

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

RESOLUTION NO. 03005

SUBDIVISION #020406

A.P. #151-021-009-000

In the matter of the request of  
**Phil S. Wood TR (PLN020406)**

**FINDINGS AND DECISIONS**

for a **Combined Development Permit** pursuant to regulations established by local ordinance and state law, consisting of a Minor Subdivision to subdivide one existing lot of record of 40 acres into three lots of 20 acres (Parcel 1), 10 acres (Parcel 2), and 10 acres (Parcel 3), respectively, including a 30-foot wide easement over Parcel 3 for an existing road accessing Parcel 2, and an Administrative Permit for the conversion of an existing caretaker's unit into a main unit with one covered and one open parking space, located at 388 Corral De Tierra Road, Salinas, between Calera Canyon Road and Underwood Road, Toro area, came on regularly for hearing before the Subdivision Committee on February 27, 2003.

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

1. **FINDING:** The Combined Development Permit consisting of a Minor Subdivision and Administrative Permit (File #PLN020406), as described in condition #1 and as conditioned, conforms with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located 388 Corral De Tierra Road, Toro area. The parcel is zoned "RC/10-VS (Resource Conservation, 10 Acres per Unit, Visual Sensitivity).  
**EVIDENCE:** The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:
  - a) Monterey County General Plan;
  - b) Toro Area Plan;
  - c) Chapter 21.36 and 21.46 of the Monterey County Zoning Ordinance; and
  - d) Monterey County Subdivision Ordinance (Title 19) December 2000.**EVIDENCE:** The proposed development has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, the Housing and Redevelopment Agency and the Salinas Rural Fire District. There has been no indication from these agencies that the site is not suitable for the proposed development. The Initial Study demonstrates that no physical or environmental constraints exist that would indicate the site is not suitable for the proposed development. Each agency has recommended conditions for subdivision improvements.  
**EVIDENCE:** Written and verbal public testimony submitted at public hearings before the Minor Subdivision Committee.  
**EVIDENCE:** The Toro Land Use Advisory Committee recommended approval of the parcel map on October 28, 2002 (3-0 vote, 1 abstain).  
**EVIDENCE:** The on-site inspection of the subject parcel by the project planner.  
**EVIDENCE:** 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 the project file.

**EVIDENCE:** All structures and infrastructure necessary to serve the project are existing.

**EVIDENCE:** See evidence for Findings 2, 6, 7, 8 and 9

**EVIDENCE:** The project will conform with the requirements of the VS zoning district because the existing structures will continue to be screened from view by existing vegetation and topography, and no new development is proposed, which could result in adverse visual impacts.

2. **FINDING:** The proposed project, including all permits and approvals, will not have significant adverse impacts on the environment. A Mitigated Negative Declaration has been prepared and is on file (File # PLN020406) in the Department of Planning and Building Inspection. All mitigation measures identified in the Initial Study and Mitigated Negative Declaration and all project changes required to avoid significant effects on the environment have been incorporated into the approved project or are made conditions of approval. A Program for Monitoring and/or Reporting on Conditions of Approval (hereafter “the Program”) has been prepared pursuant to Public Resources Code 21081.6 and is made a condition of approval. The Program is attached hereto as Exhibit “E” and is incorporated herein by reference. Potential environmental effects have been studied, and there is no substantial evidence in the record, as a whole, that supports a fair argument that the project, as designed, may have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County based upon the findings and conclusions drawn in the Initial Study and the testimony and information received, and scientific and factual data presented as evidence during the public review process. The Monterey County Planning and Building Inspection Department, located at 2620 First Avenue Marina is the custodian of the documents and the materials that constitute the record of proceedings upon which the adoption of the Mitigated Negative Declaration is based.

**EVIDENCE:** 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 the project file.

**EVIDENCE:** County staff prepared an Initial Study for the project in compliance with the California Environmental Quality Act (CEQA) and its Guidelines. The Initial Study provided substantial evidence that the project would not have significant environmental impacts. A Mitigated Negative Declaration was filed with the County Clerk on February 5, 2003. The following evidence has been received and considered: All comments on the Initial Study; evidence in the record that includes studies, data and reports supporting the Initial Study; additional documentation requested by staff in support of the Initial Study findings; information presented during public hearings; staff reports that reflect the County’s independent judgment and analysis regarding the above referenced studies, data and reports; application materials, and expert testimony. Among the studies, data and reports analyzed as part of the environmental determination are the following:

- a. Project Application/Plans and Technical Reports within project file (including geotechnical, geologic, biologic and cultural resource reports)
- b. Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel Number 151-021-009 and 010, July 30, 1989. Archaeological Consulting. (Salinas, CA)
- c. General Plan, Toro Area Plan.

- d. Site visit by planner, January 28, 2003.
- e. Title 19 Subdivision Ordinance
- f. Title 21, Inland Zoning Ordinance
- g. County of Monterey Williamson Act Maps
- h. Biological Survey of the Phil S. Wood Property, 388 Corral de Tierra Road, Salinas California 93908 APN 151-021-09 (Ed Mercurio, September 30, 2002)
- i. Preliminary Geologic Hazards Study, Oakwood Ranch Corral de Tierra, Monterey County, APN 151-021-09 (Kingsley Associates, May 1989)
- j. Geotechnical Report Update for Three Building Sites at Oakwood Ranch (Soil Surveys, Inc., October 2002)
- k. 2000 Air Quality Management Plan (Monterey Bay Unified Air Pollution Control District)
- l. Monterey Bay Unified Air Pollution Control District CEQA Guidelines. October 1995, and as revised.
- m. Soil Survey of Monterey County, April, 1978. United States Department of Agriculture, Soil Conservation Service
- n. Personal communication with Rich Foster, Fire Chief, Salinas Rural Fire District on January 31, 2003.
- o. Inter-Departmental Review Comments and Conditions.

**EVIDENCE:** The Program for Monitoring and/or Reporting on Conditions of Approval, prepared and required pursuant to Section 21081.6 of the Public Resources Code, is made a condition of approval and is designed to ensure compliance during project implementation.

**EVIDENCE:** No facts, reasonable assumptions predicated on facts, testimony supported by adequate factual foundation, or expert opinion supported by facts, have been submitted that refute the conclusions reached by these studies, data and reports. Nothing in the record alters the environmental determination, as presented by staff, based on investigation and the independent assessment of those studies, data and reports.

**EVIDENCE:** Studies, data and reports prepared by staff from various County departments including Planning and Building Inspection, Public Works, Environmental Health and Monterey County Water Resources Agency support the adoption of the Mitigation Negative Declaration for the project.

3. **FINDING:** For Purposes of the Fish and Game Code, the project will have a potential for adverse impact on 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. Implementation of the project described herein has the potential to affect changes to animal and native plant habitat, as indicated in Section 4 of the Initial Study.

**EVIDENCE:** Initial Study and Negative Declaration contained in the project file.

4. **FINDING:** That in approving the parcel map, the decision-making body has balanced the housing needs of the County against the public service needs of its residents and available fiscal and environmental resources.

**EVIDENCE:** The applicant will be required to comply with the Inclusionary Housing Ordinance as a condition of approval (see Condition 40).

5. **FINDING:** That none of the findings found in Section 19.04.025.I of the Monterey County Code Title 19 (Subdivision Ordinance) can be made.

**EVIDENCE:** Section 19.03.025.I requires that the subdivision be denied if any one of the findings are made. Planning staff has analyzed the project against the findings for denial outlined in this section. The map and its design and improvements are consistent with the County General Plan and Toro Area Plan. No specific plan has been prepared for this area. The site has been determined to be physically suitable for the type and density of development (see Evidence in Findings 1, 2, 7, 8). The design and improvements are not likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat, or cause serious public health problems as demonstrated in the Negative Declaration adopted for this project. The design and improvements will not conflict with easements for access through or use of property within the proposed subdivision. Planning staff reviewed the Title Report and applicable recorded documents to identify all easements and ensure that the project does not conflict with existing easements.

**EVIDENCE:** The property provides for adequate building sites as evidenced by the application materials submitted for the project. Each of the three parcels is at least 10 acres in size, and each is developed with a dwelling unit, and meets the requirements of the VS district, as indicated in Evidence for Finding 1.

**EVIDENCE:** The application, plans, and support materials, including the technical reports submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development. The reports are:

1. Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 151-021-009 and 010, July 30, 1989. Archaeological Consulting. (Salinas, CA)
2. Biological Survey of the Phil S. Wood Property, 388 Corral de Tierra Road, Salinas California 93908 APN 151-021-09 (Ed Mercurio, September 30, 2002)
3. Preliminary Geologic Hazards Study, Oakwood Ranch Corral de Tierra, Monterey County, APN 151-021-09 (Kingsley Associates, May 1989)
4. Geotechnical Report Update for Three Building Sites at Oakwood Ranch (Soil surveys, Inc., October 2002)

**EVIDENCE:** Evidence for Findings 1, 2 and 4 above.

6. **FINDING:** The establishment, maintenance, or operation of the use or structure 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 Department of Planning and Building Inspection, Environmental Health Division, Public Works Department, Salinas Rural Fire District, and Water Resources Agency. The respective

departments 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.

**EVIDENCE:** Adoption of the Negative Declaration includes mitigation measures that address potential impacts to biologic resources. No other significant issues have been identified for the project.

**EVIDENCE:** File and application materials, Initial Study with mitigation measures, and Negative Declaration contained in the project file.

**EVIDENCE:** The existing structures are located at least 50 feet outside the estimated fault zone of the subject property, as identified in Figure 3 of the Preliminary Geologic Hazard Study prepared by Kingsley Associates, May, 1989.

7. **FINDING:** The subject property is in compliance with all the rules and regulations pertaining to zoning; uses, subdivision, and any other applicable provisions of Title 21.36 and any zoning violation abatement costs have been paid.

**EVIDENCE:** Site visit and inspection by Planner, review of county records, and the tentative parcel map and application materials found in the project file

8. **FINDING:** That the proposed subdivision will not adversely impact traffic conditions in the area.

**EVIDENCE:** The proposed subdivision has been reviewed by the Monterey County Department of Public Works and there is no indication from that Department that the subdivision will increase traffic in the area.

9. **FINDING:** The parcel map complies with Section 66474.4 of the Subdivision Map Act which requires that each parcel can sustain the agricultural use permitted under the Williamson Act contract, because the value of the lavender produced on each parcel will continue to exceed the minimum value of \$8,000 per year required for each lot.

**EVIDENCE:** Personal communication with project applicant on February 10, 2003.

10. **FINDING:** The project is appealable to the Board of Supervisors.

**EVIDENCE:** Section 19.16.020.B. of the Monterey County Subdivision Ordinance (Title 19).

11. **FINDING:** The source capacity and water quality for all lots proposed to be created meets the requirements of all applicable health and safety regulations.

**EVIDENCE:** The project as described in the application and accompanying materials was reviewed by the Environmental Health Division and the Water Resources Agency. The respective departments determined no conditions of approval are necessary to ensure all lots proposed to be created meet the requirements of all applicable health and safety regulations.

**EVIDENCE:** Letter from Oakwood Ranch Road and Water Association, dated September 19, 2002

**EVIDENCE:** The application, plans, and support materials, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed subdivision.

### DECISION

**THEREFORE**, it is the decision of said Subdivision Committee that the Mitigated Negative Declaration be adopted and the application for Combined Development Permit be approved as shown on the attached sketch subject to Findings & Evidence and subject to the following Conditions:

1. The subject Combined Development Permit consists of (1) a Minor Subdivision to subdivide 40 acres into 3 lots of 20 acres (parcel 1), 10 acres (parcel 2) and 10 acres (parcel 3), respectively, including a 30-foot wide easement over parcel 3 for an existing road accessing parcel 2, and (2) an Administrative Permit for the conversion of an existing caretaker's unit into a single-family dwelling with one covered and one open parking space. The project is located at 88 Corral De Tierra Road, between Calera Canyon Road and Underwood Road, (Assessor's Parcel Number 151-021-009-000).

The project 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 recordation of a Final Map:**

2. The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, or filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. **(Planning and Building Inspection)**
3. Prior to the recordation of the Final Map the applicant shall comply with the Inclusionary Housing Ordinance by the payment of an in-lieu fee or the recordation of an Owner-Occupied Deed Restriction. **(Housing and Redevelopment Agency)**
4. 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 of Monterey in the amount of **\$1,275. This fee shall be paid within five days of project approval**, 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)**

5. The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring Plan, including payment of the \$840 fee for the County of Monterey to monitor compliance with mitigation measures. **(Planning and Building Inspection)**
6. The applicant shall provide one open and one covered parking space to serve the dwelling unit on Parcel 2. **(Planning and Building Inspection)**
7. The applicant shall enter into any new contracts with the Board of Supervisors for the division of property under Land Conservation Contract No. 68-014 deemed necessary by County Counsel. **(Planning and Building Inspection Department)**
8. A scenic easement shall be conveyed to the County over those portions of the property where the slope exceeds 30 percent. **(Planning and Building Inspection Department)**
9. The subdivider shall submit three prints of the approved tentative map to each of the following utility companies: Pacific Gas & Electric Company and Pacific Bell. Utility companies shall submit their recommendations, if any, to the Director of Public Works for all required easements. **(Public Works)**.
10. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the final map, recorded simultaneously with the parcel map, as follows:
  - Clearing of all natural vegetation on the property shall be done in accordance with fire laws. Natural vegetation in proposed development areas shall be identified and mapped by a certified biologist or landscape architect, and shall be preserved to the maximum extent possible within the limitations of the project objectives.
  - Any fencing on the property except for agricultural fencing or privacy fencing immediately adjacent to the existing developed residential portions of the site shall be of a type to allow wildlife to cross. Wire fencing shall have a clearance of eighteen inches between the ground and the first wire and be any height. Board fencing can be of any height and should have at least two panels on a side with at least fifteen inches between boards.
  - Any new curbs at the edges of roads, parking areas, and driveways shall be at a low angle (50 degrees or less) to allow invertebrates, amphibians, and other small animals to cross them easily.
  - Any new building or additions at the main dwelling site on Parcel 1 shall be checked for proximity to the unnamed fault mapped in 1989. When new buildings or additions are planned in the future at any of the sites, the specific site shall be checked by a geotechnical engineer for soil suitability conditions and new building foundation excavations shall be checked and approved by a geotechnical engineer.
  - A setback of 50 feet from the fault zone as mapped on Figure 3 of the Geologic Hazard Report dated May 1989, shall be required for all structures. No structures shall be constructed within the fault zone and 50-foot setback area unless a new geologic report is prepared for the property which clears the site for building. Fault zones identified in any new geologic report shall be placed in scenic easement to preclude development.

The note shall be located in a conspicuous manner subject to the approval of the Director of Public Works. **(Planning and Building Inspection)**

11. A note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the final map, recorded simultaneously with the final map, as follows: “A Geologic Report, Geotechnical Investigation, Biological Survey and Cultural Resources Reconnaissance have been prepared for this property as listed below, and are on file in the Monterey County Planning and Building Inspection Department, Coastal Office. The recommendations contained in said reports shall be followed in all further development of this property.”
- Preliminary Cultural Resources Reconnaissance of Assessor’s Parcel Number 151-021-009 and 010, July 30, 1989. Archaeological Consulting. (Salinas, CA)
  - Preliminary Geologic Hazards Study, Oakwood Ranch Corral de Tierra, Monterey County, APN 151-021-09 (Kingsley Associates, May 1989)
  - Geotechnical Report Update for Three Building Sites at Oakwood Ranch (Soil surveys, Inc., October 2002)
  - Biological Survey of the Phil S. Wood Property, 388 Corral de Tierra Road, Salinas California 93908 APN 151-021-09 (Ed Mercurio, September 30, 2002)

The note shall be located in a conspicuous location, subject to the approval of the County Surveyor. **(Planning and Building Inspection)**

12. If a homeowner’s association is not formed, developer shall have the sole responsibility for the care, maintenance, and repair of road and drainage improvements prior to the conveyance of any lots in the subdivision. Upon each conveyance of each lot in the subdivision, developer shall be jointly obligated with the succeeding owners to perform such obligation pro rated on the basis of the remaining number of lots still owned by the developer. Developer’s obligation shall cease upon the conveyance of the last lot in the subdivision. An agreement to this effect, running with the land, shall be recorded between developer and the County of Monterey prior to recordation of the tentative or parcel map. **(Water Resources Agency)**
13. The applicant shall record a notice that states: “A permit (Resolution 03005) was approved by the Minor Subdivision Committee for Assessor’s Parcel Number 133-013-020-000 on February 27, 2003. The permit was granted subject to 21 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.” Alternatively, this note shall be included on a separate sheet of the parcel map, or by separate document that shall indicate its relationship to the parcel map, recorded simultaneously with the parcel map. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits, recording of the parcel map, or commencement of the use. **(Planning and Building Inspection)**
14. The subject parcels shall be annexed to the Salinas Rural Fire District. If within one year of the date of approval of this subdivision request, the Local Agency Formation Commission has not approved the annexation application, the Minor Subdivision Committee shall reconsider the annexation requirement. **(Fire District)**
15. The following conditions of approval from the Salinas Fire District shall be demonstrated. All applicable improvements shall be made prior to recordation of the final map.
- A. All portions of roadways exceeding 15 percent shall be paved, or shall be otherwise be surfaced or treated to allow for fire vehicle access, subject to the approval of the Fire District. **(Fire District)**
  - B. Each dead-end road shall have a turnaround constructed at its terminus. **(Fire District)**
  - C. Unobstructed vertical clearance shall be not less than 15 feet for all access roads. **(Fire District)**

- D. All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. **(Fire District)**
  - E. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, or in any fashion approved by the Reviewing Authority that provides for the same practical effect. **(Fire District)**
  - F. Approved fire protection water supply systems must be installed and made serviceable prior to the time of construction. **(Fire District)**
  - G. 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, or an engineer shall certify that the road is all-weather and can support a 22-ton fire truck **(Fire District)**
17. File a parcel map showing all existing and required easements or rights of way and monument new lines. **(Public Works)**
  18. Provide for all existing and required easements or rights of way. **(Public Works)**
  19. Thirty days prior to the expiration date of the tentative map, Step a (8 items) of the County Surveyor’s Check Off List for Parcel Map processing shall be completed. **(Public Works)**
  20. Prior to map recordation, permits shall be secured for the existing, unpermitted guesthouse above the existing main dwelling unit garage, or the guesthouse use shall be terminated, and the building restored the originally permitted use of an accessory workshop. **(Planning and Building Inspection)**
  21. An erosion control plan shall be prepared addressing existing erosion impacts from the subject parcel to the abutting Anderson property (AP 151-081004), subject to review and approval by the Planning and Building Inspection Department. Said plan shall be implemented prior to recordation of the final map. **(Minor Subdivision Committee)**

**PASSED AND ADOPTED** this 27th day of February, 2003, by the following vote:

AYES: McPharlin, Main, Lawrence, Hori, Mulholland, Brandau, Hawkins  
 NOES: None  
 ABSENT: None

Original Signed By:  
 \_\_\_\_\_  
 JEFF MAIN, SECRETARY

COPY OF THIS DECISION WAS 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 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 Monterey.

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