

**PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 03001

A.P. # 267-081-014-000

**FINDINGS AND  
DECISION**

In the matter of the application of

**Aromas Community Center Foundation (PLN970585)**

for a Use Permit in accordance with Title 21 (Zoning) Chapter 21.74 (Use Permits) of the Monterey County Code, for a community park on 18.5 acres including two softball/Little League baseball diamonds, two regulation soccer fields, picnic area, practice area, 109 parking spaces, with provision for overflow parking, restroom building, storage building, and small food service building; a 12-foot wide, 390-foot long, east-west running easement between the east boundary of the site and Marcus Street will provide pedestrian access from the Aromas Town Center; located on the south and east side of Aromas Road, north of Blohm Avenue, and west of Marcus Street, Aromas, North County (inland) planning area, came on regularly for hearing before the Planning Commission on January 8, 2003.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1.     **FINDING:**     The subject Use Permit, File No. PLN970585, Aromas Community Center Foundation, as described in Condition 1, and as conditioned, conforms to the plans, policies, requirements and standards of the Monterey County General Plan, the North County Area Plan, and Title 21 (Zoning) of the Monterey County Code. The property is located on the south and east side of Aromas Road, north of Blohm Avenue and west of Marcus Street, Aromas. The parcel is designated as "Farmlands, 40 Acre Minimum" in the North County Area Plan, and is zoned "F/40" (Farmlands).  
**EVIDENCE:**     Application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development are located in project File No. PLN970585.  
**EVIDENCE:**     The Planning and Building Inspection staff reviewed the project, as set forth in the application and accompanying materials, for conformity with the General Plan, the North County Area Plan, and Chapter 21.30 of Title 21 (Zoning) of the Monterey County Code.  
**EVIDENCE:**     Under Section 21.30.050 of Title 21 (Zoning) of the Monterey County Code, public and quasi-public uses, including parks and playgrounds, are permitted in the "F/40" (Farmlands) Zoning District with a Use Permit approved by the Planning Commission.  
**EVIDENCE:**     The project planner conducted an on-site inspection on December 10, 2002, to verify that the project on the subject parcel conforms to the plans listed above.  
**EVIDENCE:**     Written and verbal public testimony submitted at the public hearings on the subject Use Permit.
2.     **FINDING:**     The project is consistent with Section 21.66.030 of Title 21 (Zoning) of the Monterey County Code which requires that new development adjacent to agricultural areas be required to establish a well defined buffer zone within the area to be developed, to be placed in an easement.  
**EVIDENCE:**     The project provides a 200-foot agricultural buffer to the north, east and west of the playing fields, picnic area and practice area, and adjacent to lands which are zoned "F/40" (Farmlands). Section 21.66.030 provides that permanent roads and rights-of-way may serve as part of the

buffer. The buffer to the north and west of the project includes Aromas Road and the Union Pacific mainline railroad tracks. The lands beyond this north and west buffer are used for large-scale agricultural production. A portion of the buffer to the east will be utilized by parking spaces to serve the project. The two parcels to the east of this buffer, while capable of agricultural use, are small in size (4.9 acres and 1.7 acres) and are located among single-family homes, making them most appropriate for small-scale organic farming. The buffers to the north, east and west, even though containing road and railroad rights-of-way and parking, will still serve the purpose of Section 21.66.030 which is to preserve prime agricultural soils and protect productive farmland from incompatible adjacent uses.

EVIDENCE: Condition 17 requires that the lands shown on the project plans as agricultural buffers be placed in an agricultural buffer easement.

3. FINDING: The project site is physically suitable for the proposed use as described in the project file.  
EVIDENCE: The proposed development was reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, and the Aromas Fire District. There was no indication from these agencies that the site is not suitable for the proposed development. Each agency has recommended conditions for project approval.
4. FINDING: On the basis of the whole record before the Planning Commission there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Initial Study/Mitigated Negative Declaration prepared for the project reflects the independent judgment and analysis of the County.

EVIDENCE: The Monterey County Planning and Building Inspection Department prepared an Initial Study on the project pursuant to the California Environmental Quality Act (CEQA). The Initial Study identified several potentially significant environmental effects, but the applicant has agreed to proposed mitigation measures that avoid or reduce the potential effects to a less than significant level. The Initial Study/Mitigated Negative Declaration was circulated for public review from December 4, 2002, to January 4, 2003. The County has considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study/Mitigated Negative Declaration. The Initial Study/Mitigated Negative Declaration is on file at the Planning and Building Inspection Department in project File No. PLN970585, and is hereby incorporated by reference.

EVIDENCE: Evidence that has been received and considered in preparation of the Initial Study/Mitigated Negative Declaration includes:

- A. Application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed project and located in project File No. PLN970585.
- B. Reports and technical studies for the project including those submitted by the applicant:
  1. "Monterey County General Plan," Monterey County, 1982.
  2. "North County Area Plan," Monterey County, July, 1985.
  3. Title 21 (Zoning) of the Monterey County Code.
  4. "Archaeological Survey for Rio del Pajaro Estates Subdivision," Archaeological Consulting, May 15, 1989, located in project File No. SB-863.
  5. "Biological Assessment for Aromas Athletic Fields Project," Biotic Resources Group, Santa Cruz, California, March 30, 2000.

6. "Traffic Analysis Report for A. R. Wilson Quarry Park," Higgins Associates, Gilroy, California, February 1, 2002.
  7. Ken Lewis, project engineer, and Joel Wiley, for the applicant. Consultation with Project Planner, November 12, 2002.
  8. Kathleen Lyons, Biotic Resources Group. Communication with Project Planner, November 14, 2002.
- C. Staff report to the Planning Commission that reflects the County's independent judgment, and information and testimony presented at the public hearing before the Commission.

**EVIDENCE:** A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation. The Applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval (Condition 23).

5. **FINDING:** There presently exists in the North Monterey County area a serious overdraft in the aquifers, together with seawater intrusion problems in the North County Coastal Zone and nitrate pollution problems throughout the area. The North County Area Plan recognizes the existence of these problems and directs that studies be made to determine the safe-yield of the North Monterey County aquifers and that procedures thereafter be adopted to manage development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption. This project will not exacerbate the overdraft of these aquifers.

**EVIDENCE:** The project site was historically farmed in row crops and orchards. The project's water use is required to not exceed the historic water use of the site (Condition 13).

6. **FINDING:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 21 and any zoning violation abatement costs have been paid.

**EVIDENCE** Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

7. **FINDING:** For purposes of the Fish and Game Code, the project will have a potential for changes to fish and wildlife resources upon which the wildlife depends.

**EVIDENCE:** Staff analysis contained in the Initial Study and the record as a whole indicate the project may or will result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game regulations. The proposed park is located on vacant land covered under an Agricultural Easement. An area of approximately 100 feet by 100 feet located near the north-east corner of the project site (generally designated on the project plans as "retention area") is depressed, contains a variety of vegetation, is subject to flooding during heavy rains, and is a potential wetland. There is potential for adverse impact, individually or cumulatively, on plant life or wildlife resources as defined in Section 711.2 of the California Fish and Game Code.

8. **FINDING:** The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case, be detrimental to health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.

**EVIDENCE:** The project as described in the application and accompanying materials was reviewed by the Planning and Building Inspection Department, Environmental Health Division, Public Works

Department, Water Resources Agency, Sheriff's Department, and the Aromas Fire District. The respective departments and agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood, or the County in general.

9. **FINDING:** This project is appealable to the Board of Supervisors.  
**EVIDENCE:** Section 21.80.040.B of Title 21 (Zoning) of the Monterey County Code.

### **DECISION**

It is the decision of the Planning Commission of the County of Monterey that the Mitigated Negative Declaration and Program for Monitoring and/or Reporting on Conditions of Approval be adopted and said application for a Use Permit be granted as shown on the attached sketch and subject to the following conditions:

1. This Use Permit allows a community park on 18.5 acres. The park consists of two softball/little league baseball diamonds, two regulation soccer fields, picnic area, practice area, 109 parking spaces, with provision for overflow parking, a restroom building, tool storage building, and small food service building. The project includes a 12-foot wide, 390-foot long east-west running easement between the east boundary of the property and Marcus Street to provide pedestrian access from the Aromas town center. This Permit is in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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)

#### **Prior to Issuance of Building and Grading Permits:**

2. The final parking lot layout shall be approved by the Director of Planning and Building Inspection. (Public Works)
3. The applicant shall implement plans to develop an east-west pedestrian access easement to connect Marcus Street to the project site at its eastern boundary. (Planning and Building Inspection)
4. The applicant shall contribute a pro-rata share toward the cost of the new interchange at the U. S. Highway 101/San Juan Road interchange as identified in the Project Study Report for the interchange. The amount of the pro-rata contribution shall be \$3,273.00. (California Department of Transportation; Public Works)
5. The applicant shall design the water system improvements to meet the standards as set forth in Chapter 15.04 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations, and the Residential Subdivision Water Supply Standards. Submit engineered plans for the water system improvements and any associated fees to the Director of Environmental Health for review and approval prior to installing (or bonding) the improvements. (Environmental Health)
6. Prior to the issuance of any grading or building permits, the applicant shall destroy the existing abandoned well(s) according to the standards set forth in California Bulletin 74 and all of its supplements, and Chapter 15.08 of the Monterey County Code. Prior to destruction, a permit for the destruction of the well(s) shall be obtained by a licensed well contractor from the Division of Environmental Health. The well(s) shall not be

considered abandoned if satisfactory evidence is provided that the well(s) is functional, is used on a regular basis, and does not act as a conduit for contamination of groundwaters. (Environmental Health)

7. Water system improvements shall incorporate appropriate backflow designs as per Title 17 of the California Code of Regulations subject to review and approval by the Director of Environmental Health. (Environmental Health)
8. Prior to the issuance of any grading or building permits, the applicant shall submit plans for surface and sub-surface drainage improvements for review and approval to the Director of Environmental Health to determine any potential septic system impacts. All improvements shall comply with the regulations set forth in Chapter 15.20 of the Monterey County Code, and the Prohibitions of the Basin Plan of the Regional Water Quality Control Board. (Environmental Health)
9. Prior to the issuance of any grading or building permits, the applicant shall submit a detailed disposal system design to the Director of Environmental Health for review and approval meeting the regulations set forth in Chapter 15.20 of the Monterey County Code and the Prohibitions of the Basin Plan of the Regional Water Quality Control Board. (Environmental Health)
10. Prior to the issuance of grading or building permits, the applicant shall provide evidence that the snack bar improvements comply with the California Uniform Food Facilities Law as approved by the Director of Environmental Health. If necessary, submit plans and necessary review fees for review and approval prior to obtaining the building permit or final inspection. (Environmental Health)
11. Drainage improvements shall be constructed and maintained in accordance with plans by a registered civil engineer addressing on-site and off-site impacts, and the design of stormwater detention/sediment facilities to include oil-grease/water separators for parking area stormwater runoff before discharge offsite. The plan shall be approved by the Water Resources Agency. (Water Resources) [Mitigation Measure 4]
12. To ensure that the 100-year flood elevation (94.9 feet msl) as determined by the Tunstall Engineering Drainage Study for this property is not exceeded, if needed, a spillway onto Aromas Road shall be constructed with crest elevation no higher than 94.4 feet msl. (Water Resources) [Mitigation Measure 5]
13. To ensure that the 100-year flood elevation (94.9 feet msl) as determined by the Tunstall Engineering Drainage Study for this property is not exceeded, the naturally existing flood storage volume below elevation 94.9 feet msl shall not be decreased by importation of fill. Grading for the ball fields and parking areas below this elevation may cut and remove from below elevation 94.9 to increase flood storage volume; or else cut and fill shall be balanced in the flood storage space. (Water Resources) [Mitigation Measure 6]
14. The lowest floor and attendant utilities shall be constructed at least 95.9 feet above mean sea level (NGVD 1929). To provide for the floodproofing and certification of the lowest floor elevation, a reference marker set to the elevation of the lowest floor shall be established at the building site by a licensed land surveyor prior to the start of construction. An elevation certificate for the finished floor shall be completed by a registered civil engineer or licensed surveyor and provided to the County Water Resources Agency prior to the inspection and approval of the building foundation by the building inspector. (Water Resources)
15. The applicant shall provide to the Water Resources Agency a water balance analysis describing the pre-development and post-development water use of the property. There shall be no increase in water use above the historic agricultural water use of the parcel. Water use of the park shall be metered and annual water-use reports shall be submitted to the Water Resources Agency. (Water Resources)
16. The applicant shall provide to the Water Resources Agency information on the water system to serve the

project, including the location of all water wells on the property, any well logs available, and the number of current hookups. (Water Resources)

17. Prior to issuance of grading or building permits, the applicant, in consultation with a qualified biologist or botanist, shall conduct a wetland delineation study of the depression and adjacent drainage swales located in the north-east corner of the project site (and as generally designated on the project plans as “retention area”) as per U. S. Army Corps of Engineers criteria. If wetlands are determined to exist and are delineated, ball field activities and other related uses of the site shall be designed to avoid the wetland area. A separate drainage retention area shall be delineated contiguous with the wetland area. The drainage retention area shall have a higher elevation than the wetland area, with the outlet from the retention area above the level needed to maintain the wetland. The drainage facility shall be designed so that regular maintenance activities do not harm the wetland area. A map showing the boundaries of the wetland area and drainage retention area shall be submitted to the Director of Planning and Building Inspection. If necessary, the U. S. Army Corps of Engineers shall be contacted to determine if the designated wetland area and any associated drainage swales fall under Federal jurisdiction. (Planning and Building Inspection) [Mitigation Measure 3]
18. The applicant shall meet with the Monterey County Sheriff or his representative to review the safety and security measures recommended by the Sheriff, and the applicant shall implement said recommendations in consultation with the Director of Planning and Building Inspection. (Sheriff; Planning and Building Inspection)
19. The applicant shall submit to the Director of Planning and Building Inspection for review and approval a plan to control dust during and following construction to include at least the following provisions:
  - a. During construction, grading of the project site shall be limited to 8.1 acres per day. (Planning and Building Inspection) [Mitigation Measure 2]
  - b. Following construction, provision shall be made for regular watering of the parking lot, and overflow parking area, and/or provision of surfacing material that will minimize or eliminate the generation of dust by cars entering and leaving the site. (Planning and Building Inspection)
20. An agricultural buffer easement shall be conveyed to the County over those portions of the property which are located within 200 feet of lands zoned “F/40” (Farmlands) and as shown on the plans labeled “A. R. Wilson Quarry Park, dated November 15, 1999, prepared by Ken Lewis Surveying and Civil Engineering, Aromas, California.” The agricultural buffer easement deed shall be submitted to and approved by Director of Planning and Building Inspection prior to issuance of any grading or building permits. (Planning and Building Inspection) [Mitigation Measure 1]
21. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Lighting shall be limited to the illumination of the pedestrian walkways, parking areas and buildings necessary to maintain safety and security. The applicant shall submit two copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection prior to the issuance of grading or building permits. (Planning and Building Inspection)
22. To protect park users from exposure to pesticides, the applicant shall submit to the Director of Planning and Building Inspection, the Director of Environmental Health and the Agricultural Commissioner for review and approval a plan for the coordination of park activities with the periodic pesticide applications on adjacent agricultural lands. (Planning and Building Inspection)
23. The site shall be landscaped. Prior to issuance of grading or building permits, three copies of a landscaping plan

shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, specie, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. The landscape plan shall include details of the 65-foot wide landscaped buffer to be located on the south side of the playing fields to consist of berming, fencing, trees, vegetation and such other landscape features as will provide maximum visual screening and noise attenuation between the residences and the park without obstructing residential views of distant fields and hills. Before commencement of use, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. (Planning and Building Inspection)

24. The applicant, in consultation with community representatives, concerned neighbors and County staff, shall submit for review and approval by the Director of Parks and Recreation and the Director of Planning and Building Inspection a plan for the operation of the park. Said plan shall address, but not be limited to, the following: Scope of activities at the park including the types of teams and organizations which will utilize the park; hours of operation; parking; accommodation of spectators; fundraising events; landscaping and maintenance, including maintenance of the 65-foot buffer to south of the playing fields; noise control; lighting; dust control; coordination with pesticide applications on adjacent agricultural properties; maintenance of drainage; fencing, gating, and access control; security including coordination with the County Sheriff; food and beverage service; fire protection; use of the 12-foot pedestrian access easement between the east boundary of the property and Marcus Street (including the use of bicycles, skates and skateboards); use of the 30-foot access easement between the south boundary of the property and Blohm Avenue (to be limited to emergency use); notification, grievance, and complaint procedure for neighboring property owners; and timing of start-up of activities at the park. Said operations plan shall also be submitted to other County departments normally involved in the land use review process, the County Sheriff, and the Agricultural Commissioner. (Planning and Building Inspection)
25. Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, within five days of approval, the applicant shall pay a fee to be collected by the County of Monterey in the amount of \$1,275. This fee shall be paid on or before the filing of the Notice of Determination. Proof of payment shall be furnished by the applicant to the Director of Planning and Building Inspection prior to the recordation of the tentative map, the commencement of the use, or the issuance of building and/or grading permits, whichever occurs first. The project shall not be operative, vested or final until the filing fees are paid. (Planning and Building Inspection)
26. The applicant shall enter into a Mitigation Monitoring Agreement with the County of Monterey and pay a fee of \$840.00 to the Director of Planning and Building Inspection. (Planning and Building Inspection)
27. The applicant shall record a notice which states: "A Permit (Resolution # 03001) was approved by the Monterey County Planning Commission for Assessor's Parcel Numbers 267-081-014, 267-111-02 and portion of 267-111-03 on January 8, 2003. The permit was granted subject to 36 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection)

**Prior to Commencement of Use:**

28. The applicant shall obtain an encroachment permit and construct a left-turn pocket on Aromas Road including tapers and a commercial driveway at the project entrance. (Public Works)
29. The applicant shall provide left- and right-turn lanes, and a stop sign, at the project exit intersection with Aromas Road. (Planning and Building Inspection)
30. The applicant shall install the water system improvements and any appurtenances needed prior to occupancy of any building requiring potable water. (Environmental Health)
31. Certification that drainage and stormwater detention/retention-percolation facilities have been constructed, and grading volumes are in accordance with approved plans, shall be provided to the County Water Resources Agency by a registered civil engineer or licensed contractor who constructed the facility. (Water Resources) [Mitigation Measure 7]
32. The Applicant shall comply with Ordinance No. 3539, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
  - a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
  - b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources)

**Continuous Permit Conditions:**

33. The project shall comply with the Noise Element of the Monterey County General Plan and with Chapter 10.60 (Noise Control) of the Monterey County Code. In particular, the community park shall be operated so that the noise levels at the nearest residential property line remain within Category II of the Noise Element of the Monterey County General Plan (Policy 22.2.3; Table 6). In the event evidence indicates that this standard is being exceeded, noise monitoring reports may be required. If the report confirms that this standard is being exceeded, noise mitigations shall be implemented as necessary to comply with this standard. Signs shall be posted at the site stating the name and phone number of the property owner or agent to be contacted to address noise complaints; the property owner shall in turn notify the Director of Environmental Health of any such complaints. (Environmental Health; Planning and Building Inspection) [Mitigation Measure 8]
34. The 30-foot access easement between Lots 9 and 10 of the Rio del Pajaro Estates Subdivision shall be used for emergency access only. (Planning and Building Inspection)
35. If, during the course of construction, cultural, archaeological or paleontological resources are uncovered at the site, work shall be halted immediately within 165 feet of the find until it can be evaluated by a qualified professional archaeologist. (Planning and Building Inspection)
36. The property and all improvements shall be continuously maintained by the applicant, and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (Planning and Building Inspection)

**PASSED AND ADOPTED** this 8th day of January, 2003, by the following vote:

AYES: Errea, Sanchez, Hawkins, Pitt-Derdivanis, Brennan, Parsons, Diehl, Gonzalves, Engell, Wilmot  
NOES: None  
ABSENT: None

Original Signed By:

\_\_\_\_\_  
DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF 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 90<sup>th</sup> day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Salinas.

2. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.