

PLANNING COMMISSION
RESOLUTION NO. 2025-08

A RESOLUTION GRANTING A THREE-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 expired on June 21, 2023; and

WHEREAS, A previous resolution granted a two (2) year extension of time to June 21, 2025, for the filing of a final map of the Wells Avenue Subdivision that was approved on May 1, 2023, Resolution No. 2023-12; and

WHEREAS, the applicant has now requested a three (3) year time extension to file the Final Map for the Vesting Tentative Subdivision of Calandev, LLC (the Wells Avenue Subdivision); and

WHEREAS, Section 4-4.601(a) of the Modesto Municipal Code allows that the Commission “may extend the time for filing a final map for a period or periods not exceeding three (3) years if it determines that conditions affecting the subdivision have not substantially changed.”; and

WHEREAS, State law allows local jurisdictions to extend the life of tentative maps for up to six (6) years beyond the original expiration date. However, the Municipal Code limits subdivision map time extensions that can be granted by the Commission to three (3) years at a time; and

WHEREAS, staff therefore recommends that the Commission approve the three-year time extension for the tentative subdivision map, which would result in the new expiration date of June 21, 2028; and

WHEREAS, City expenditures related to the review of the project are funded by application fees provided by the applicant; and

WHEREAS, the Planning Commission certified that it 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 three-year extension of time to June 21, 2028, 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 March 17, 2025, by Commissioner Goriel, who moved its adoption, which motion was seconded by Commissioner Russell, and carried by the following vote:

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| Ayes: | Arroyo, Black, Goriel, Hauselmann, Russell, Shanks |
| Noes: | None |
| Absent: | Grewal |
| Recused: | None |

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

Original, signed copy on file in
CEDD

Tristan Osborn, AICP, Secretary