

PLANNING COMMISSION
RESOLUTION NO. 2019-15

A RESOLUTION GRANTING AN EXTENSION OF TIME FOR FILING THE
FINAL MAP OF THE TRAILS AT FALLING LEAF RE-SUBDIVISION

WHEREAS, the 50.70-acre Falling Leaf Subdivision, comprised of a total of 314 single-family residential lots, 12 landscape/bike trail lots, 14 alley lots, 2 park lots and 1 storm drain lot was recorded on January 19, 2006 in Volume 42 of Maps, at Page 88, Stanislaus County Records; and

WHEREAS, by Resolution No. 2017-11 adopted on May 1, 2017, the Planning Commission approved the Vesting Tentative Map of The Trails at Falling Leaf Re-subdivision, to divide a 5.72 acre portion of the Falling Leaf Subdivision Map comprised of 57 alley-accessed single-family residential lots and 11 alley lots into 59 street-accessed single-family residential lots, properties located west of Claus Road and north of Floyd Avenue; and

WHEREAS, said approval expires on May 1, 2019; and

HEREAS, prior to the expiration of the VTSM, on April 2, 2019 Newman-Romano on behalf of NewFH, LLC filed a request by letter for a two-year extension of time to file the final map of The Trails at Falling Leaf Re-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 May 6, 2019, 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 2017-10, 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 Vesting Tentative Subdivision Map have not substantially changed since the tentative subdivision map was approved because no other physical conditions surrounding the tentative map have significantly 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.

2. 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.
3. No new or additional mitigation measures or alternatives are required.
4. The subsequent project is within the scope of the project covered by the Master EIR.
5. 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.
6. 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 May 1, 2021, for filing the final map of The Trails at Falling Leaf Re-subdivision, subject to the conditions contained in Planning Commission Resolution No. 2017-11.

The foregoing resolution was introduced at the regular meeting of the Planning Commission held on May 6, 2019, by Commissioner Smith, who moved its adoption, which motion was seconded by Commissioner Vohra, and carried by the following vote:

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

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

Original, signed copy on file in CEDD
Steve Mitchell, Secretary