

**PLANNING COMMISSION
RESOLUTION NO. 2025-20**

**A RESOLUTION GRANTING A TWO-YEAR EXTENSION OF TIME
FOR THE FILING OF A FINAL PARCEL MAP OF 1200 GRAPHICS
DRIVE (NORTHPOINT DEVELOPMENT)**

WHEREAS, by Resolution No. 2021-08 adopted on June 7, 2021, the Planning Commission approved the Vesting Tentative Parcel Map of 1200 Graphics Way (NorthPoint Development); and

WHEREAS, said approval was originally set to expire on June 7, 2023; and

WHEREAS, the Planning Commission granted a two (2) year extension of time to June 7, 2025, for the filing of a final map of the 1200 Graphics Drive Parcel Map that was approved on July 17, 2023, Resolution No. 2023-22; and

WHEREAS, the applicant has now requested an additional two (2) year time extension to file the Final Map for the Vesting Tentative Parcel Map at 1200 Graphics Drive; 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 two-year time extension for the vesting tentative parcel map, which would result in the new expiration date of June 7, 2027; and

WHEREAS, this 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

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

1. Conditions affecting the tentative parcel map have not substantially changed since the tentative map was approved.
2. The 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.

BE IT FURTHER RESOLVED by the Planning Commission that it hereby grants to NorthPoint Development a two year extension of time to June 7, 2027, for filing the Final Parcel Map of 1200 Graphics Drive, subject to the conditions contained in Planning Commission Resolution No. 2021-08.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on May 5, 2025, by Commissioner Black, who moved its adoption, which motion was seconded by Commissioner Russell , and carried by the following vote:

Ayes: Arroyo, Black, Goriel, Grewal, Russell, Shanks

Noes: None

Absent: Hauselmann

Recused: None

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

Signed copy on file in CEDD

Jessica Hill, Secretary