

SPECIAL MEETING

Toro Land Use Advisory Committee

Monday, October 27, 2014

2:00 PM Site Visit – Meet at Toro Regional Park, located on the east side of Highway 68. To access Toro Park, take the Portola Road off-ramp from Highway 68. Meet in the first parking lot to the right of the park kiosk (No park admission shall be charged)

**4:30 PM at Monterey County Government Center, Monterey Room, 2nd Floor
168 W Alisal Street, Salinas**

NOTE: MEETING LOCATION CHANGED FOR THE OCTOBER 27TH MEETING ONLY

1. SITE VISIT

2. CALL TO ORDER

3. ROLL CALL

4. APPROVAL OF MINUTES

5. PUBLIC COMMENT: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

6. SCHEDULED ITEMS AS BELOW

7. OTHER ITEMS

- A) Preliminary Courtesy Presentation by Applicants Regarding Potential Projects (See item below)
- B) Announcements

8. ADJOURNMENT

Site Visit:

1.
2:00 PM **Project Name:** BOLLENBACHER & KELTON INC (FERRINI RANCH)
 File Number: PLN040758
 Project Location: HWY 68 BETWEEN SAN BENANCIO & RIVER RD SALINAS

Scheduled Item:

1.
4:30 PM **Project Name:** BOLLENBACHER & KELTON INC (FERRINI RANCH)
 File Number: PLN040758
 Project Location: HWY 68 BETWEEN SAN BENANCIO & RIVER RD SALINAS
 Project Planner: DAVID MACK
 Area Plan: TORO AREA PLAN
 Project Description: Combined Development Permit consisting of: 1) Standard Subdivision Vesting Tentative Map for the subdivision of approximately 870 acres to into 212 lots including 146 market rate single family residential lots, 23 clustered market rate residential lots & 43 lots for Inclusionary Housing units; three Open Space parcels of approximately 600 acres (Parcels A, B, & C), and one agricultural-industrial parcel (Parcel D) for the future development of winery related uses; 2) Use Permit for removal of up to 921 protected Oak trees; 3) Use Permit for development on slopes exceeding 30 percent; a General Plan Amendment to amend the land use designation of parcel (Parcel D) from Low Density Residential to Agricultural Industrial; and an amendment to the Zoning Ordinance changing Parcel D from LDR/2.5-VS (Low Density Residential, 2.5 acres/unit with Visual Sensitivity) to AI-VS (Agricultural Industrial with Visual Sensitivity).
Recommendation to: PLANNING COMMISSION