

**MINOR SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION # 02005

MINOR SUBDIVISION NO. PLN020072

A.P. # 187-611-038-000

In the matter of the application of
Stil, Inc. (PLN020072)

FINDINGS & DECISION

for an extension of a Minor Subdivision in accordance with Title 21 (Zoning) Chapter 21.76 of the Monterey County Code, to allow division of a 10.96 acre parcel into two parcels of 5.48 acres each, located south of Chaparral Road opposite Arboleda Lane, Carmel Valley, came on regularly for meeting before the Minor Subdivision Committee on April 25, 2002.

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

1. **FINDING:** The applicant, STIL, Inc., timely applied for a two-year extension of a Tentative Parcel Map, File No. PLN970409.
 EVIDENCE: Application materials in Project Files PC970409 and PLN020072, and the administrative record.
 EVIDENCE: The Tentative Parcel Map, PLN970409, was first approved on February 24, 2000; the extension request application was submitted on February 22, 2002.

2. **FINDING:** Consideration of the subject application for an extension has been carried out pursuant to Section 66452.6 of the California Government Code and Section 19.04.040 of Title 19 (Subdivisions) of the Monterey County Code.
 EVIDENCE: Application materials in Project Files PC970409 and PLN020072, and the administrative record. The purpose of the extension is to allow additional time for the new owner of the property to comply with the conditions of the original approval.

3. **FINDING:** The extension of the Tentative Parcel Map conforms to the Monterey County General Plan and to Titles 19 (Subdivisions) and 21 (Zoning) of the Monterey County Code, and there is no new information or substantial changes in circumstances which would alter the original approval or environmental determination.
 EVIDENCE: The extension request was reviewed by the Planning and Building Inspection Department, Public Works Department, Environmental Health Division, Water Resources Agency, and Carmel Valley Fire District. These departments and agencies did not recommend any new conditions for the project.
 EVIDENCE: The Initial Study for the project was examined in light of development which has taken place in Carmel Valley since the original approval in 1999. None of the conditions described in the Section 15162 of the CEQA Guidelines have occurred. There are no substantial changes with respect to the circumstances under which the project was undertaken.
 EVIDENCE: Application materials in Project Files PC970409 and PLN020072, and the administrative record.

DECISION

THEREFORE, it is the decision of the Minor Subdivision Committee, that said application for an extension of a Minor Subdivision be granted as shown on the attached sketch, subject to the following conditions:

1. This permit is an extension of a Tentative Parcel Map to allow division of a 10.96-acre parcel into two parcels of 5.48 acres each in accordance with County ordinances and land use regulations, subject to the terms and conditions set forth in Minor Subdivision Committee Resolution No. 2005, dated February 24, 2000, to expire on February 24, 2004. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection)

PASSED AND ADOPTED this 25th day of April, 2002.

Original Signed By:

JEFF MAIN, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.