

PLANNING COMMISSION
RESOLUTION NO. 2015-27

A RESOLUTION GRANTING A TWO-YEAR EXTENSION OF TIME TO FILE THE FINAL MAP OF HILLGLEN PARKS SUBDIVISION WITH THE CITY OF MODESTO LAND DEVELOPMENT ENGINEERING DIVISION, FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HILLGLEN AVENUE AND CADEN DRIVE, (FLORSHEIM LAND CO.)

WHEREAS, by Resolution No. 2014-03 adopted on January 27, 2014, the Planning Commission approved the Hillglen Parks Vesting Tentative Subdivision Map ("VTSM"), for a 62-lot residential subdivision located at the southeast corner of Hillglen Avenue and Caden Drive; and

WHEREAS, said approval expires on January 27, 2016; and

WHEREAS, Newman-Romano on behalf of Florsheim Land Co. filed an application for a two-year extension of time to file the final map of the Hillglen Parks Subdivision Map on October 16, 2015 pursuant to Modesto Municipal Code section 4-4.601(c); and

WHEREAS, the Planning Commission considered the request for a two-year time extension on December 21, 2015, 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 2013-29, which concluded that the project is still 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 Hillglen Parks 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 most recently approved amendment to Precise Plan No. 15 of the Village One Specific Plan, which designates the site for single-family residential development, and therefore consistent with the General Plan designation of Village Residential (VR) for the site, and
3. An Initial Study was prepared by the City of Modesto that analyzed whether the proposed project might cause any significant effect on the environment that was not examined in the Master EIR and whether the proposed project was described in the Master EIR as being within the scope of the report.
4. The proposed 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 proposed 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 proposed project or otherwise made conditions of approval of the proposed 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 January 27, 2018 to file the final map of the Hillglen Parks Subdivision, located at the southeast corner of Hillglen Avenue and Caden Drive, subject to the conditions contained in Planning Commission Resolution No. 2014-04.

BE IT FURTHER RESOLVED by the Planning Commission that the Secretary of the Planning Commission is hereby directed to file with the Stanislaus County Clerk a Notice of Determination in regard to the environmental impact of the proposed time extension.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on December 21, 2015, by Chris Tyler, who moved its adoption, which motion was seconded by Sandra Lucas, and carried by the following vote:

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

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

Original, signed copy on file in
CEDD

Patrick Kelly, Secretary