

MIKE NOVO
ZONING ADMINISTRATOR

COUNT OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 030333

A. P. # 181-032-021-000

In the matter of the application of
Christyn Cochran (PLN030333)

FINDINGS AND DECISION

to allow a Combined Development Permit in accordance with Chapter 20.82 (Combined Development Permits) of the Monterey County Code, consisting of a Coastal Administrative Permit for the construction of a new 1,782 square foot single family dwelling, 400 square foot attached carport, retaining walls, septic system and associated grading (approximately 650 cu. yds. cut/650 cu. yds. fill); a Coastal Development Permit for development on slopes greater than 25%; a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (Maritime Chaparral). The property is located at 280 Johnson Road, Watsonville, Royal Oaks area, Coastal Zone, came on regularly for meeting before the zoning administrator on March 25, 2004.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

1. **FINDING: CONSISTENCY:** The Project, as conditioned is consistent with applicable plans and policies, the North County Land Use Plan, Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20).
EVIDENCE: Plan Conformance. PBI staff has reviewed the project as contained in the application and accompanying materials for consistency with the North County Land Use Plan, Coastal Implementation Plan (Part 2), and the Monterey County Zoning Ordinance (Title 20). We have determined that the project is consistent with these policies and standards as they apply to residential development. Staff notes are provided in Project File PLN030333.
 - (a) Site Visit. Project planner conducted an on-site inspection on January 20, 2004 to verify that the project on the subject parcel conforms to the plans listed above.
 - (b) Land Use. The project for a single-family residence and accessory structures and grading is an allowed use, in accordance with Section 20.16.040.
 - (c) Zoning Consistency. The parcel is zoned Rural Density Residential, 5 units/acre, Coastal Zone ("RDR/5 (CZ))." The project for the first single-family dwelling is an allowed use, in accordance with Section 20.16.040. The project is in compliance with Site Development Standards for a Rural Density Residential District in accordance with Section 20.16.060.
 - (d) Environmentally Sensitive Habitat Area (ESHA). See Finding 6.
 - (e) 25% Slope. See Finding 7.
 - (f) Land Use Advisory Committee (LUAC). The North County Coastal Land Use Advisory Committee voted 5-0 to recommend approval of the project. Two areas of concern included a fir tree near the house site and the slope below the house site and need for a "proper retaining wall." LUAC meeting minutes dated November 17, 2003. Their concerns are addressed as follows:

1. Fir tree - The LUAC was concerned about the 28-inch diameter Douglas fir tree located above the proposed house. The tree is approximately 10 to 12 feet from the proposed residence and will not be impacted by development. In addition, a condition has been incorporated requiring protection of trees near construction activities.

2. Retaining wall - The LUAC also expressed concerns because no retaining wall is proposed on the downhill side of the house. The geotechnical report (April 2003) prepared by Pacific Crest Engineering determined that there was competent material to bear the load without the need for a retaining wall. In addition, a condition has been added requiring the building plans to be consistent with the recommendations of the geotechnical report.

(g) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN030333.

2. **FINDING: SITE SUITABILITY:** The site is suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for suitability by Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, North County Fire District. Conditions recommended have been incorporated.

(b) Technical reports by outside biology or geotechnical consultants indicate that there are no physical or environmental constraints such as environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. While sensitive maritime chaparral is present on the western portion of the property, proposed development is located in the disturbed grassland area and does not impact the maritime chaparral. Agency staff concurs.

(c) Biological Survey prepared by Jean E. Ferreira of Elkhorn Native Plant Nursery, Moss Landing, CA, June 3, 2003. "Geotechnical Investigation," prepared by Pacific Crest Engineering, Inc., Watsonville, CA, April 30, 2003. Reports are in Project File PLN030333.

(d) The project is located in a low archaeological sensitivity zone according to County resource maps. A standard condition has been incorporated requiring that work be halted if any archaeological resources are uncovered.

(e) Staff conducted on-site visits on January 20, 2004 to verify that the site is suitable for this use.

(f) Necessary public facilities are available and will be provided.

3. **FINDING: CEQA (Exempt):** The project is exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines categorically exempt single-family dwellings (CEQA Guidelines Section 15303, Class 3). Class 3 projects consist of new structures and include the first single-family dwelling and accessory structures in a residential area. Grading for the project largely takes place in an existing cut, is not an unusual amount (approximately 650 cu. yds. cut/650 cu. yds. fill), and requires no export of material. Erosion control and drainage conditions ensure no potential adverse impacts. No tree removal is proposed, no sensitive species were found and no sensitive habitat is impacted by the development.

(b) The project includes no chaparral removal and results in no adverse impact to the habitat. However, according to the biological report prepared by Jean Ferreira dated June 3, 2003, there are indications that maritime chaparral on the property had been removed in the past, as evidenced by the chaparral understory, stumps of chaparral shrubs remaining, and the planting of non-native grasses. The removal occurred approximately five to ten years ago, prior to the current owner and shows sign of recovery. A restoration plan has been prepared by Jean Ferreira dated March 8, 2004 to enhance the chaparral habitat in this area by planting Manzanita seedlings, encouraging native seedlings and controlling non-native plants. No development is located in this area, which will be included in the conservation easement and allowed to recover in accordance with the restoration plan.

(c) No unusual circumstances are associated with the project or the property that would require environmental review.

(d) No adverse environmental effects were identified during staff review of the development application during site visits on January 20, 2004.

4. FINDING: NO VIOLATIONS: The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision and any other applicable provisions of the County's zoning ordinance. No violations exist on the property, and all zoning violation abatement cost, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County Planning and Building Inspection Department records and is not aware of any violations that exist on subject property.

(b) The biological report prepared by Jean Ferreira dated June 3, 2003 noted evidence that removal of maritime chaparral occurred in the past. However, there is no violation on record and proposed development does not occur in this area.

5. FINDING: PUBLIC ACCESS: The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights. No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject property is not described as an area where the Local Coastal Program requires access.

(b) The subject property is not indicated as part of any designated trails or shoreline access as shown in Figure 6, the Shoreline Access and Trails Map, of the North County Area Land Use Plan.

(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

(d) Staff site visit on January 20, 2004.

6. FINDING: ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA): The project does not adversely impact environmentally sensitive habitat.

- EVIDENCE:** (a) Environmentally sensitive maritime chaparral habitat is present on the western portion of the property and is protected by the Land Use Plan (LUP) policies. Although development is located within 100 feet of chaparral habitat, no sensitive habitat will be removed as a result of the project and no development occurs within chaparral habitat.
- (b) LUP 2.3.3.A.2 requires that “where new residential development is proposed in chaparral areas; it shall be sited and designed to protect the maximum amount of maritime chaparral.” The proposed development does not occur in sensitive maritime chaparral habitat. A condition for a conservation easement over chaparral areas ensures its protection.
- (c) LUP 2.3.2.6 requires “the protection of environmentally sensitive habitats through deed restrictions.” A conservation easement for undeveloped areas of the property containing maritime chaparral has been added as a condition of approval.
- (d) LUP 2.3.2.8 restricts indigenous vegetation removal and land disturbance in or adjacent to sensitive habitat to “the minimum amount necessary for structural improvements.” The project is located in an existing road cut and non-native grassland area. It does not require removal of native vegetation or tree removal. Grading is limited to the amount necessary to expand the house pad and for road improvements.
- (e) LUP 2.3.2.9 requires “the use of non-invasive plant species in proposed landscaping” and encourages “the use of appropriate native species or species that are compatible with native plants.” A condition has been incorporated requiring use of appropriate native species in landscaping and revegetation of chaparral areas with appropriate species pursuant to the restoration plan by Jean Ferreira and the County’s list of native species for landscaping in the North County area.
- (f) Biological Survey prepared by Jean E. Ferreira of Elkhorn Native Plant Nursery, Moss Landing, CA, June 3, 2003. Restoration Plan prepared by Jean E. Ferreira of Botanical Consulting, March 8, 2004.
- (g) A conservation easement for undeveloped areas of the property containing maritime chaparral has been added as a condition of approval in accordance with Section 20.144.040.B.6 and 20.144.040.C.1c of the Coastal Implementation Plan.
- (h) Staff site visit on January 20, 2004.

7. **FINDING: 25% SLOPE:** No alternative exists for the development to occur on slopes less than 25%.

- EVIDENCE:** (a) The property is located on the side of a ridge and almost entirely made up of steep slopes in excess of 25%. A pre-existing road cut is one of the few areas less than 25%. The proposed development minimizes grading on the 25% slope by locating the residence in the existing cut. Minor grading (650 cubic yards cut/650 cubic yard fill) is proposed to enlarge the house pad and widen the driveway curve for Fire access. No alternatives exist that would avoid the 25% slope.
- (b) Staff site visit on January 20, 2004.
- (c) Application plans and materials in PBI File No. PLN030333.

8. **FINDING: HEALTH AND SAFETY:** The establishment, maintenance or operation of the project applied for will not under the circumstances of this particular case, be detrimental to the 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 improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: (a) The project was reviewed by Planning and Building Inspection Department, Public Works Department, Water Resources Agency, Environmental Health Division, and North County 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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions.

(b) The property is located in a high fire hazard area. A condition has been incorporated that a deed notice be recorded stating that the property is a high fire hazard area (Coastal Implementation Plan, Section 20.144.100.C.1). In addition, the Fire Department has placed conditions on the project that will reduce the risk of fire impacts.

9. FINDING: APPEALABILITY: The project is appealable to the Board of Supervisors and California Coastal Commission.

EVIDENCE: (a) Section 20.86.030.A 3 of the Monterey County Coastal Implementation Plan (Part 1).
 (b) Section 20.86.080.A. of the Monterey County Coastal Implementation Plan (Part 1). Development that is permitted as a conditional use is appealable to the Coastal Commission. Development on 25% slope and development within 100 feet of environmentally sensitive habitat require coastal development permits and are conditional uses.

DECISION

It is the decision of the Zoning Administrator of the County of Monterey that said application for a Combined Development Permit be granted as shown on the attached sketch and subject to the following conditions:

1. The subject Combined Development Permit consists of a Coastal Administrative Permit for the construction of a new 1,782 square foot single family dwelling and 400 square foot attached carport and associated grading (650 cu. yd. cut/650 cu. yd. fill); Coastal Development Permit for development on slopes greater than 25%; and Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (maritime chaparral). The property is located at 280 Johnson Road, Watsonville (Assessor's Parcel Number 181-032-021-000), Royal Oaks Area, Coastal Zone. The proposed project is in accordance with County ordinances and land use regulations, subject to the following terms and conditions. Neither the use 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 the Issuance of Grading and Building Permits:

2. The applicant shall record a notice that states: "A permit (Resolution 030333) was approved by the Zoning Administrator for Assessor's Parcel Number 181-032-021--000 on March 25, 2004. The permit was granted subject to 33 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)**
3. Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder that states: "A Biological Report has been prepared for this parcel by Jean Ferreira dated June 3, 2003 and is on record in the Monterey County Planning and Building Inspection Department Library. All development shall be in accordance with this report." **(Planning and Building Inspection Department)**
4. Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder that states: "A Restoration Plan has been prepared for this parcel by Jean Ferreira dated March 8, 2004 and is on record in the Monterey County Planning and Building Inspection Department Library. All development shall be in accordance with this report." **(Planning and Building Inspection Department)**
5. Prior to the issuance of a building permit the applicant shall record a deed notice that states: "The parcel is located in a high fire hazard area and development may be subject to certain restrictions required as per Section 20.144.100.C of the Coastal Implementation Plan and per the standards for development of residential property." **(Planning and Building Inspection Department)**
6. Prior to issuance of building or grading permits, submit documentation from a qualified geotechnical consultant that the building and grading plans are consistent with the recommendations of the Geotechnical Investigation prepared for this parcel by Pacific Crest Engineering, Inc. dated April 2003. **(Planning and Building Inspection Department)**
7. A conservation easement shall be conveyed to the County over those undeveloped portions of the property containing central maritime chaparral habitat. An easement deed and map shall be submitted to the Director of Planning and Building Inspection for approval prior to issuance of building permits and recorded prior to final or occupancy. **(Planning and Building Inspection Department)**
8. Trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by: installing protective fencing at the drip line of the trees; wrapping trunks with protective materials; avoiding fill of any type against the base of the trunks; and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of

building permits and maintained during construction subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**

9. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**
10. All cut and/or fill slopes exposed during the course of construction shall be covered, seeded with native grasses or otherwise treated to control erosion in coordination with the consulting biologist, subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
11. 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. The applicant shall submit 3 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 building permits. **(Planning and Building Inspection)**
12. No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
13. Prior to issuance of grading or building permits, the applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. **(Water Resources Agency)**
14. Prior to issuance of any grading or building permits, the applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. **(Water Resources Agency)**
15. The roadway surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting the imposed load of fire apparatus. **(Fire District)**
16. The grade for all roads, streets, private lanes and driveways shall not exceed 15 percent. **(Fire District)**
17. For residential driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius of curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. **(Fire District)**

18. Street and road signs shall be visible and legible from both directions of vehicle travel for a distance of at least 100 feet. **(Fire District)**
19. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. **(Fire District)**
20. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is **required on the plans** when a building permit is applied for:

"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." **(Fire District)**
21. Show the capability of the water system to support the required sprinkler system and 5-gpm domestic demand concurrently. **(Fire District)**
22. Where road grades exceed 8 percent, a minimum structural roadway surface thickness of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. **(Fire District)**
23. All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface, shall require a minimum of Class B roof construction. **(Fire District)**
24. Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to requesting final clearance. All address numbers (permanent and temporary) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be Arabic, not Roman or written out in words. Address numbers posted shall be a minimum number height of 3 inches with a 3/8-inch stroke, and contrasting with the background colors of the sign. **(Fire District)**

Prior to Final Building Inspection/Occupancy:

25. The site shall be landscaped and restored in accordance with the restoration plan prepared by Jean Ferreira dated March 8, 2004. At least three weeks prior to occupancy, three copies of a landscaping plan/restoration plan reviewed by a qualified biologist 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 and monitoring. Before occupancy, landscaping and restoration shall be either installed

with documentation of inspection by a qualified biologist 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)**

26. The use of native species consistent with and found in the project area shall be required in all landscaping plans as a condition of project approval. A list of appropriate native plant species identified in Attachment #2 and #3 in the North County Implementation Plan Development Regulations is available in brochure form (*Suggested Native Species Landscaping List - North County Coastal Zone*) from the Planning and Building Inspection Department. **(Planning and Building Inspection Department)**
27. Prior to final or occupancy, the applicant shall submit documentation of a contract with qualified biologist for the monitoring and reporting as outlined in the restoration plan prepared by Jean Ferreira dated March 8, 2004 to the Director of Planning and Building Inspection for approval. The applicant shall also submit any changes that occur in the contract subject to approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**
28. Prior to final inspection, the applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. **(Water Resources Agency)**
29. The applicant shall comply with Ordinance No. 3932, 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 Agency)**

Continuous Permit Conditions:

30. If during the course of construction activity on the subject property, cultural, archaeological, historical, paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. **(Planning and Building Inspection)**

- 31. All landscaped and restored areas shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition and in accordance with the restoration plan. **(Planning and Building Inspection)**
- 32. The applicant shall submit monitoring reports of the restoration activities as outlined in the restoration plan prepared by Jean Ferreira dated March 8, 2004 to the Director of Planning and Building Inspection for approval. Reports shall be submitted annually during a minimum three-year monitoring period starting from the date of completion of initial restoration as approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
- 33. The location, type and size of all antennas, satellite dishes, towers, and similar appurtenances shall be approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**

PASSED AND ADOPTED this 25th day of March, 2004.

Original Signed By:

MIKE NOVO
ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. 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 APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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.

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 Marina.

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