

**TORO AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

- T-1.1 Development proposals on Corral de Tierra Road from “Four Corners” (Corral de Tierra, Calera Canyon, and Robley Road intersection) to Corral del Cielo shall complete safety improvements concurrently with development.
- T-1.2 Industrial land uses other than utilities shall not be permitted in the Toro area.
- T-1.3 The designated agricultural lands as shown on the Toro Area Plan Land Use Map (*Figure LU-10*) shall be conserved and, where feasible, expanded.
- T-1.4 Special Treatment Area: Greco - The Greco property on River Road across from the Indian Springs Ranch Subdivision shall be designated as a "special treatment" area to be zoned Heavy Commercial. Although the use of the property for the removal of sand and gravel ceased in the year 2000, use of the property for a contractor’s yard, shop, and residence may continue pursuant to PLN980448 as approved August 29, 2001 or as that permit may be amended or extended. (APN: 139-021-005-000)
- T-1.5 Subdivisions shall be designed so that new lots have building sites located outside of the critical viewshed.
- T-1.6 Existing legal lots of record located in the critical viewshed may transfer density from the acreage within the critical viewshed to other contiguous portions of land under the same ownership, provided the resulting development meets all other Toro Area and General Plan policies.
- T-1.7 Development on properties with residential land use designations located within the Toro Groundwater Basin of the Toro Area Plan along the Highway 68 corridor as illustrated in *Figure LU-10* shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.
- T-1.8 Special Treatment Area: Mohsin/Samoske - Approximately 266 acres located east of River Road and north of Chualar River Road shall be designated as a “Special Treatment Area” to permit a planned development including:

- a. Development shall be limited to the creation of a clustered, rural density, residential subdivision consistent with the surrounding residential development.
- b. No more than 13 new residential lots may be created and shall be clustered on the lower 72 acres of land closest to River Road. The lots shall be a minimum of 5 acres.
- c. Agricultural buffers shall be established where applicable taking into account conditions such as the type of adjacent agriculture use, topography, and climate (e.g., prevailing winds) with the intent to protect agricultural operations from impacts of non-agricultural uses. An Agricultural Buffer Plan, to be approved by the Agricultural Commissioner, shall be required for any proposed subdivision within the STA.
- d. Development of the residential properties shall be required to comply with visual sensitivity policies of the Toro Area Plan.
- e. The upper 194 acres shall remain as permanent grazing with a habitat and scenic conservation easement over at least 150 acres, including areas where slopes exceed 30%.
- f. Any subdivision within the STA must comply with the inclusionary housing ordinance in effect as of 1998.

Neither an infrastructure study nor a rural center plan is required for the development of the Mohsin-Samoske STA.

2.0 - Circulation

- T-2.1 Employers in surrounding areas should be encouraged to stagger employees' work hours in order to ease peak hour traffic congestion on Highway 68 and in other areas.
- T-2.2 Davis and Reservation Roads shall be encouraged as alternate routes between the Monterey Peninsula and Salinas to alleviate traffic on Highway 68.
- T-2.3 Continue to work with the state, local agencies, and citizens groups to alleviate traffic congestion while maintaining the scenic beauty of Highway 68. With the goal of eventually constructing a scenic four-lane divided highway, the County shall support the following measures:
 - a. coordination with Caltrans and TAMC for the construction of a four-lane facility between the Toro interchange and State Route 218; and
 - b. construction of bus stops, pull-outs, and shelters where needed.
- T-2.4 Improvement of Highway 68 intersections, construction of alternate passing lanes, public transit roadway improvements, and improved bicycle safety measures should be undertaken at the earliest time that funding becomes available.

- T-2.5 Fair-share financial contributions from each new development in the Toro Planning Area shall be required to expedite funding and construction of Highway 68 improvements.
- T-2.6 Improvements to Corral de Tierra, River, and San Benancio Roads shall be designed to accommodate bicycles, horses, and people where possible.
- T-2.7 To minimize traffic safety hazards, creation of new direct access points should be prohibited from single-family residences onto Highway 68 and discouraged onto Laureles Grade, River Road, Corral de Tierra Road, and San Benancio Road.
- T-2.8 To enhance and promote sensitive visual resources, the County shall pursue measures to obtain official County Scenic Route designation from the state for Corral de Tierra, San Benancio, Corral de Cielo, River, and Underwood Roads (see *Policy T-3.1*).
- T-2.9 If new sites for office, employment, services, and local conveniences are found to be appropriate, such sites should incorporate designs to allow use of alternate modes of transportation.
- T-2.10 Increasing the accessibility of Toro residents to mass transit, either through maintenance of existing park and ride lots or new bus service, particularly in the Corral de Tierra, San Benancio, and River Road areas, should be studied and implemented.

3.0 - Conservation/Open Space

- T-3.1 Within areas designated as “visually sensitive” on the Toro Scenic Highway Corridors and Visual Sensitivity Map (*Figure 16*), landscaping or new development may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the Plan area shall be encouraged.
- T-3.2 Land use, architectural, and landscaping controls shall be applied, and sensitive site design encouraged, to preserve Toro's visually sensitive areas and scenic entrances:
 - a. River Road/Highway 68 intersection; and
 - b. Laureles Grade scenic vista overlooking the Planning Area (*Figure 16*).
- T-3.3 Portions of County and State designated scenic routes shall be designated as critical viewshed as shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map. Except for driveways, pedestrian walkways, and paths, a 100-foot building setback shall be required on all lots adjacent to these routes to provide open space and landscape buffers. This setback may be reduced for

existing lots of record that have no developable area outside the setback and to accommodate additions to existing structures that become non-conforming due to this policy. New development shall dedicate open space easements over setback areas established by this policy.

- T-3.4 Placement of existing utility lines underground shall be encouraged, particularly along Laureles Grade Road, Corral de Tierra, San Benancio, River Road, and Highway 68.
- T-3.5 Exterior/outdoor lighting shall be located, designed, and enforced to minimize light sources and preserve the quality of darkness. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout the Toro area.
- T-3.6 Large acreages in higher elevations and on steeper slopes shall be preserved and enhanced for grazing, where grazing is found to be a viable use.
- T-3.7 Removal of healthy, native oak trees in the Toro Planning Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:
- a. Permit requirements.
 - b. Replacement criteria
 - c. Exceptions for emergencies and governmental agencies

4.0 - Safety

- T-4.1 Land uses and practices that may contribute to significant increases of siltation, erosion, and flooding in the Toro area shall be prohibited.

5.0 - Public Services

- T-5.1 To ensure cost-effective and adequate levels of wastewater treatment, the County shall promote relatively higher densities in areas where wastewater treatment facilities can be made available.

6.0 - Agriculture

No supplemental Agricultural policies at this time.

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Figure 16 - Toro Visual Map to be inserted
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Figure LU10 -Toro LU Map to be inserted
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