

# Exhibit B

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**ANTHONY LOMBARDO & ASSOCIATES**  
A PROFESSIONAL CORPORATION

PIN 210107  
DIP.

ANTHONY L. LOMBARDO  
KELLY MCCARTHY SUTHERLAND  
JOSEPH M. FENECH  
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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