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ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

PIN 210107
DIP.

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
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CODY J. PHILLIPS

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

June 29, 2021

Our File No: 399.000

Monterey County
Housing and Community Development
1441 Schilling Place
Salinas, CA 93901

Re: Ferrini Ranch Map Extension

To Whom It May Concern:



This letter accompanies the Applicant's application to extend the current expiration date for the Ferrini Ranch Subdivision by six (6) years to December 26, 2028.

The Vesting Tentative Map for the subdivision was approved by the Board of Supervisors December 16, 2014, (Resolution 14-370) with an initial expiration date of December 16, 2016. That initial expiration date has since been extended to December 26, 2022, based upon extensions obtained for the period of time the project was in litigation and other statutory/automatic extensions. For additional detail please see attached letter from Brandon Swanson in his capacity as Planning Director.

Since the initial approval of the tentative map, the Applicant has been working with developers and third parties to establish a path to ensure compliance with the County's conditions of approval in order to file the final map. In order to allow additional time to pursue discussions with interested parties and comply with the conditions of approval in a currently changing and uncertain market, the Applicant is requesting the full six years of extensions available to him under the Subdivision Map Act through this application.

My client therefore respectfully requests a six-year extension to the expiration of the Ferrini Ranch subdivision to December 26, 2028.

Thank you, and please let me know if you have any questions.

Sincerely,

Cody J. Phillips

Enclosure

PIN 210167 Dep

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY
Carl P. Holm, AICP, Director

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS
1441 Schilling Place, South 2nd Floor (831) 755-4800
Salinas, California 93901-4527 www.co.monterey.ca.us/rma



DEVELOPMENT PROJECT APPLICATION

This application is for:

- | | |
|--------------------------------------------------------------------------|-------------------------------------------------------------------|
| <input type="checkbox"/> Combined Development Permit | <input type="checkbox"/> Tentative Parcel Map [Minor Subdivision] |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Tentative Map [Standard Subdivision] |
| <input type="checkbox"/> Administrative Permit [Coastal/Non-Coastal] | <input type="checkbox"/> Vesting Tentative Map |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Preliminary Map |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Preliminary Project Review Map |
| <input type="checkbox"/> Design Approval | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> General Development Plan | <input type="checkbox"/> Revised Final Map |
| <input type="checkbox"/> Coastal Development Permit | <input type="checkbox"/> Revised Parcel Map |
| <input type="checkbox"/> Modification of Conditions | <input type="checkbox"/> Amended Final Map |
| <input type="checkbox"/> Local Coastal Plan Amendment [L.U.P. or C.I.P.] | <input type="checkbox"/> Amended Parcel Map |
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Subdivision Extension Request |
| <input type="checkbox"/> Minor Amendment [Coastal/Non-Coastal] | <input type="checkbox"/> Other _____ |

1. Owner[s] Name: Domain Corporation
 Address: 2716 Ocean Park Blvd #3006 City: Santa Monica State: CA
 Telephone: _____ Zip Code: 90405
2. Applicant's Name: Domain Corporation
 Address: 2716 Ocean Park Blvd #3006 City: Santa Monica State: CA
 Telephone: _____ Zip Code: 90405
3. Applicant's Interest in property [Owner, Buyer, Representative, etc.] OWNER
4. Property address and nearest cross street: 10 River Road, Salinas, CA 93908

5. Assessor's Parcel Number[s]: 161-011-019; 161-011-031; 161-011-039; 161-011-057; 161-011-058; 161-011-059; 161-011-078; 161-031-016/017 +161-011-030
6. Current Zoning: See attached
7. Property area [acres or square feet]: 870 Acres
8. Describe the proposed project:
Discretionary extension of Ferrini Ranch vesting tentative map for 6 years

9. REZONING OR AMENDMENT ONLY: The applicant wishes to amend Section _____ of the Monterey County Code, from a _____ Zoning District to a _____ Zoning District or some other classification.

10. GENERAL PLAN AMENDMENT OR COASTAL PLAN AMENDMENT ONLY: Describe the proposed amendment:

11. SUBDIVISION INFORMATION ONLY: Number of Lots: _____
Purpose of Subdivision: Sale: Lease: Financing: Other: _____

12. LOT LINE ADJUSTMENT INFORMATION ONLY: What is the purpose of the adjustment: _____

WILL THE ADJUSTMENT RELOCATE THE BUILDING AREA? Yes No

ADJUSTED PARCEL SIZE[S]: _____

Owner's Signature _____ Owner's Signature _____
 Owner's Name [Please Print] _____ Owner's Name [Please Print] _____
 Assessor's Parcel Number _____ Assessor's Parcel Number _____

13. VARIANCES ONLY: Describe the proposed variance: _____



14. If new or additional construction is proposed, complete the following information:

A. Residential Development: Single Family Residence Other [how many total units] _____

No. of covered parking spaces _____ No. of uncovered parking spaces _____ Lot Coverage _____ %

B. Commercial or Industrial Development: No. of employees [include all shifts] _____

No. of covered parking spaces _____ No. of uncovered parking spaces _____

No. of Loading Spaces _____ Lot Coverage _____ %

15. Will grading or filling be required: Yes No Cubic Yards _____

16. Will the project require placement of structures, roads, grading cuts or fills on slopes of 30% or greater: Yes No

17. Will any trees be removed: Yes No If yes, indicate the number, specie[s] and diameter: _____

Other vegetation to be removed: _____

18. How will water be supplied: Individual Wells _____ Mutual System _____

Name of Public or Private Water System: _____

19. How will sewage or other waste be disposed: _____

Name of Public or Private Sewer System: California Utility Services _____

20. Is this land currently in row crop production: Yes No

21. Is this land used for grazing: Yes No

22. Is this land under an Agricultural Preservation Contract: Yes No If yes, indicate the Contract No. _____

23. Is this proposed project located on a hazardous waste facility: Yes No [Government Code 65962.5]. [A list of hazardous waste sites is maintained by the Environmental Health Dept., Phone 831-755-4500.]

I/We state that as the owner[s] or agent for owner[s] for the development permit application, I/We have read the complete application and know the contents herein. I/We declare under penalty of perjury that the information contained in this application including the plans and documents submitted herewith are true and correct to the best of my/our knowledge. If the project is approved, I/We understand that we may be charged an additional fee for staff time required to satisfy conditions of approval.

Dated: June 2, 2021 at Santa Monica, California

I declare under penalty that I am authorized by the owner[s] of the described property to make this application.

Owner's Name [Please Print or Type] DOMAIN CORPORATION Agent's Name [Please Print or Type] _____

DOMAIN CORPORATION

By: Mark Kelton, President Agent's Signature _____

Some application fees are charged on a deposit basis. Processing hours in excess of the deposit will be billed to the applicant at an hourly rate, prior to issuance of entitlements or permits. Processing hours less than the original fee will be refunded at the same rate after issuance of the entitlements or permits.

For Department Use Only
Plan Designation: _____ Area Plan: _____
Legal Lot: _____ Zoning Violation Case No.: _____
Property Owner Verified: Yes No Height: _____ Lot Coverage _____
Setbacks: F _____ R _____ S _____ Special _____ OPL _____
FAR _____ Fire Haz. _____ SRA _____ Flood _____
Advisory Committee: _____
Geo. Hazard Zones: _____ Arch. Sensitivity Zone: _____ ESH: _____
Misc.: _____
Application Given Out By: _____ Date: _____
Application Received By: _____ Date: _____

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