

PLANNING COMMISSION  
RESOLUTION NO. 2016-18

A RESOLUTION GRANTING AN EXTENSION OF TIME FOR FILING THE  
FINAL MAP OF WISDOM PLACE SUBDIVISION

WHEREAS, by Resolution No. 2014-19 adopted on October 6, 2014, the Planning Commission approved the Vesting Tentative Map of Wisdom Place subdivision; and

WHEREAS, said approval expires on October 6, 2016; and

WHEREAS, prior to expiration of tentative map approval, an application was received from the subdivider on September 28, 2016, requesting an extension of time of two years for filing the final map of the Wisdom Place subdivision; and

WHEREAS, a public hearing was held by the Planning Commission on November 7, 2016, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

WHEREAS, the Planning Commission certifies it has received and reviewed the Initial Study, Environmental Assessment No. EA/C&ED 2014-24, which concluded that the project is within the scope of the General Plan Master EIR (SCH No. 2007072023) 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 map have not substantially changed.
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 an extension of time to October 4, 2018 to file the Final Map of the Wisdom Place Subdivision to Wisdom Place LLC, subject to the conditions contained in Planning Commission Resolution No. 2014-19.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on November 21, 2016, by Sandra Lucas, who moved its adoption, which motion was seconded by Carmen Morad, and carried by the following vote:

Ayes:	Escutia-Braaton, Lucas, Morad, Pollard, Smith, Vohra
Noes:	None
Absent:	Carter
Recused:	None

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

Original, signed copy on file in CEDD

Patrick Kelly, Secretary