

PLANNING COMMISSION  
RESOLUTION NO. 2021-06

A RESOLUTION GRANTING A TWO-YEAR EXTENSION OF TIME FOR THE  
FILING OF A FINAL MAP OF THE WOODGLEN SUBDIVISION

WHEREAS, by Resolution No. 2019-20 adopted on June 3, 2019, the Planning Commission approved the Tentative Subdivision Map of the Woodglen subdivision; and

WHEREAS, said approval expires on June 3, 2021; and

WHEREAS, on April 2, 2021, prior to expiration of tentative map approval, Fitzpatrick Land Company filed an application for a two-year extension of time for the filing of a Final Map, as authorized in Sec. 4-4.601(a) of the Modesto Municipal Code; and

WHEREAS, a public hearing was held by the Planning Commission on April 19, 2021, 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 2019-10, which concluded that the project is within the scope of the previously-adopted Woodglen Focused EIR (SCH No. 2007042087) and that pursuant to Section 15182 of the CEQA Guidelines, 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 tentative map was approved.
2. The approval of a two-year time extension for the tentative subdivision map would not create a health or safety risk to the community.
3. The previously approved tentative subdivision map and the requested time extension thereof, are consistent with the General Plan Land Use designation of Residential (R) for the site.
4. There are no substantial changes proposed in the project which result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and, therefore, no major revisions to the Woodglen Focused EIR (SCH 2007042087) are required.
5. No substantial changes have occurred with respect to the circumstances under which the proposed project are undertaken which will result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and, therefore, no major revisions to the Woodglen FEIR are required.

6. There is no new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence when the Woodglen FEIR was adopted which shows any of the following:
  - a. One or more significant effects which is not discussed in the Woodglen FEIR, or
  - b. Significant effects which were previously examined with be substantially more sever than previously known, or
  - c. Previously infeasible mitigation measures or alternatives are now feasible and would substantially reduce one or more significant effects on the project, but the project proponents decline to adopt the mitigation measures or alternative, or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the Woodglen FEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
  
7. The Initial Study, Environmental Assessment No. EA/C&ED 2019-20, provides substantial evidence to support findings 4-6 above.

BE IT FURTHER RESOLVED by the Planning Commission that it hereby grants an extension of time to June 3, 2023, for filing the final map of the Woodglen subdivision, subject to the conditions contained in Planning Commission Resolution No. 2019-20.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on April 19, 2021, by Commissioner Morad, who moved its adoption, which motion was seconded by Commissioner Pollard, and carried by the following vote:

Ayes:	Birring, Morad, Pollard, Silva, Smith, Vohra, Shanks
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