

CITY OF MODESTO SUBDIVISION STATUS REPORT
September 27, 2016

TENTATIVE MAPS APPROVED FROM JANUARY 1, 2015 TO December 31, 2016

Subdivision Name	File Number	Tidemark Case	Vesting Date	PC Resolution	Approval Date	Expiration Date	PC-Granted Time Extension Date	No. of Lots	Acres	Land Use	Location	Subdivider
Aberdeen Place 2 VTSM	TSM-14-001	PLN2014-00055	12/6/2014	2015-02	1/5/2015	1/5/2017		3	0.36	Residential	Woodland Av./Shasta Av.	Harry Bhatti
Kiernan Business Park East Phase 1	TSM-15-001	PLN2015-00020	7/30/2015	2015-21	9/14/2015	9/14/2017		2	2.79	Business Park	NE Corner of Dale Road and Healthcare Way	Valley Ventures LLC
The Vintage	TSM-15-002	PLN2015-00022	7/15/2015	2015-26	10/19/2015	10/19/2017		173	35	Residential	W of Dale Road, N of Vintage Faire Mall	Valley Ventures LLC
Kiernan Business Park East Phase 3	TSM-16-001	PLN2016-00007	3/12/2016	2016-10	4/4/2016	4/4/2018		2	7.17	Medium-High Density Residential	E of Dale Road, at Healthcare Way	Valley Ventures LLC

Total: **180** **45.32**

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OUTSTANDING TENTATIVE MAPS: 2006 to 2016

Subdivision Name	Vesting Date	PC Resolution	Approval Date	Original Expiration Date	PC-Granted Time-Extension Expiration Date	Legislative Time-Extension Expiration Date*	Notes	No. of Lots	Acres	Land Use	Location	Subdivider
Hillglen	12/15/2004	2006-08 2008-24 (TE)	2/27/2006 4/21/2008 (TE)	02/27/2008	02/27/2010	02/27/2019		39	9.6	Residential	Hilglen/Roselle	NA Engineering and Development
Virginia Avenue Subdivision	1/1/2006	2006-21 2008-27 (TE)	3/20/2006 7/7/2008 (TE)	03/20/2008	03/20/2009	03/20/2018		6	0.95	Residential	Griswold/Hackberry	JC Williams
Millbrook Manor (*See Note)	3/3/2006	2006-38 2008-34 (TE)	5/15/2006 8/18/2008 (TE)	05/15/2008	05/15/2010	05/15/2019	Phase 1 Recorded 44-M-29	14	7.75	Residential	Kodiak/Millbrook	Marsh
Davante Senior Villas	3/8/2007	2007-18	5/7/2007	5/7/2009	n/a	5/7/2018		70	6	Residential	Chandon Avenue	Silver Oak Communities
Dale Road Business Park Condos	5/19/2007	2007-24	6/18/2007	6/18/2009	n/a	6/18/2018		8	1.72	Commercial	Dale/Veneman	Dale Road Business Park, LLC
Pinecone Drive	5/8/2007	2007-29	7/2/2007	7/2/2009	n/a	7/2/2018		6	1.4	Residential	Pinecone Drive	Steven Perkins
842 Lone Palm	12/17/2007	2008-01	1/28/2008	1/28/2010	n/a	1/28/2019		8	3.2	Industrial	Kansas/Lone Palm	4701 Stoddard, LLC
Capistrano Park No.3	n/a	2008-09	2/11/2008	2/11/2010	n/a	2/11/2019		73	6	Residential	Haddon/Capistrano	Hensley Properties, LP
Plaza at Dale No. 2	9/8/2010	2010-26	11/15/2010	11/15/2012	n/a	11/15/2018		6	15.9	Residential	Kiernan/Dale	Chopra Development Enterprises
Plaza at Dale No. 3	9/8/2010	2010-27	11/15/2010	11/15/2012	n/a	11/15/2018		12	14.22	Mixed Use	Kiernan/Dale	Chopra Development Enterprises
Hilgen Parks	11/11/2013	2014-04 2015-27 (TE)	1/27/2014 12/21/2015 (TE)	1/27/2016	1/27/2018	n/a		62	10	Residential	SE Corner Caden Dr and Hillglen Ave	Florsheim Land Co.
Hintze Ave Subdivision	1/25/2014	2014-07	2/24/2014	2/24/2016	n/a	n/a		8	1.86	Residential	Hintze Ave east of McHenry Ave	Cary Pope/HAHNCO Holdings Inc.
Wisdom Place	7/14/2014	2014-19	10/6/2014	10/6/2016	n/a	n/a	Time extension pending PC hearing	8	2.8	Duplexes	Wisdom Way south of Merle Avenue	Wisdom Place LLC
Lincoln Park	8/26/2014	2014-22	12/15/2014	12/15/2016	n/a	n/a		58	9.5	Residential	Kodiak/Lincoln Oak	Florsheim Land Co
TOTAL:												

*Extensions by the following CA State Legislative actions:

- SB 1185 (Lowenthal), signed July 15, 2008, one year extension
- AB 333 (Fuentes), signed July 15, 2009, two year extension
- AB 208 (Fuentes), signed July 15, 2011, two year extension
- AB 116 (Bocanegra), signed July 11, 2013, two year extension
- AB 1303 (Gray), signed October 10, 2015, two year extension (limited: certain conditions apply)
- AB 1303 Conditions: approval date between 1/1/2002 and 7/11/2013
- AB 1303 Economic conditions also met

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FINAL MAPS RECORDED FROM JANUARY 1, 2015 TO SEPTEMBER 15, 2016

Subdivision Name	PC Resolution	Vesting Date	Approval Date	Recordation Date	Stanislaus Co. Record	Volume & Page	No. of Lots	Acres	Land Use	Location	Subdivider
Milbrook Manor Phase 1	2006-38	03/03/06	05/15/06	02/11/15	15-0010269-00	44-M-29	14	7.75	Residential	NW corner Milbrook Ave and Kodiak Dr	Garrad Marsh
Rose Villas (Phase 1 of 114-Lot TSM, 22 ac)	2010-29	7/14/2010	12/6/2010	10/07/15	15-0003725778-00	44-M-33	57		Residential	Oakdale/Claratina	Modesto Mable LLC
Fiore Estates	2014-24	10/20/2014	12/15/2014	04/27/16	2016-0030530-00	44-M-34	33	5.54	Residential	908 Rose Ave	WinPac Rose Ave LLC