

PLANNING COMMISSION
RESOLUTION NO. 2023-12

A RESOLUTION GRANTING A TWO-YEAR EXTENSION OF TIME FOR THE
FILING OF A FINAL MAP OF THE WELLS AVENUE SUBDIVISION
(CALANDEV, LLC)

WHEREAS, by Resolution No. 2021-11 adopted on June 21, 2021, the Planning Commission approved the Vesting Tentative Map of the Wells Avenue Subdivision (Calandev, LLC); and

WHEREAS, said approval expires on June 21, 2023; and

WHEREAS, prior to expiration of tentative map approval, Dave Romano on behalf of Calandev, LLC submitted a letter requesting a two-year extension of time for filing the Final Map of the Wells Avenue Subdivision; and

WHEREAS, a public hearing was held by the Planning Commission on May 1, 2023, 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 2021-01, 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 finds and determines as follows:

1. Conditions affecting the tentative subdivision map have not substantially changed since the vesting tentative map was approved.
2. An Initial Study was prepared by the City of Modesto that analyzed whether the subsequent project may cause any significant effect on the environment that was not examined in the Master EIR and whether the subsequent project was described in the Master EIR as being within the scope of the report.
3. 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.
4. No new or additional mitigation measures or alternatives are required.
5. The subsequent project is within the scope of the project covered by the Master EIR.
6. All applicable policies, regulations, and mitigation measures identified in the Master EIR have been applied to the subsequent project or otherwise made conditions of approval of the subsequent project.

7. No substantial changes have occurred with respect to the circumstances under which the Master EIR was certified, and no new information, which was not known and could not have been known at the time that the Master EIR was certified as complete, has become available.

BE IT FURTHER RESOLVED by the Planning Commission that it hereby grants to Calandev LLC a two-year extension of time to June 21, 2025, for filing the Final Map of the Wells Avenue Subdivision, subject to the conditions contained in Planning Commission Resolution No. 2021-11.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on May 1, 2023, by Commissioner Vohra, who moved its adoption, which motion was seconded by Commissioner Vazquez, and carried by the following vote:

Ayes:	Birring, Russell, Shanks, Vazquez, Vohra
Noes:	None
Absent:	Silva
Recused:	None

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

Original, signed copy on file in CEDD
Jessica Hill, Secretary