

**PLANNING COMMISSION
RESOLUTION NO. 2024-12**

**RESOLUTION APPROVING A TENTATIVE PARCEL MAP,
SUBDIVIDING A 31,590 SQUARE FOOT PARCEL INTO FOUR (4)
PARCELS, AT THE PROPERTY LOCATED AT 502 COLORADO
AVENUE. (ABHAY GAWANDE)**

WHEREAS, Abhay Gawande has filed an application for a Tentative Parcel Map to divide 31,590 square foot parcel into four parcels located at the southwest corner of Colorado Avenue and South Avenue; and

WHEREAS, said Tentative Parcel Map was received in the office of the Secretary of the Planning Commission on June 10, 2024, and was accepted for filing and deemed complete on July 5, 2024, in accordance with the provisions of Section 4-4.502 of the Modesto Municipal Code; and

WHEREAS, copies of said Tentative Parcel Map have been sent to the local utility companies, the City Engineering and Transportation Department, the Fire Department, and Parks Planning Division, and

WHEREAS, a public hearing was held by the Planning Commission on September 16, 2024, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, staff has determined that the project is exempt from CEQA pursuant to Section 15315 of the CEQA Guidelines, Minor Land Divisions, which exempts parcel maps of four or fewer parcels which are consistent with the General Plan, and staff has prepared a Notice of Exemption, EA/C&ED 2024-019.

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

1. The proposed Tentative Parcel Map is consistent with the General Plan of the City of Modesto because it is consistent with the Subdivision Map Act requirements.
2. The proposed 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 General Plan or regulations within the City of Modesto Municipal Code because there is no proposed development.
3. The discharge of waste as a result of the proposed 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 is exempt from CEQA, pursuant to Section 15315 of the CEQA Guidelines, which exempts parcel maps of four or fewer parcels which are consistent with the General Plan.
5. The proposed Tentative Parcel Map complies with all applicable requirements of the Subdivision Map Act and of Title 4 of the Modesto Municipal Code regarding the subdivision of land.

BE IT FURTHER RESOLVED by the Planning Commission that the Tentative Parcel Map of property located at 502 Colorado Avenue, accepted for filing in the office of the Secretary of the Planning Commission on September 16, 2024, 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. At the time of development, any public improvements that are missing, damaged, or not to current City standards shall be designed and constructed per City standards in accordance with Modesto Municipal Code (Article 7-1.701). Such improvements may include, but not be limited to curb and gutter, drive approach, sidewalk, ADA access ramps, fire hydrants, and streetlights. All public improvement plans shall be designed by a Registered Engineer and reviewed and approved by the City Engineer prior to issuance of an Encroachment permit. A certificate giving notice of this requirement shall be placed on the Parcel Map.
2. 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 of the City of Modesto Guidance Manual for Development, Stormwater Quality Control Measures and the City of Modesto Municipal Code.

3. 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 runoff on site, and incorporate pervious landscape features into the project design wherever possible.
4. 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.
5. 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 City Engineer or designee. Easements for utilities, irrigation, and electrical lines to remain shall be reserved.
6. Prior to and after development, the parcel shall be maintained, and the premises shall be kept free of weeds, trash, and other debris.
7. 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.

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, 2024, 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 the 16th day of September 2024, by Grewal, who moved its adoption, which motion being duly seconded by Russell, was upon roll call carried by the following vote:

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

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

Signed copies on file in CEDD

Tristan Osborn, AICP, Secretary