

PLANNING COMMISSION
RESOLUTION NO. 2017-27

A RESOLUTION GRANTING A TWO-YEAR EXTENSION OF TIME FOR FILING THE FINAL MAP OF THE VINTAGE SUBDIVISION WITH THE CITY OF MODESTO LAND DEVELOPMENT ENGINEERING DIVISION, FOR PROPERTY LOCATED EAST OF THE INTERSECTION OF VINTAGE DRIVE AND BLUEBIRD DRIVE, WEST OF DALE ROAD AND NORTH OF VINTAGE FAIRE MALL (SETROK LP)

WHEREAS, by Resolution No. 2015-26 adopted on October 19, 2015, the Planning Commission approved the Vesting Tentative Subdivision Map (VTSM) of The Vintage subdivision, for 170 single-family residential lots and one multi-family residential lot on 35 acres; and

WHEREAS, said approval expires on October 19, 2017; and

WHEREAS, prior to the expiration of the VTSM, on October 11, 2017 Newman-Romano on behalf of Setrok LP. filed a request by letter for a two-year extension of time to file the final map of The Vintage Subdivision Map pursuant to Modesto Municipal Code section 4-4.601(a); and

WHEREAS, the Planning Commission considered the request for a two-year time extension on November 20, 2017, in Chambers, 1010 Tenth Street, Modesto, California; and

WHEREAS, the Planning Commission certifies it has received and reviewed the Initial Study, Environmental Assessment No. EA/C&ED 2015-18, 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 Vintage Subdivision have not substantially changed since the VTSM was approved, and
2. The previously approved VTSM, and requested time extension thereof, are consistent with the General Plan designation of Mixed Use (MU) for the site, and
3. 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.
4. 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.

5. No new or additional mitigation measures or alternatives are required.
6. The subsequent project is within the scope of the project covered by the Master EIR.
7. 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.
8. 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 19, 2019, for filing the final map of The Vintage subdivision, subject to the conditions contained in Planning Commission Resolution No. 2015-26.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on November 20, 2017, by Commissioner Lucas, who moved its adoption, which motion was seconded by Commissioner Smith, and carried by the following vote:

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

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

Original, signed copy on file in CEDD

Patrick Kelly, Secretary