OF MONTEREY

APN: 177-034-004-000

FILE # PLN100263

Water 2500' Limit 300' Limit City Limits

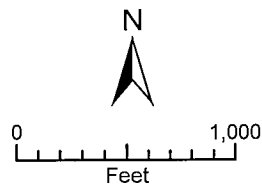


EXHIBIT C

PLANNER: BRADLEY

Exhibit D

*Before the Historic Resources Review Board in and for the  
County of Monterey, State of California*

Resolution No. 1102

PLN100263 (Roman Catholic Bishop of  
Monterey)

Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Use Permit Request by the Roman Catholic Bishop of Monterey to allow the demolition of two existing single family residences. No development is proposed. The project is located at 28 Spreckels Boulevard Spreckels (Assessor's Parcel Number 177-034-004-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **March 3, 2011**, pursuant to the zoning regulations for development in the "HR" (Historic Resource) Zoning District as contained in Chapter 21.54 of the Monterey County Code, the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Spreckels Design Guidelines, adopted by the Board of Supervisors in February, 1999.

WHEREAS, the parcel is located at 28 Spreckels Boulevard Spreckels (APN 177-034-004-000) of the County of Monterey. These structures are considered "noncontributing", and are not within the period of significance of the Spreckels Historic District.

WHEREAS, the Roman Catholic Bishop of Monterey (applicant) filed with the County of Monterey, an application for a Use Permit to allow the demolition of two existing single family residences. No development is proposed.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the Use Permit, subject to the following findings:

Finding: The proposed work is found to be consistent with the purposes of Section 21.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts) and conforms to the prescriptive standards and design guidelines for the district adopted by the Board of Supervisors and does not adversely affect the Character of the district.

Finding: Demolition, wholly or partially, of a structure in a designated historic district is prohibited unless the property owner of such structure gives the Resources Board 180 days prior written notice that such act is planned for the structure. No application for a permit to carry out such demolition will be deemed complete until the notice has

been provided and the 180 day period has been completed, as set forth in Section 18.25.190 (A) of Chapter 2.56 of the Historic Resources Code.

Finding: The Historic Resources Review Board acknowledges that as of March 3, 2011, they have been duly notified that demolition is planned for the two structures in question.

- Evidence:
1. Use Permit Application and other materials in file PLN100263 (Roman Catholic Bishop of Monterey)
  2. "HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code.
  3. Provisions applicable to demolition within Historic Districts as found in Chapter 2.56 of the Monterey County Code.
  4. Spreckels Design Guidelines, dated February 1999.
  5. Oral testimony and HRRB discussion during the public hearing and the administrative record.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Roman Catholic Bishop of Monterey Use Permit, pending completion of the 180 day period.


Passed and adopted on this **3rd day of March, 2011**, upon motion of Kent Seavey, seconded by Judy McClelland, by the following vote:

AYES: John Scourkes, Barbara Rainer, Kent Seavey and Judy McClelland

NOES: None

ABSENT: Kellie Morgantini, Salvador Munoz, Sheila Lee Prader

ABSTAIN: None

  
Attest:  
Meg Clevis  
Date: March 3, 2011