

**PLANNING COMMISSION  
RESOLUTION NO. 2025-14**

**A RESOLUTION GRANTING A THREE-YEAR EXTENSION OF  
TIME FOR THE FILING OF A FINAL MAP OF THE TESORO  
SUBDIVISION (VVH CONSULTING ENGINEERS)**

WHEREAS, by Resolution No. 2021-10 adopted on June 21, 2021, the Planning Commission approved the Vesting Tentative Subdivision Map of the Tesoro Homes Subdivision (VVH Consulting Engineers); and

WHEREAS, said approval was originally set to expire on June 21, 2023; and

WHEREAS, the Planning Commission granted a two (2) year extension of time to June 21, 2025, for the filing of a final map of the Tesoro Homes Subdivision that was approved on June 19, 2023, Resolution No. 2023-18; and

WHEREAS, the applicant has now requested an additional three (3) year time extension to file the Final Map for the Vesting Tentative Subdivision of Tesoro Homes, Inc. (the Tesoro Homes Subdivision); and

WHEREAS, State law allows local jurisdictions to extend the life of tentative subdivision maps for up to six (6) years beyond the original expiration date; 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, staff has reviewed the application and recommends that the Commission approve the three-year time extension for the vesting tentative subdivision map, which would result in the new expiration date of June 21, 2028; and

WHEREAS, the Planning Commission certifies that 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 VVH Consulting Engineers a threeyear extension of time to June 21, 2028, for filing the Final Map of the Tesoro Homes Subdivision, subject to the conditions contained in Planning Commission Resolution No. 2021-10.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on April 21, 2025, by Commissioner Russell, who moved its adoption, which motion was seconded by Commissioner Black, and carried by the following vote:

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

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

Signed copy on file in CEDD

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Jessica Hill, Secretary