

MIKE NOVO
ZONING ADMINISTRATOR

COUNTY OF MONTEREY
STATE OF CALIFORNIA

RESOLUTION NO. 030358

A. P. # 009-403-008-000

In the matter of the application of
William & Joan Klepper (PLN030358)

FINDINGS & 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 to allow a 407 sq. ft. guesthouse with stair and landscape wall extensions, and to comply with the parking requirement for a single family residence by allowing an uncovered parking space within the front setback; a Coastal Development Permit for development within 750 ft. of an archaeological resource; and Design Approval. The property is located at 26276 Carmelo Street, Carmel, northerly of the intersection of Carmelo Street and 16th Avenue, Coastal Zone, came on regularly for meeting before the Zoning Administrator on January 29, 2004.

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

- 1. FINDING: CONSISTENCY** - The project, as conditioned, is consistent with the applicable plans and policies of the Carmel Land Use Plan, Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20).

EVIDENCE: (a) PBI staff have reviewed the project as contained in the application and accompanying materials for conformity with the Monterey County Zoning Ordinance (Title 20) and Part 4 of the Monterey County Coastal Implementation Plan.

(b) The project planner conducted an on-site inspection determine whether the project conforms to policies and regulations in the plans listed above. The proposed project is not within the critical or public viewsheds, as defined and regulated in Part 4 of the Monterey County Coastal Implementation Plan.

(c) The guesthouse is an allowed use in accordance with Sections 20.12.040.C and 20.64.020 of the Monterey County Zoning Ordinance.

(d) The parcel is zoned Medium Density Residential, 2 acres per unit, Design Control, with 18 foot height limitation ~ Coastal Zone (MDR/2-D-18' (CZ)). The project is in compliance with Site Development Standards for a Medium Density Residential district pursuant to Section 20.12 of the Monterey County Zoning Ordinance.

(e) The Carmel Highlands / Unincorporated Land Use Advisory Committee recommended approval of the project by a vote of 6 - 0 on 9/15/2003.

(f) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development in project file PLN030358.
- 2. 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. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: Staff reviewed Monterey County Planning and Building Inspection Department records and has determined that no violations exist on subject property.

3. FINDING: SITE SUITABILITY - The site is suitable for the use proposed.

EVIDENCE: (a) The site has been reviewed for suitability by Planning and Building Inspection, Public Works Department, Water Resources Agency, Environmental Health Division, Parks Department and Cypress Fire Protection District. Conditions recommended by those agencies have been incorporated.

(b) Staff conducted an on-site visit to verify that the site is suitable for this use.

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

(d) A Geotechnical Soils – Foundation and Geoseismic Design Report for the project was prepared on July 10, 2003. The report contains specific conclusions and recommendations for the project. The authors concluded that the “undisturbed, in situ” native soils are suitable for foundation purposes, provided recommendations of the report are followed. These recommendations are incorporated in the Mitigated Negative Declaration as mitigations, and are included in this report as recommended conditions.

(e) Evidence under Finding No. 7 of this staff report.

4. FINDING: CEQA: - The project is subject to environmental review pursuant to requirements of the California Environmental Quality Act. 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 Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

EVIDENCE: (a) CEQA Guidelines Section 15183(a) provides that “projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

(b) CEQA Guidelines Section 15300.2(a) provides that certain classes of projects, including, but not limited to new construction or conversion of small structures, “a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant.” Similarly, Section 15300.2(c) provides that “(a) categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.” Evidence under Finding No. 7 of this staff report establishes that mitigations have been recommended for the project by a consultant.

(c) CEQA Guidelines Section 15064(f)(2) provides that “(i)f the lead agency determines there is substantial evidence in the record that the project may have a significant effect on the environment but the lead agency determines that revisions in the project plans or proposals made by, or agreed to by, the applicant would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur and there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment then a mitigated negative declaration shall be prepared.” The property owner and agent provided written consent to the proposed mitigations, which resulted in

a project that would mitigate the effects to the point where “clearly no significant effect on the environment would occur.” Mitigations in the environmental document have been written in such a way to ensure that geotechnical requirements are coordinated with archaeological requirements, and with the incorporation and implementation of these mitigations, there remains no substantial evidence that the project would have a significant effect on the environment. Therefore, a Mitigated Negative Declaration has been prepared for adoption pursuant to Section 15074 (CEQA Guidelines).

(d) The Monterey County Planning and Building Inspection Department, (located at 2620 First Avenue, Marina, CA 93933) is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based. Reports are in Project File No. PLN030358.

- 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 Part 4 of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE: (a) The subject project area, which is the rear portion of a small private residential lot, is not described as an area where the Local Coastal Program requires access. Additionally, Section 20.146.090.E of the Monterey County Coastal Implementation Plan and Policy 2.8.4.8 of the Carmel Land Use Plan specify that “Public access to or over (... (such)) sites shall be limited and concentrated in areas where supervision and interpretive facilities are available.” Evidence (d) under Finding No. 7 specifies that an easement is required as a condition of approval. The terms of this easement will limit access to the resource.

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

(c) Staff site visit conducted to review the property and adjacent lands, with staff determination that the project is not in the public or critical viewsheds, as defined and regulated within Part 4 of the Monterey County Coastal Implementation Plan.

- 6. FINDING: LANDSCAPING AND LIGHTING** - The recommended conditions regarding landscaping have been applied to eliminate increased erosion. The recommended condition regarding lighting has been applied to ensure that the character of the neighborhood is preserved, protected and enhanced.

EVIDENCE: The language of Sections 20.146.030.C.1.d-e of the adopted and certified Monterey County Coastal Implementation Plan has been incorporated into conditions of approval for the project.

- 7. FINDING: ARCHAEOLOGICAL RESOURCES** - The project as proposed is consistent with policies of the Carmel Land Use Plan and Title 20 (Zoning Ordinance) dealing with development in archaeologically sensitive areas.

EVIDENCE: (a) A Preliminary Reconnaissance of the site, dated May 21, 2003, was prepared as a report, at the request of the Monterey County Planning and Building Inspection Department. The report contains specific conclusions and recommendations for the

project. The authors provided recommendations “for mitigation of the anticipated impacts to (a) portion of” the site. These recommendations are incorporated in the Mitigated Negative Declaration as mitigations, and are included in this report as recommended conditions.

(b) Pursuant to Section 20.146.090.C.1 of the Monterey County Coastal Implementation Plan and Policy 2.8.4.1 of the Carmel Land Use Plan, “all development proposed on parcels with (... (such)) resources, as identified through the survey report prepared for the project, shall be subject to environmental assessment under the ‘Monterey County CEQA Guidelines.’” A Mitigated Negative Declaration has been prepared for the project, and the property owner and agent provided written consent to the proposed mitigations prior to circulation of the document, pursuant to the CEQA Guidelines.

(c) Pursuant to Section 20.146.090.D.2.a-c of the Monterey County Coastal Implementation Plan, the recommended mitigation measures contained in the survey report prepared for the site have been made conditions of approval, and a condition has been added which would require the applicant to request that the combining “HR” zoning district be added to the existing zoning of the parcel. This rezoning does not necessitate an amendment to the Land Use Plan or the Coastal Implementation Plan.

(d) Section 20.146.090.D.2.c of the Monterey County Coastal Implementation Plan specifies that “the (...) site shall be placed in an (...) easement” and that “the proposed easement area shall be reviewed and verified as adequate to protect the resource by an archaeologist (...).” Section 20.146.090.E of the Monterey County Coastal Implementation Plan and Policy 2.8.4.8 of the Carmel Land Use Plan specify that “Public access to or over (... (such)) sites shall be limited and concentrated in areas where supervision and interpretive facilities are available.”

To satisfy the requirements of the Coastal Implementation Plan and to ensure that future development on the project parcel would not impact the aforementioned site, a condition has been added that would require that the boundary of the site be established, and an open space conservation easement be provided, the extent of which shall be determined by a professional from the County’s approved consultant list. The terms of this easement will limit access to the resource.

(e) Pursuant to Section 20.146.090.D.4 of the Monterey County Coastal Implementation Plan, “(w)here construction on or construction impacts to an identified (...) site cannot be avoided, as verified in the (...) report prepared for the project, a mitigation plan shall be required for the project.” Excavations which would result in potential impacts to part of the site are anticipated, and for this reason, the report also contains recommendations “for mitigation of the anticipated impacts to (a) portion of” the site. A Mitigation Monitoring and Reporting Plan has been prepared in accordance with the requirements of CEQA and of Section 20.146.090.D.4 of the Monterey County Coastal Implementation Plan.

- 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, Public Works, Water Resources Agency, Parks Department, Environmental Health Division, and Cypress Fire Protection 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.

(b) Preceding Findings and Evidence.

9. FINDING: APPEALABILITY - The project is appealable to the Board of Supervisors, and is not appealable to the California Coastal Commission.

EVIDENCE: Sections 20.86 of the Monterey County Coastal Implementation Plan (Part 1).

DECISION

It is the decision of the Zoning Administrator of the County of Monterey adopt the Mitigated Negative Declaration, Mitigation Monitoring Reporting Program, and approve said application for a Combined Development Permit as shown on the attached sketch and subject to the following conditions:

1. The Klepper Combined Development Permit (PLN030358) consists of a Coastal Administrative Permit to allow construction of a 407 sq. ft. guesthouse, landscape wall extensions, and an uncovered parking space within the front setback; a Coastal Development Permit for development within 750 feet of an archaeological resource; and Design Approval. The property is located at 26276 Carmelo Street, Carmel (Assessor's Parcel Number 009-403-008), northerly of intersection of Carmelo Street and 16th Avenue, 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 No. 030358) was approved by the Zoning Administrator for Assessor's Parcel Number 009-403-008-000 on January 29, 2004. The permit was granted subject to 25 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 Department)**
3. The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21.08.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment

made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. **(Planning and Building Inspection Department)**

4. **(Mitigation Measure No. 1)** Final project foundation, utility trenching, and drainage details shall be submitted to a qualified archaeological professional for archaeological review and approval prior to application for building permits, and such details shall be shown on the building permit plans. **(Planning and Building Inspection Department)**
5. The estimated boundary of the (surficial and/or sub-surface) resource site shall be established, and a draft open space conservation easement area delineated on a sheet for submittal to the Director of Planning and Building Inspection, prior to issuance of building permit(s). The extent of this area shall be determined by an archaeological professional from the County's approved consultant list. Drainage or drainage pits shall not be designed so as to deliver water directly to the area of the easement. **(Planning and Building Inspection Department)**
6. **(Mitigation Monitoring and Reporting Plan)** The soils engineer shall submit a signed letter to the Director of Planning and Building Inspection, indicating that he or she has been retained to provide guidance for grading and foundation excavations, and agreeing that any on-site guidance by the soils engineer provided as a service to the owner is subject to supervision and control of the archaeological monitor. **(Planning and Building Inspection Department)**
7. Exterior lighting shall be unobtrusive and harmonious with the local area. Lighting fixtures shall be adequately shielded and designed at near-ground level 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 Department)**
8. Prior to issuance of any building permits, the applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. **(Water Resources Agency)**
9. 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 the fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." **(Cypress Fire Protection District)**
10. Pursuant to the State Public Resources Code, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) calendar days of project approval – prior to filing of the Notice of Determination. 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 Department)

During Land Clearing and Utility / Drainage Trenching, and during Project Implementation:

11. ***(Mitigation Measure No. 2 (a-c))*** During the utility and drainage trenching, a sampling of midden soil shall be passed through a 1/8 inch screen by the project archaeologist in order to recover cultural resources data. All cultural materials remaining in the screens shall be bagged and returned to the laboratory for standard cleaning, sorting, and identification. All artifacts shall be catalogued and all cultural materials recovered during this project will be curated in the public domain at a suitable research facility as determined by the project archaeologist. A minimum of two radiocarbon dates shall be obtained if suitable shell or other datable material is recovered from the site, at the discretion of the project archaeologist. If intact cultural features are discovered during construction, work shall be halted on the parcel until the find can be evaluated by the monitor and/or the principal archaeologist, and appropriate mitigation and data recovery measures are formulated and implemented. **(Planning and Building Inspection Department)**
12. ***(Mitigation Measure No. 3)*** The implementation of grading and foundation excavations shall be conducted with the guidance of a qualified soils engineer, with excavations being under direct supervision and control of the archaeological monitor. New structures (buildings, interior on-grade floor slabs) built over the soils of the project parcel shall either be founded below them, or the loose soils shall be processed as engineered fill with the design of the structure being taken into account. For excavations, those soils disturbed shall be examined by the archaeological monitor during grading and excavation prior to any removal or processing. For foundation embedment and depth of stripping for fill placement, depth of excavation shall be 12 inches into undisturbed, in-situ native soil or tested, engineered fill. In all events, the exact depth of excavation will be determined in the field during processing and under the supervision of the archaeologist and soils engineer. **(Planning and Building Inspection Department)**
13. ***(Mitigation Measure No. 4)*** After removal of soils to the required depth established by Mitigation Measure No. 3 for this project, the base of the excavation shall be inspected and approved by a qualified soils engineer prior to further soils processing or placement. **(Planning and Building Inspection Department)**

Within 6 Weeks After the Beginning of Excavation of Foundation and Footings:

14. ***(Mitigation Monitoring and Reporting Plan)*** Within 6 weeks after the beginning of excavation of foundation and footings, the owner shall provide to the Director of Planning and Building Inspection a brief letter from the qualified archaeological professional which summarizes any findings made by the archaeological monitor, and any relevant reporting requirements. **(Planning and Building Inspection Department)**

Prior to Final Building Inspection/Occupancy:

15. Drought-resistant native species shall be used for all landscaping. All new landscaping must be compatible with the scenic character of the area. The site shall be landscaped, but the landscaping plan shall not involve installation of irrigation, landscape walls, or planters over the boundary (as described in the open space conservation easement) of the resource. At least sixty (60) days prior to occupancy,

three (3) 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, species, 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. Before occupancy, 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. All landscaped areas and/or fences 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 Department)**

16. The applicant shall request a rezoning of the parcel to add an "HR" (Historical or Archaeological Resources) zoning designation to the existing zoning of the parcel. **(Planning and Building Inspection Department)**
17. All archaeological findings, and actions taken resulting from these findings, shall be presented as a report to the Director of Planning and Building Inspection by the principal archaeologist. An open space conservation easement shall be conveyed to the County over portions of the property as follows. The draft open space conservation easement area shall be finalized by the principal archaeologist and submitted to the Director of Planning and Building Inspection for review and approval. Following approval by the Director of Planning and Building Inspection of the finalized easement area, the applicant shall submit the conservation and scenic easement deed, utilizing the most current forms and instructions provided by the Planning Division. Drainage or drainage pits shall not be designed so as to deliver water directly to the area of the easement. Terms of the easement shall specify that public access or intrusion into the specific area delineated by the easement be restricted by local, state, and federal law. The deed for the easement shall be submitted to and approved by the Director of Planning and Building Inspection prior to occupancy and prior to final inspection. **(Planning and Building Inspection Department)**
18. **(Mitigation Measure No. 5)** All developed areas shall be drained. Designed systems shall provide for both surface and subsurface flows. Site grading shall provide hydraulic gradients away from all structures such as on-grade slabs and open covered areas such as crawl spaces. Gravity drainage shall be utilized to ensure that all drainage is released freely to existing, established drainage ways (*drainage or drainage pits shall not be designed so as to deliver water directly to the area of the archaeological easement*). The amount and depth of excavation planned for installation of drainage facilities shall be the minimum required. **(Planning and Building Inspection Department and Water Resources Agency)**
19. **(Mitigation Monitoring and Reporting Plan)** The owner shall provide a letter produced by the soils engineer or qualified firm retained for geotechnical work. The letter shall confirm that the work required by Mitigation Measures 3 through 5 has been successfully completed, and that site preparation and foundations and footings have been completed in accordance with the recommendations of the Geotechnical and Geoseismic Report prepared for the project on July 10, 2003, by Grice Engineering and Geology, Inc.

20. 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:

21. 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)**
22. **(Mitigation Measure No. 2)** A qualified archaeological monitor shall be present during pre-construction and construction activities that involve earth disturbance, such as land clearing, grubbing, excavation for foundations, footings, and utilities. Land clearance and soil excavation shall occur only under the direction of the project archaeologist, and soil shall not be removed from the site without the approval of the project archaeologist. **(Planning and Building Inspection)**
23. **(Mitigation Measure No. 2(d))** If, at any time, archaeological resources or human remains are discovered, all excavations and soil disturbing activities on the parcel shall be halted within 165 feet of the find, the archaeological monitor shall direct all employees on site to stop work until the appropriate notifications and procedures are completed as required by State law, and the principal archaeologist shall provide a recommendation to the Director of Planning and Building Inspection regarding whether or not continuing with the project would cause a substantial adverse change in the significance of a resource pursuant to Section 21084.1 of the Public Resources Code. **(Planning and Building Inspection)**
24. Existing trees and other native vegetation shall be retained to the maximum extent possible during the construction process and after the development is completed.
25. Parking for the project parcel as indicated on plans for permit applications submitted to the Planning and Building Inspection Department shall include three parking spaces in total, one covered (garage space) and two uncovered (within front setback). Building permit plans submitted in connections with File No. PLN030358 shall show a six-foot section of "parkable" pervious surface adding to the existing driveway pad. **(Planning and Building Inspection)**

PASSED AND ADOPTED this 29th day of January 2004.

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 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.