PLANNING COMMISSION
RESOLUTION NO. 2024-15

A RESOLUTION GRANTING A TWO-YEAR EXTENSION OF TIME FOR FILING OF A FINAL MAP OF THE ARCADIA PROPERTY SUBDIVISION (NEWMAN ROMANO)

WHEREAS, by Resolution No. 2022-28 adopted on October 3, 2022, the Planning Commission approved the Vesting Tentative Map of Arcadia Property subdivision; and

WHEREAS, said approval expired on October 3, 2024; and

WHEREAS, prior to expiration of tentative map approval, a letter was received from Newman Romano requesting an extension of time for filing the Final Map of Arcadia Property Subdivision on September 3, 2024; and

WHEREAS, a public hearing was held by the Planning Commission on November 4, 2024, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, this parcel map is exempt from review under the California Environmental Quality Act (CEQA), pursuant to Section 15061 (b)(3), "Common Sense Exemption", of the CEQA Guidelines which is applied projects which have the potential for causing a significant effect on the environment. Where it can be seen with 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.

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. The approval of a two-year time extension for the tentative subdivision map would not create a health or safety risk to the community.

3. The proposed time extension vesting tentative parcel map is exempt from CEQA, pursuant to Section 153061 (b)(3) of the CEQA Guidelines, which exempts projects that can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

BE IT FURTHER RESOLVED by the Planning Commission that it hereby grants to Newman Romano a two-year extension of time to November 4, 2026, for filing the final map of Arcadia Property Subdivision, subject to the conditions contained in Planning Commission Resolution No. 2022-28.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on November 4, 2024, by Grewal, who moved its adoption, which motion was seconded by Birring, and carried by the following vote:

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

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

Signed copy on file in CEDD

Tristan Osborn, AICP, Secretary