

PLANNING COMMISSION  
RESOLUTION NO. 2020-16

A RESOLUTION APPROVING THE VESTING TENTATIVE PARCEL MAP OF  
PROPERTY LOCATED AT 1125 11<sup>TH</sup> STREET (CITY OF MODESTO  
REDEVELOPMENT SUCCESSOR AGENCY)

WHEREAS, the City of Modesto Redevelopment Successor Agency has filed an application for a Vesting Tentative Parcel Map to divide a parcel of 4.24 acres located at 1125 11<sup>th</sup> Street; and

WHEREAS, said Vesting Tentative Parcel Map was received in the office of the Secretary of the Planning Commission on September 2, 2020, and was accepted for filing and deemed complete on September 22, 2020, in accordance with the provisions of Section 4-4.502 of the Modesto Municipal Code; and

WHEREAS, copies of said Vesting Tentative Parcel Map have been sent to internal departments and local external agencies for review and comment; and

WHEREAS, City services, including sewer and water facilities, are available; and

WHEREAS, a public hearing was held by the Planning Commission on October 19, 2020, in Chambers, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; 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 hereby finds and determines as follows:

1. The proposed vesting tentative parcel map is consistent with the General Plan of the City of Modesto.
2. The proposed vesting tentative parcel map will not be materially detrimental to the public welfare or injurious to other property or improvements in the vicinity or zone in which the property is located and will not nullify the intent and purpose of the General Plan or regulations within the City of Modesto Municipal Code.
3. The discharge of waste as a result of the proposed vesting tentative parcel map into the existing sewer system will not result in a violation of existing requirements by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code of the State of California.
4. The proposed vesting 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.

5. The proposed vesting tentative parcel map complies with all applicable requirements of the Subdivision Map Act and of Title 4 of the Modesto Municipal Code regarding the subdivision of land.

BE IT FURTHER RESOLVED by the Planning Commission that the Vesting Tentative Parcel Map of property located at 1612 Scenic Drive, accepted for filing in the office of the Secretary of the Planning Commission on July 31, 2020, be and it is hereby approved as submitted and as shown in red on the face of the map and subject to the following conditions:

1. Prior to recordation of a Parcel Map, the Parcel Map shall note an access easement on Parcel 1 for Parcel 3 along the existing driveway from L Street servicing the existing entrance to Modesto Centre Plaza facing 11<sup>th</sup> Street on the northeast side of the building. The access easement shall include the sidewalk on Parcels 1 and 2 to be used by Parcel 3.
2. Prior to recordation of the Parcel Map developer shall record an access and maintenance agreement to manage the noted access easement.
3. A certificate shall be placed on the Parcel Map stating that each parcel shall have separate water and sewer utility connections in accordance with the City of Modesto Standard Specifications and the City Engineer or designee, as well as each individual utility company's standards if the two parcels are not developed as one project.
4. Prior to or concurrently with final Parcel Map recordation, public utility easements shall be dedicated and all existing utility sizes, locations and proposed tie in locations, shall be shown on the map as required by utility companies and the City Engineer.
5. A certificate shall be placed on the Parcel Map stating that prior to issuance of a building permit, stormwater drainage and lot grading shall follow current City of Modesto standards.
6. Lot grading and disposal of all site drainage shall be designed per current City standards of the City of Modesto.
7. Prior to the issuance of a Grading or Building Permit, Developer shall prepare and submit a Water Pollution Control Plan (WPCP) or Local SWPPP to Land Development Engineering, Stormwater for review. The submittal shall include a description of all erosion, sediment, and pollution control BMPs to be used at the construction site to prevent sediment and other sources of pollution from entering the City storm drain system as well as a site plan showing their placement.
8. At the time of development, LID control and treatment measures shall be implemented per City of Modesto and State of California standards.
9. Prior to the issuance of a building permit, applicant shall submit Landscape and Irrigation (L&I) plans for review and approval by the City's Parks Planning and Development Division. L&I plans shall meet current State of California water use

ordinance requirements, Modesto Municipal Code (MMC) requirements and City of Modesto standards at time of submittal.

10. At the time of development, all existing underground and aboveground utilities, irrigation, and electrical lines shall be protected, relocated, or removed as required by the City Engineer or designee. Easements for utilities, irrigation, and electrical lines to remain shall be reserved as required.
11. At the time of development, any public improvements that are missing, damaged or not to current City standards shall be designed per City standards in accordance with City Code (Article 7-1.701), standards and specifications. Such improvements may include, but not be limited to curb & gutter, drive approach, sidewalk, ADA access ramps, fire hydrants and street lights. All public improvement plans shall be designed by a Registered Engineer, reviewed and approved by the City Engineer prior to issuance of an Encroachment permit. A certificate giving notice of this requirement shall be placed on the Parcel Map.
12. Prior to and after development, the lot shall be maintained and the premises shall be kept free of weeds, trash, and other debris.
13. The property owner and developer shall, at their sole expense, defend, indemnify and hold harmless the City of Modesto, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include but is not limited to any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Modesto shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.

BE IT FURTHER RESOLVED that the conditions of project approval set forth herein include certain fees, dedication requirements, reservations requirements, and other exactions, and that pursuant to Government Code Section 66020(d)(1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions.

BE IT FURTHER RESOLVED that the applicant is hereby further notified that the ninety (90) days approval period in which a protest of these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a) can be filed, begins on October 19, 2020, and that if a protest is not filed within this ninety (90)-day period complying with all of the requirements of Section 66020, the applicant will be legally barred from later challenging such exactions.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on October 19, 2020, by Commissioner Smith, who moved its adoption, which motion was seconded by Commissioner Shanks, and carried by the following vote:

Ayes: Escutia-Braaton, Morad, Pollard, Shanks, Smith, Vohra, Biring  
Noes: None  
Absent: None  
Recused: None

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

Original, signed copy on file in CEDD

Steve Mitchell, Secretary