

**Before the Zoning Administrator in and for the  
County of Monterey, State of California**

In the matter of the application of:

**TIM AND ALEXANDRIA EASTMAN (PLN090337)**

**RESOLUTION NO. 10-008**

Resolution by the Monterey County Zoning Administrator:  
Approving a General Development Plan and Use Permit No.  
PLN010060 Amendment to allow the conversion of an  
existing 1,500 square foot single family dwelling to a small  
animal veterinary care consultation and surgery center. The  
property is located at 15885 Toro Hills Avenue, Salinas  
(Assessor's Parcel Number 161-041-016-000), Toro Area  
Plan.

(PLN090337, Tim And Alexandria Eastman, 15885 Toro  
Hills Avenue, Toro Area Plan (APN: 161-041-016-000))

**The Combined Development Permit application (PLN090337) came on for public hearing before the Monterey County Zoning Administrator on February 11, 2010. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

- 1. FINDING: CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Toro Area Plan,
- Toro Inventory and Analysis,
- Monterey County Zoning Ordinance (Title 21)

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project is located at 15885 Toro Hills Avenue, Salinas (Assessor's Parcel Number 161-041-016-000), Mid Valley Shopping Center, Carmel Valley, Toro Area Plan area. The parcel is zoned Light Commercial with Design Control and Site Plan Review zoning district overlay or "LC-D-S". Animal Hospitals are a use allowed subject to securing a Use Permit pursuant to Section 21.18.060.B of the Monterey County Zoning Ordinance; therefore, the project is an allowed land use for this site.
- c) The Steinbeck Country Equine Clinic (i.e., project site) is currently permitted with a Use Permit (PLN010060) for an existing 8,890 square foot veterinary clinic, a 3,500 square foot veterinary surgery building, and an attached 1,050 square foot convalescent stall area. This project

amends the existing permit and adds the conversion of an existing one-story 1,500 square foot single-family residence into a small animal veterinary surgery center.

- d) The project planner conducted a site inspection on June 19, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- e) Design Control or "D" zoning requires design review of structures to assures the protection of the public viewshed, neighborhood character, and the visually integrity of certain developments without imposing undue restrictions on private property. The applicant is proposing to match the materials and colors of the proposed addition with the existing structure. The Design Approval application is contained in the project file.
- f) A General Development Plan is required pursuant to Section 21.18.030.A of the Monterey County Zoning Ordinance because the hospital operates on more than one acre of land. *See Finding 6.*
- g) The Toro Land Use Advisory Committee (LUAC) reviewed the project on June 15, 2009. The committee recommended approval of the project with a 5-0 vote with one member absent. The LUAC recommended that a condition of approval be incorporated into the project limiting the uses to veterinarian related purposes or veterinarian animal care facilities. Staff has incorporated this recommendation into Condition No. 4.
- h) Section 21.60.070 of the Monterey County Zoning Ordinance, Design Control (D) and Visual Sensitivity (VS) Zoning District Sign Regulations, allows a total area not to exceed 35 square feet in the aggregate of signage for properties located in a "D" zoning designation. There are three signs on-site: (1) a "Steinbeck Country Equine Clinic" sign on the Toro Hills Avenue (approximately 19 square feet); (2) a smaller "Steinbeck Country Equine Clinic" sign attached to the building (approximately 13.6 square feet); and (3) two small operational signs (approximately 1 square feet each) which are non-commercial/non-advertising in the parking lot. Section 21.60.150.C, Special Sign Regulations, applies to two small operational signs because they are required for on-site directional purpose and do not advertise. The two smaller sign do not count toward the 35 square foot aggregate requirement resulting in a total of 32.6 square feet of signage in the aggregate. Condition No. 3 has been incorporated to ensure that an aggregate of 35 square feet is not exceeded.
- i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090337.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Salinas Rural Fire Protection District, Public Works, Environmental Health Division,

- and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) All utility services to the proposed small animal veterinary surgery center already exist. A service connection for water is provided by California Water Service and sewer is connected to the California Utilities Service Company. The Environmental Health Bureau reviewed the project application and deemed it complete without conditions.
  - c) The parcel is located partially within Zone AE, 100-year floodplain of El Toro Creek, as shown on FEMA Flood Insurance Rate Map 06053C-0352G (effective date April 2, 2009). The proposed conversion is located outside the 100-year floodplain. A recorded floodplain notice is on file at the Water Resources Agency.
  - d) There is currently one designated handicap parking stall and enough parking area on site to accommodate at least an additional 30 vehicles. The Parking Regulations, provided at Section 21.58.040 of the Monterey County Zoning Ordinance requires one parking space for every 250 square feet for Veterinary Clinics. According to the project plans, the treatment barn is 1,500 square feet, the Veterinary office is 3,234 square feet, and the proposed residence to be converted is 1,500 square feet for a total of 5,978 square feet ( $5978/250=24$ ). Due to the operations of the facility, large animal trailers (mostly horses) use the area near to the pasture area for turning around and loading/unloading the large animals. As such, it is important to keep this area unpaved. The Public Works Department has reviewed the application and determined that it is not necessary to mark the parking spaces because the available parking on-site exceeds the minimum 24 parking spaces required.
  - e) Animal patients are scheduled for drop-off depending on the surgery time, and picked up after recovering from anesthesia and/or recuperating from the surgery. The average number of small animal surgeries is expected to increase from five per week (or one per day) to approximately ten per week (or two per day). In order to quantify the potential for additional trip generation, a traffic letter report was prepared by Hatch Mott Macdonald Traffic Consultants, dated January 26, 2010. The report estimates that the proposed project will result in a reduction of six daily trips and a reduction of one trip during each of the AM and PM peak hours and concludes that the project will not affect the local or regional road network. Therefore, the applicant would not be required to pay additional TAMC regional development impact fee. The Public Works Department has reviewed the report's findings and concurs with its conclusions.
  - f) Staff conducted a site inspection on June 19, 2009 to verify that the site is suitable for this use.
  - g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090337.

3. **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 RMA - Public Works Department, Salinas Rural Fire Protection District, Environmental Health Division, and Water Resources Agency. The respective departments/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 supporting evidence for PLN090337.
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.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted a site inspection on June 19, 2009 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans, and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090337.
5. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:** a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts minor alterations to existing structures involving negligible or no expansion of use.
- b) Patients are scheduled for drop-off depending on the surgery time and are picked up after recovering from anesthesia and/or recuperating from the surgery. The average number of small animal surgeries is expected to increase from five per week (or one per day) to approximately ten per week (or two per day). In order to quantify the potential for additional trip generation, a traffic letter report was prepared by Hatch Mott Macdonald Traffic Consultants, dated January 26, 2010. The report estimates that the proposed project will result in a reduction of six daily trips and a reduction of one trip during each of the AM and PM peak hours. The project's net trip generation was derived by subtracting the trips generated by the existing uses from the trips generated by the proposed use (see traffic letter report for computation results). The

report concludes that the project will not affect the local or regional road network; therefore, the applicant would not be required to pay additional TAMC regional development impact fee. The Public Works Department has reviewed the report's findings and concurs with its conclusions.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on June 19, 2009.
- d) See preceding and following findings and supporting evidence.

**6. FINDING: GENERAL DEVELOPMENT PLAN** –Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:**
- a) Zoning Ordinance, Section 21.18.030.A in a Light Commercial zoning district. The proposed project meets the size and number of uses criteria; therefore, a GDP is incorporated as Condition No. 3. This condition establishes standards for uses allowed, lighting, landscaping, signage, and parking.
  - b) The project as described in the application and accompanying materials was reviewed by the Planning Department, Salinas Rural Fire Protection District, Parks Department, Public Works Department, Environmental Health Division, Sheriff, and the 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.
  - c) Staff conducted a site inspection on June 19, 2009 to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
  - d) Materials in Planning File PLN090337.

**7. FINDING: APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

- EVIDENCE:**
- a) Section 21.80.040.B Monterey County Zoning Ordinance (Title 21).

## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Zoning Administrator does hereby:

Approve Use Permit (PLN090337) in general conformance with the attached sketch and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of February 2010.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEB 18 2010**

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **FEB 28 2010**

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 Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

**RESOLUTION NO. 10-008 - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance Plan**

Project Name: Tim and Alexandria Eastman

File No: PLN090337

APNs: 161-041-016-000

Approved by: Zoning Administrator

Date: February 25, 2010

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA – Planning Department</b>					
1.	<b>PD001 - SPECIFIC USES ONLY</b> This Permit (PLN090337) consisting of an Amendment to Use Permit No. PLN010060 and General Development Plan to allow the conversion of an existing 1,500 square foot single family dwelling to a small animal veterinary care consultation and surgery center. This would be in addition to Use Permit No. PLN010060 which allowed 8,890 square foot veterinary clinic, a 3,500 square foot veterinary surgery building, and a 1,050 square foot convalescent stall area. The property is located at 15885 Toro Hills Avenue, Salinas (Assessor's Parcel Number 161-041-016-000), Toro Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. <b>(RMA-Planning Department)</b>	Adhere to conditions and uses specified in the permit.  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 the RMA - Planning Department.	Owner/ Applicant  RMA - Planning	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.	<p><b>PD002 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice, which states: "A permit (Resolution No. 10-008) was approved by the <b>Zoning Administrator</b> for Assessor's Parcel Number 161-041-016-000 on <b>February 11, 2010</b>. The permit was granted subject to <b>12</b> conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." <b>(RMA-Planning Department)</b></p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA- Planning</p>	Prior to the issuance of grading and building permits or commencement of use.	
3.	<p><b>GENERAL DEVELOPMENT PLAN (NON STANDARD)</b></p> <p><b>Allowed Uses:</b> Veterinary medicine or closely related practices. Accessory structure to the practice of veterinary medicine such as barns, stables, storage structures, and farm shops not to exceed 50% lot coverage of the 6.327-acre parcel.</p> <p><b>Uses Not Allowed:</b> Commercial boarding, long-term commercial kenneling, hog ranch, livestock feed yard, poultry farm, small livestock farming, auto repair facilities; services stations; automobile and recreational vehicle storage yards; automobile, truck towing and storage operations; agricultural processing plants; welding, metal fabricating, or repair for heavy equipment; trucking operations, including offices, repair, servicing, fueling, storage and dispatching commercial trucks; warehouses, outdoor storage or repair of major equipment; chemical laboratories, electronic products and instrument manufacturing; service centers.</p> <p><b>Hours of Operation:</b> Monday through Saturday 8:00 a.m. to 10:00 p.m.; Sunday 10:00 a.m. to 6:00 p.m., Equipment and work will be indoors with storage to be outside enclosed within protective screening to conceal from public view.</p> <p><b>Parking:</b> The parking shall meet the standards of the Zoning Ordinance and be approved by the Director of Public Works and the Director of Planning. The Parking Regulations, provided at Section 21.58.040 of the Monterey County Zoning Ordinance requires one parking space for every 250 square feet for Veterinary Clinics. There is currently one designated handicap parking stall and enough parking area on site to accommodate at least an additional 30 vehicles.</p> <p>Treatment barn = 1,500 square feet</p>	<p>Applicant shall demonstrate to the Director, RMA-Planning Department, that any proposed construction and uses are consistent with the General Development Plan</p>	<p>Property Owner/ Lessee</p>	Prior to commencement of use and/or issuance of building permit; whichever occurs first	



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	<p>the Veterinary office = 3,234 square feet Converted residence = 1,500 square feet Total = 5,978 square feet (5978/250=24).</p> <p>The Public Works Department has reviewed the application and determined that it is not necessary to mark the parking spaces because the available parking on-site exceeds the minimum 24 parking spaces required.</p> <p><b>Sign Program:</b> There shall be no flags, banners, pennants, or other attention getting devices, other than approved signs, on the property. All signage shall be consistent with the Regulations for Signs, Section 21.60.070 of the Monterey County Zoning Ordinance. For properties with a Design Approval zoning overlay a maximum of 35 square feet in the aggregate of signage is allowed. Currently there is:</p> <ol style="list-style-type: none"> <li>1. a "Steinbeck Country Equine Clinic" sign on the Toro Hills Avenue (approximately 19 square feet);</li> <li>2. a smaller "Steinbeck Country Equine Clinic" sign attached to the building (approximately 13.6 square feet); and</li> <li>3. two small operational signs (approximately 1 square foot each) which are non-commercial/non-advertising in the parking lot.</li> </ol> <p>Section 21.60.150.C, Special Sign Regulations; applies to two small operational signs because they are required for on-site directional purpose and do not advertise. The two smaller sign do not count toward the 35 square foot aggregate requirement resulting in a total of 32.6 square feet of signage in the aggregate.</p> <p><b>Landscaping Plan:</b> Diverse variety of drought tolerant native species to cover at least 10% of the property, to include maintenance of plantings, shrubs, and ornamental trees. 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.</p> <p><b>Exterior Lighting:</b> All exterior lighting shall be unobtrusive, down-lit, 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 lighting shall comply with the requirements of</p>				
		ONGOING	ONGOING	ONGOING	

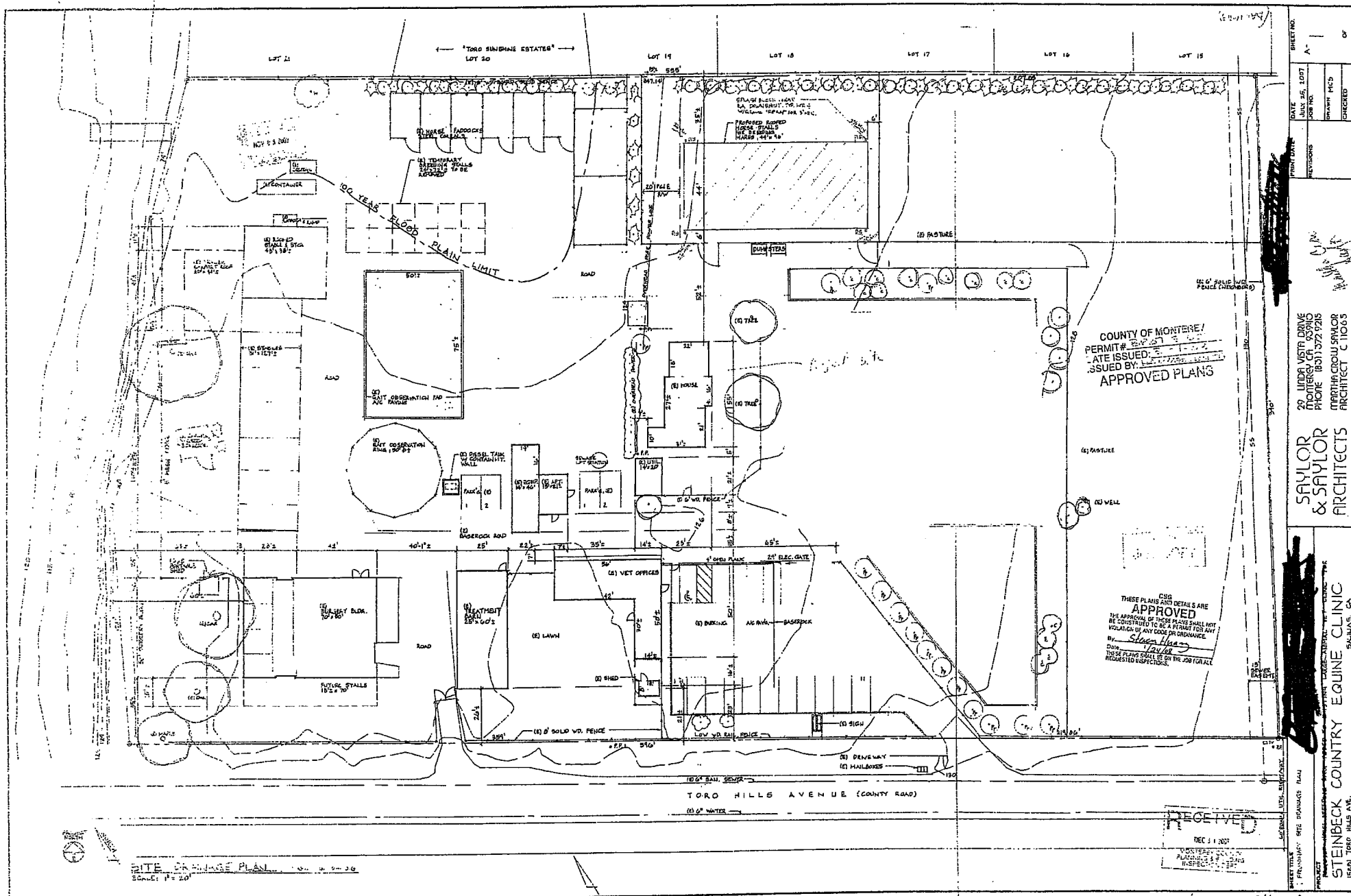
<i>Permit Cond. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
<b>Public Works Department</b>					
4.	<b>PWSP001 - STANDARD – TAMC FEES</b> Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the applicable fee schedule. <b>(Public Works)</b>	If applicable, applicant shall pay to Building Department the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
<b>Water Resources Agency</b>					
5.	<b>WR040 - WATER CONSERVATION MEASURES</b> 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: <ul style="list-style-type: none"> <li>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.</li> <li>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. <b>(Water Resources Agency)</b></li> </ul>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/ occupancy	

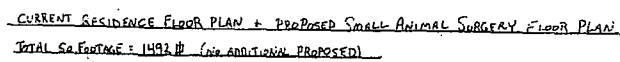
Permit Cond. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>Fire Department</b> <b>Salinas Rural Fire Protection District</b>					
6.	<b>FIRE008 - GATES</b> All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
		Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
7.	<b>FIRE011 - ADDRESSES FOR BUILDINGS</b> All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be 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. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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8.	<b>FIRE030 – NON-STANDARD CONDITIONS ROAD ACCESS</b> Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than 150 feet from fire department access. All roads shall be constructed to provide a minimum width of 20 feet with an unobstructed vertical clearance of not less than 15 feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (22 tons). Each road shall have an approved name. (Salinas Rural Fire Protection District)	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
		Applicant shall obtain approval of the final fire dept. inspection.	Applicant or owner	Prior to requesting a final building inspection.	
9.	<b>FIRE030 – NON-STANDARD CONDITIONS - FIRE SPRINKLER SYSTEMS – NON-RESIDENTIAL BUILDINGS</b> – Buildings greater than 500 square feet in area that are undergoing a change of occupancy classification shall be 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 edition(s) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinkler system changes must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection. (Salinas Rural Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall submit fire sprinkler plans to the fire department and obtain approval prior to installation.	Applicant or owner	Prior to requesting a rough sprinkler inspection	
		Applicant shall obtain approval of the fire dept. rough sprinkler inspection.	Applicant or owner	Prior to requesting a framing inspection	
		Applicant shall obtain approval of the final fire dept. inspection.	Applicant or owner	Prior to requesting a final building inspection	

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10.	<b>FIRE030 – NON-STANDARD CONDITIONS - FIRE ALARM SYSTEM - (COMMERCIAL)</b> Any sprinklered building having 100 or more fire sprinklers shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall submit fire alarm plans to the fire department and obtain approval prior to installation.	Applicant or owner	Prior to requesting a rough sprinkler or framing inspection	
11.	<b>FIRE030 –NON-STANDARD CONDITIONS – EMERGENCY ACCESS KEYBOX –</b> Emergency access keybox shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access keybox can be maintained with current keys. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall obtain approval of the final fire dept. inspection.	Applicant or owner	Prior to requesting a final building inspection	
		Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall obtain approval of the final fire dept. inspection.	Applicant or owner	Prior to requesting a final building inspection.	
12.	<b>FIRE030 – NON-STANDARD CONDITIONS – PORTABLE FIRE EXTINGUISHERS –</b> Portable fire extinguishers shall be installed and maintained in accordance with NFPA Standard 10. <b>(Salinas Rural Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
		Applicant shall obtain approval of the final fire dept. inspection.	Applicant or owner	Prior to requesting a final building inspection.	

END OF CONDITIONS





STEINBECK EQUINE PROPOSED SMALL ANIMAL VETERINARY CONSULTATION &amp; SURGERY CENTER...

REVISIONS	BY

Date
Score
Design
Job
Sheet
Of
Sheet

TAX RATE AREA

COUNTY OF MONTEREY  
ASSESSOR'S MAP  
BOOK 161 PAGE 041

U.S. MILITARY RESERVATION  
FORT ORD

31-1

28 SERRA VILLAGE  
UNIT 2  
UNIT 1

27

TORO  
SUNSHINE  
04-3

03

01  
TORO PARK  
(COUNTY)

OCT 16 1995

EL TORO RANCHO  
POR. OF LOTS 3 & 5  
TORO VIEWS ESTATES  
TRACT 1150 RECORDED 12-19-90

TRACT NO. 1227  
TORO VIEWS ESTATES II  
RECORDED 2-22-95

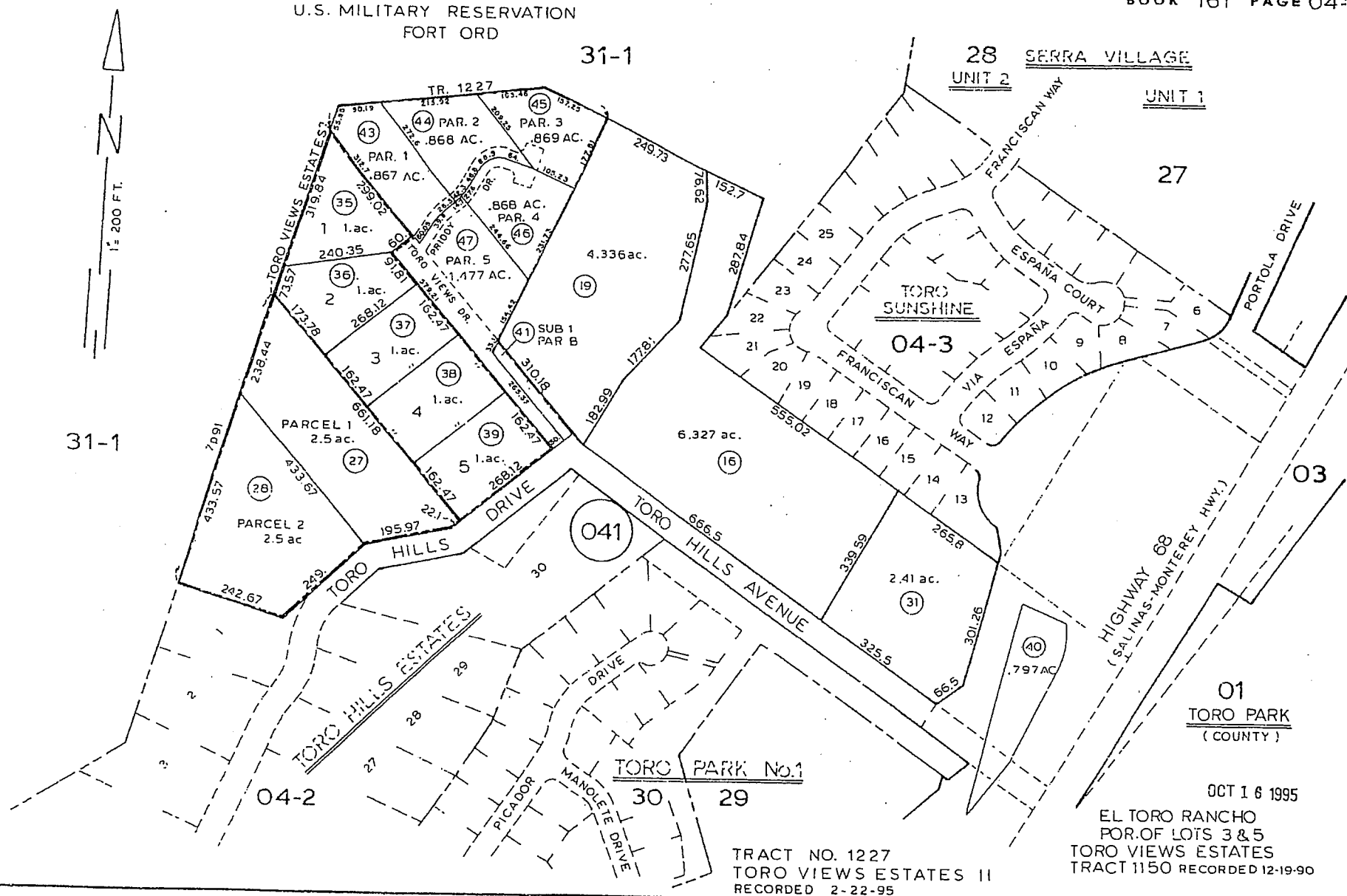
TORO PARK NO.1

30 29

31-1

1" = 200 FT.

Project Site





# TORO AREA



APPLICANT: EASTMAN

APN: 161-041-016-000

FILE # PLN090337

 300' Limit  2500' Limit  City Limits  Water

