

PLANNING COMMISSION
RESOLUTION NO. 2019-29

A RESOLUTION APPROVING THE VESTING TENTATIVE PARCEL MAP OF
PROPERTY LOCATED AT 3101 HEALTHCARE WAY (GMRAND LLC)

WHEREAS, GMRAND, LLC has filed an application for a Vesting Tentative Parcel Map to divide 23.51 acres located within the Kiernan Business Park Specific Plan area at 3101 Healthcare Way into 13 parcels; and

WHEREAS, said Vesting Tentative Parcel Map was received in the office of the Secretary of the Planning Commission on June 17, 2019, and was accepted for filing and deemed complete on July 10, 2019, in accordance with the provisions of Section 4-4.502 of the Modesto Municipal Code; and

WHEREAS, copies of said Vesting Tentative Parcel Map have been sent to the Stanislaus Union Elementary School and Modesto High School Districts, Modesto Irrigation District, the local utility companies, and the City Engineering and Transportation Department; and

WHEREAS, City services, including sewer and water facilities, are available; and

WHEREAS, a public hearing was held by the Planning Commission on September 16, 2019, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, the Planning Commission certifies it has received and reviewed the Initial Study, Environmental Assessment No. EA/C&ED 2019-25, which concluded that the project is within the scope of the General Plan Master EIR (SCH No. 2014042081) and that pursuant to Section 21157.1 of the Public Resources Code, no new environmental review is required.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it hereby finds and determines as follows:

1. The Vesting Tentative Parcel Map to divide 23.51 acres within the Kiernan Business Park Specific Plan area is consistent with the Specific Plan, General Plan of the City of Modesto.
2. The proposed vesting tentative parcel map will not be materially detrimental to the public welfare or injurious to other property or improvements in the vicinity or zone in which the property is located and will not nullify the intent and purpose of the Specific Plan, General Plan or regulations within the City of Modesto Municipal Code.
3. The discharge of waste as a result of the proposed vesting tentative parcel map into the existing sewer system will not result in a violation of existing requirements by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code of the State of California.

4. The proposed vesting tentative parcel map complies with all applicable requirements of the Subdivision Map Act and Title 4 of the Modesto Municipal Code regarding the subdivision of land.
5. The subsequent project will have no additional significant effect on the environment, as defined in subdivision (d) of Section 21158 of the Public Resources Code, that was not identified in the Master EIR.
6. No new or additional mitigation measures or alternatives are required.
7. The subsequent project is within the scope of the project covered by the Master EIR.
8. All applicable policies, regulations, and/or mitigation measures identified in the Master EIR have been applied to the subsequent project or otherwise made conditions of approval of the subsequent project.

BE IT FURTHER RESOLVED by the Planning Commission that the Vesting Tentative Parcel Map of property located at 3101 Healthcare Way accepted for filing in the office of the Secretary of the Planning Commission on July 10, 2019, be and it is hereby approved as submitted and as shown in red on the face of the map and subject to the following conditions:

1. Improvements, including but not limited to the extension of Healthcare Way and the installation of street improvements such as storm water treatment system, street lights, ADA access ramps, and fire hydrants along these frontages, shall be designed and constructed in accordance to City Standards and to the satisfaction of the City Engineer prior to the first Certificate of Occupancy for development of any parcel created by the Parcel Map. A certificate giving notice of this requirement shall be placed on the Parcel Map.
2. Prior to recordation of a Parcel Map, improvement plans shall be prepared by a registered civil engineer and submitted for approval by the City Engineer or designee. All improvements shall be constructed in accordance with the approved plans.
3. Prior to recordation of a Parcel Map, Developer shall either enter into the existing Property Owners Association (POA) established with the Bridges Phase II Parcel Map for the ongoing maintenance and repair of internal infrastructure including but not limited to vehicle accesses, parking, landscaping, storm drainage and utility lines, or establish a new POA for the parcels of Bridges Phase I.

If a new POA is to be established for Bridges Phase I, the developer shall submit for approval by the Director of the Community and Economic Development Department or designee and the City Attorney the articles of incorporation and bylaws, as well as all covenants, conditions, and restrictions, relative to the establishment and maintenance of a Property Owners Association for the parcels of Bridges Phase I. The Association and all covenants, conditions, and restrictions shall guarantee continued maintenance and repair of all common areas in the Bridges Phase I development and improvements thereon, including but not limited to the

following: utilities, storm drainage, water and sanitary sewer, electrical and telecommunication lines, vehicular and pedestrian ingress and egress including vehicle and pedestrian access to Bridges Phase II, landscaped areas and all vehicle parking areas. The Articles of Incorporation shall be filed with the Secretary of State prior to recordation of a Parcel Map, and all covenants, conditions, and restrictions shall be recorded prior to or concurrently with the Parcel Map.

4. Prior to recordation of a Parcel Map, the developer shall confer with the City of Modesto Infrastructure Finance Program staff to determine if a payment of \$5,807 for the developer's proportional share of costs associated with sewer system improvements, identified as Alternative "A" in the August 6, 2004 Kaiser Hospital Special (Wastewater Capacity) Study and installed by Kaiser Foundation Hospitals, is still applicable and payable. If still applicable and payable, the developer shall implement an appropriate mechanism for payment of the proportional share to the satisfaction of the Director of Community and Economic Development or designee, prior to recordation of a Parcel Map.
5. Any future development within Bridges Phase I which elects to drain storm water into the existing storm basin located on Parcels 2, 3 and 8 through 11 shall provide storm water calculations prior to approval, to demonstrate that the existing basin contains adequate capacity to handle storm flows from both Bridges Phase II and said future Bridges Phase I development. Alternatively, future projects within Bridges Phase I may provide on-site storm drainage and handling, with such facilities designed and constructed in accordance to current City standards and the policies of the Kiernan Business Park Specific Plan as outlined in Specific Plan Section III, Policies PF-10 and PF-11.
6. Prior to recordation of a Parcel Map, a notation shall be placed on the map that access from the northern lot lines of Parcels 5, 6 and 13 to Kiernan Avenue is restricted.
7. Prior to or concurrent with the recordation of a Parcel Map, the following easements shall be dedicated as required by the utility companies and the City Engineer:
 - a. Ten-foot-wide public utility easements shall be dedicated along the frontages of Healthcare Way;
 - b. A fifteen-foot-wide utility easement shall be dedicated along the frontage of Kiernan Avenue to protect the existing MID overhead electrical lines;
 - c. Twenty-foot-wide storm drain easements shall be dedicated to protect the 36-inch French Drains for on-street storm drainage from Healthcare Way;
 - d. Private ingress-egress access and utility easements necessary to provide vehicular access and on-site private utility service to each parcel of the Parcel Map.

8. Prior to map recordation, the developer shall execute a Reciprocal Access and Parking Agreement, which shall provide for reciprocal vehicular and pedestrian access and vehicular parking for all 13 parcels, to the satisfaction of the Community and Economic Development Director and in a form provided by Land Development Engineering Division and approved by the City Attorney.
9. Prior to or concurrent with parcel map recordation, the applicant shall record an access easement for on-site traffic circulation to access the properties to the east, Lots 16 and 17 of the Bridges Phase II Parcel Map (APNs 078-069-001 and -018), to the satisfaction of the Director of Community and Economic Development.
10. There is an existing 12-inch water main in Healthcare Way that terminates approximately 360 feet at the west end entrance road to Kaiser Facility. This main shall be extended with the roadway improvements.
11. The proposed 10-in water main extension going north is private and shall be within a private easement that is maintained by the property owner.
12. There is an existing 27-inch sewer trunk main that terminates at the west end entrance road to the Kaiser facility. A 15-inch trunk shall be extended west approx. 360 feet with roadway improvements.
13. The proposed 10-inch sewer main extension going north is private and shall be within a private easement that is maintained by the property owner.
14. The City does not have a positive storm drain in this area. Future proposed development will be required to manage all storm water runoff on-site per current City standards.
15. Improvement plans shall demonstrate that Healthcare Way storm drainage for the roadway extension to the west will be designed and constructed with roadway improvements.
16. Prior to the issuance of a Grading, Demolition, or Building Permit, Developer shall submit improvement plans conforming to design requirements of the most current edition City of Modesto Guidance Manual for Development, Stormwater Quality Control Measures and the City of Modesto Municipal Code.
17. Prior to the issuance of a Grading, Demolition, or Building Permit, Developer shall submit a plan to integrate Low Impact Development (LID) principles into the project design. The plan shall retain, treat, and infiltrate the first 0.5" of stormwater run-off on site, and incorporate pervious landscape features into the project design wherever possible.
18. Prior to the issuance of a Grading, Demolition, or Building Permit, Developer shall submit a plan to provide permanent, post-construction treatment (grass swale, bioretention, vegetative strip, or other approved proprietary device) to remove pollutants from the first 0.5" of stormwater run-off from site.

19. Prior to the issuance of a Grading, Demolition, or Building Permit, Developer shall submit a plan for trash enclosures to be sufficiently elevated to prevent stormwater run-on from parking lot. Floor of enclosures shall be graded to drain into adjacent landscape areas.
20. Prior to the issuance of a Grading, Demolition, or Building Permit, Property Owner shall provide a signed and notarized Stormwater Treatment Device Access and Maintenance Agreement to Land Development Engineering, Stormwater for recording.
21. Prior to the issuance of a Grading, Demolition, or Building Permit, Property Owner shall obtain coverage for project under the State Water Resources Control Board (SWRCB) General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities Order No. 2009-0009-DWQ, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, as amended by 2010-0014-DWQ and 2012-0006-DWQ.
22. The Construction General Permit requires the Property Owner to develop a Stormwater Pollution Prevention Plan (SWPPP) for the project. The SWPPP shall include a description of all erosion, sediment, and pollution control BMPs to be used at the construction or demolition site to prevent sediment and other sources of pollution from entering the City storm drain system as well as a site plan showing their placement. Prior to issuance of a Grading, Demolition, or Building Permit, provide one paper copy of SWPPP to Land Development Engineering, Stormwater.
23. Applicant shall submit Landscape and Irrigation (L &I) plans for review and approval by the City's Parks Planning and Development Division. L&I plans shall meet current State of California water use ordinance requirements, Modesto Municipal Code (MMC) requirements and City of Modesto standards at time of submittal.
24. Applicant shall provide a minimum ten-foot (10') landscaped setback along Healthcare Way.
25. Applicant shall provide street trees along Healthcare Way and spaced thirty five (35') feet on center maximum and located within seven feet (7') of back of sidewalk, or curb.
26. Applicant shall install parking lot shade trees per MMC requirements; one (1) shade tree for every eight (8) parking stalls and within seven feet (7') of stall. Shade trees are required for all parking stall locations proposed in the development.
27. Applicant shall install a separate landscape water meter for each parcel developed.
28. LID control and treatment measures shall be vegetated for erosion protection and sediment entrapment to collect/treat storm water run-off before entering

the storm drain system. Storm water catchment and treatment basins shall be appropriately landscaped and irrigated to address the specific type of storm water control measure.

29. Applicant shall install bicycle parking racks as part of the project development per MMC and Green Building Code.
30. Improvement plans shall demonstrate the distribution and spacing of fire hydrants at one hydrant every 300 feet on center and approved fire apparatus turnarounds at dead-end roads that exceed 150-feet in length.
31. At the time of development, all existing underground and aboveground utilities, irrigation, and electrical lines shall be protected, relocated, or removed as required by the Utility Companies and City Engineer or designee. Easements for utilities, irrigation, and electrical lines to remain shall be reserved as required.
32. Any public improvements that are missing damaged or not to current City standards shall be designed and constructed per City standards in accordance with City Code (Article 7-1.701). Such improvements may include, but not be limited to curb & gutter, drive approach, sidewalk, ADA access ramps, fire hydrants and street lights. All public improvement plans shall be designed by a Registered Engineer, reviewed and approved by the City Engineer prior to issuance of an Encroachment permit.
33. All landscaping, fences, and walls shall be maintained and the premises shall be kept free of weeds, trash, and other debris.
34. Conditions of Approval for the project shall be included with building plans and shall be continuously maintained on-site during project construction to the satisfaction of the Chief Building Official.
35. At the time of issuance of a building permit, the developer shall pay development impact fees at the established rate. Such fees may include but are not limited to, sewer and water connection fees, community facility fees, building permit and plan check fees.
36. The property owner and developer shall, at their sole expense, defend, indemnify and hold harmless the City of Modesto, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include but is not limited to any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Modesto shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.

In addition, the following conditions are recommended mitigation measures from the City of Modesto General Plan Master EIR that are applicable to the project:

37. AQ-100. Reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible in accordance with the requirements of SJVAPCD Regulation VIII. Regulation VIII was adopted to reduce the amount of particulate matter suspended in the atmosphere as a result of emissions generated from anthropogenic (man-made) fugitive dust sources. (Policy VII.H.2.jj)
38. AQ-101. Require all access roads, driveways, and parking areas serving new commercial and industrial development to be constructed with materials that minimize particulate emissions in accordance with the requirements of SJVAPCD Regulation VIII and are appropriate to the scale and intensity of use. (Policy VII.H.2.kk)
39. AQ-103. Effectively stabilize dust emissions using water, chemical stabilizer / suppressant, cover with a tarp or other suitable cover or vegetative ground cover, all disturbed areas, including storage piles, which are not being actively utilized for construction purposes. (Policy VII.H.2.mm)
40. AQ-104. Effectively stabilize dust emissions using water or chemical stabilizer / suppressant, all onsite unpaved roads and off-site unpaved access roads. (Policy VII.H.2.nn)
41. AQ-105. Effectively control fugitive dust emissions utilizing application of water or by presoaking all land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities. (Policy VII.H.2.oo)
42. AQ-107. When materials are transported off site, cover all materials, or effectively wet them to limit visible dust emissions, and maintain at least six inches of freeboard from top of container. (Policy VII.H.2.qq)
43. AQ-108. Limit operations or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday (the use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.) (Policy VII.H.2.rr)
44. AQ-109. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, effectively stabilize said piles for fugitive dust emissions utilizing sufficient water or chemical stabilizer / suppressant. (Policy VII.H.2.ss)
45. AQ-110. Within urban areas, immediately remove trackout when it extends 50 or more feet from the site and at the end of each workday. (Policy VII.H.2.tt)
46. AQ-111. Prevent carryout and trackout for any site with 150 or more vehicle trips per day. (Policy VII.H.2.uu)
47. AQ-112. Limit traffic speeds on unpaved roads to 15 mph. (Policy VII.H.2.vv)

48. AQ-113. Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent (1%). (Policy VII.H.2.ww)
49. AQ-114. Install wheel washers for all exiting trucks, or wash all trucks and equipment leaving the site. (Policy VII.H.2.xx)
50. AQ-115. Install wind breaks at windward side(s) of construction areas. (Policy VII.H.2.yy)
51. AQ-116. Suspend excavation and grading activity when winds exceed 20 mph (regardless of windspeed, an owner/operator must comply with Regulation VIII's 20 percent opacity limit). (Policy VII.H.2.zz)
52. AQ-117. Limit the area subject to excavation, grading, and other construction activity at any one time. (Policy VII.H.2.aaa)
53. Noise-3. Construction activities are to comply with Modesto Municipal Code Title 4, Chapter 9.
54. Noise-4. Implement noise-reducing construction practices as conditions of approval where substantial construction-related noise impacts would be likely to occur, such as with extended periods of pile driving, or where construction is expected to continue or where sensitive receptors would be affected by construction noise. Conditions of approval may include, but are not limited to:
 - a. Require construction equipment, including air compressors and pneumatic equipment to have properly maintained mufflers;
 - b. Require impact tools to be equipped with shrouds or shields;
 - c. Require that the quietest equipment available be used; and,
 - d. Require selection of haul routes that affect the fewest number of people. (Policy VII-G.3.b)
55. Noise-11. Limit trucking to specific routes, times, and speeds that avoid or minimize adverse effects on sensitive receptors. (Policy VII-G.3.i)
56. Noise-16. For construction activities involving high-powered vibratory tools or pile driving within 200 feet of an existing structure, demonstrate that project construction would not exceed the Caltrans construction vibration thresholds to ensure that no damage to structures would occur. (Policy VII-G.3.n)
57. SWPH-14. Table V-7-1-j: Burrowing owls are known to occur near the General Plan Area in agricultural and grassland habitats and vacant lots within developed habitats. Impacts to burrowing owls and their nest burrows must be avoided in order to comply with the Federal Migratory Bird Treaty Act (MBTA) and Department of Fish and Game Code Sections 3503, 3503.5,

and 3513. Per CDFW's Staff Report on Burrowing Owl Mitigation (CDFG 2012), if any ground-disturbing activities occur in potential burrowing owl habitat during the nesting (February 1 through August 31) or non-nesting season (September 1 through January 31), implementation of avoidance measures is required. A burrowing owl habitat assessment is recommended for areas containing potentially suitable habitat: agricultural, grassland, and vacant parcels if at least 2.5 acres in size or contiguous with undeveloped habitat of at least 2.5 acres in size. Agricultural habitat determined to be suitable includes pastureland, non-irrigated cropland, and ruderal or fallow fields; orchards, vineyards, and other active croplands with vegetation greater than 15 inches in height are not considered suitable habitat. Vacant or ruderal parcels are considered potentially suitable habitat if ground squirrels, debris piles, and/or pipes are present to provide burrows or burrow surrogates for burrowing owl to occupy.

If burrowing owl habitat is confirmed present within a maximum of 500 feet of the project site, no visual barriers are present between the project site and the burrowing owl habitat, and no owls were observed to occupy the habitat at the time of the assessment, then one preconstruction site survey (take avoidance survey) shall be conducted no more than 14 days prior to the onset of any ground-disturbing activities. Further, if the preconstruction survey determines that burrowing owls occupy the site and impacts to occupied burrows cannot be avoided, then passive relocation shall be conducted as described below during the non-nesting season or if the burrowing owl(s) are determined to not be actively nesting. Prior to passive relocation, a burrowing owl exclusion, mitigation, and monitoring plan will be prepared in accordance with the CDFW Staff Report on Burrowing Owl Mitigation (CDFG 2012) and submitted to the City for approval before any constructive activities can proceed that may impact the species.

The Staff Report on Burrowing Owl Mitigation (CDFG 2012) recommends that impacts to occupied burrows during the nesting season be avoided by implementation of a no-disturbance buffer zone of a minimum of 250 feet, unless a qualified biologist verifies through noninvasive methods that either: 1) the burrowing owls have not begun egg laying and incubation; or 2) that juveniles from the occupied nest are foraging independently and are capable of independent survival. Failure to implement this buffer zone could cause adult burrowing owls to abandon nests, cause eggs or young to be directly impacted (crushed), and/or result in reproductive failure. Burrowing owls may be passively relocated if the burrowing owls have been determined not to be actively nesting and the burrowing owl exclusion, mitigation, and monitoring plan has been approved by the City and CDFW.

58. AH-21. Any project that involves earth-disturbing activities within previously undisturbed soils in an area determined to be archaeologically or culturally sensitive by the City of Modesto through consultation with Native American tribes or bands and a qualified archaeologist should be required to carry out the following mitigation measures, at a minimum:

- a. If prehistoric archaeological remains are discovered during project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist should be retained by the project sponsor to investigate the find, and make recommendations as to treatment and mitigation. In the event of the discovery of a burial, human bone, or suspected human bone all excavation or grading in the vicinity of the find should halt immediately and the area of the find should be protected and the project applicant immediately should notify the County Coroner of the find and comply with the provisions of California Health and Safety Code Section 7050.5, including California Public Resources Code Section 5097.98, if applicable. If human remains are identified, the project sponsor should also retain a Native American monitor;
- b. A qualified archaeological monitor should be present and should have the authority to stop and redirect grading activities, in consultation with the Native Americans and their designated monitors, to evaluate the significance of any Native American archaeological resources discovered on the property;
- c. Native American monitors from the appropriate Native American Tribes, as determined by the NAHC should be allowed to monitor all groundbreaking activities, including all archaeological testing and data recovery excavations that are likely to affect Native American resources, as determined by a qualified archaeologist. The project proponent should be responsible for compensating Native American monitors. If human remains are discovered, the NAHC should assign a Most Likely Descendent (MLD);
- d. The landowner agrees to relinquish ownership of all Native American human remains and associated burial artifacts that are found within the project area, to the appropriate Native American MLD, as assigned by the NAHC, for proper treatment and disposition. The MLD will decide whether or not standard archaeological analysis will be allowed on human remains and associated artifacts from burials; and,
- e. If paleontological resources are discovered during earth-moving activities, the construction crew shall immediately cease work in the vicinity of the find, and the City's Planning Manager shall be notified. A qualified paleontologist shall evaluate the resource and prepare a proposed mitigation plan in accordance with Society of Vertebrate Paleontology guidelines. The proposed mitigation plan may include a field survey of additional construction areas, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. (Policy VII.F.3[c])

59. SD-10 and FWQ-11. Construction activities shall comply with the requirements of the City's Stormwater Management Plan under its municipal NPDES stormwater permit, and the State Water Resources Control Board's General Permit for Discharges of Storm Water Associated with Construction Activity. (Policy VI.G.3)
60. SD-12 and FWQ-13. Ensure that new development complies with the City of Modesto's Stormwater Management Program: Guidance Manual for New Development Stormwater Quality Control Measures. (Policy VI.G.5)
61. SD-13 and FWQ-14. Require new development to implement an appropriate selection of permanent pollution control measures in accordance with the City's implementation policies for the municipal NPDES stormwater permit. (Policy VI.G.6)
62. SD-15 and FWQ-16. Integrate Low Impact Development principles into proposed development projects' design. Low Impact Development is a storm water management and land development strategy that promotes conservation and use of natural on-site features combined with engineered small-scale hydrologic devices. In designing development projects, minimize the amount of impervious surface in order to maximize on-site infiltration of stormwater runoff and minimize the potential for storm water runoff from the site. (Policy VI.G.8)
63. HM-8. Applicants for building permits should determine that a site containing or formerly containing residences or farm buildings / structures has been fully investigated for the presence of hazardous materials or wastes prior to issuance of the permit. Investigation should consist of, at minimum, a Phase I environmental site assessment and a Phase II site assessment, if found necessary as a result of the Phase I assessment. The findings of the site assessment should be reported to the City and the County's Department of Environmental Resources. The appropriate remediation should occur prior to final occupancy of the approved development. (Policy VI.M.6)

BE IT FURTHER RESOLVED that the conditions of project approval set forth herein include certain fees, dedication requirements, reservations requirements, and other exactions, and that pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions.

BE IT FURTHER RESOLVED that the applicant is hereby further notified that the ninety (90) days approval period in which a protest of these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a) can be filed, begins on September 16, 2019, and that if a protest is not filed within this ninety (90)-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on September 16, 2019, by Lucas, who moved its adoption, which motion was seconded by Pollard, and carried by the following vote:

Ayes: Lucas, Pollard, Smith, Vohra, Biring
Noes: None
Absent: Escutia-Braaton, Morad
Recused: None

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MODESTO.

Original, signed copy on file in CEDD
Brad Wall, Acting Secretary