

Domain Corporation
Ferrini Ranch
(MAP EXTENSTION)
PLN210167

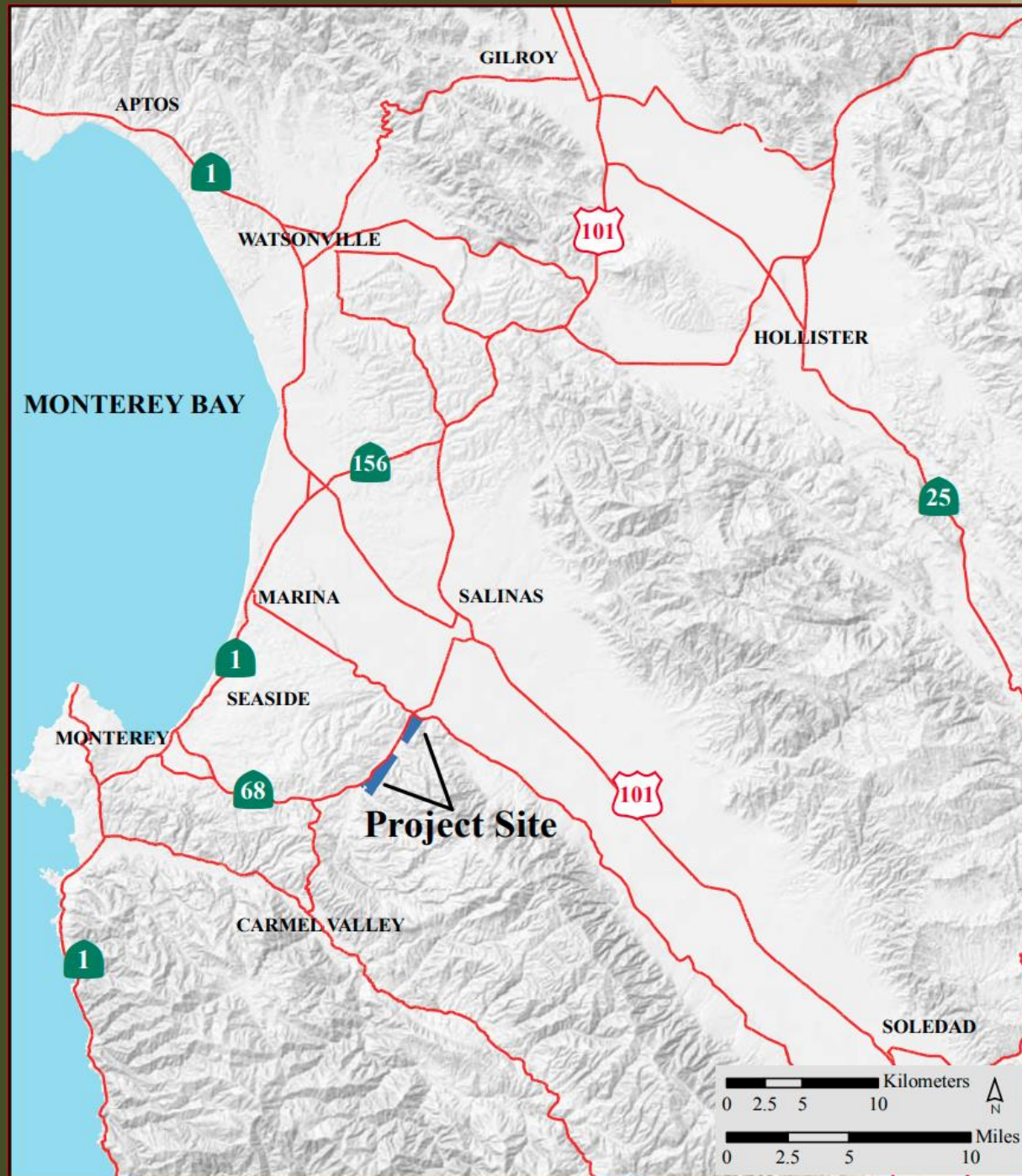
Board of Supervisors

October 11, 2022

Project Planner:

Kenny Taylor

- Property Location:
- Highway 68 between San Benancio and River Road
- Toro Area



Map History/Timeline

Automatic Map Extensions

- ▶ December 16, 2014 - Board of Supervisors approval
 - ▶ Litigation Stay
 - ▶ Automatic Extension
 - ▶ 6-year Extension Request
- ▶ March 17, 2029 - Final map expiration date

Project Review

- ▶ Planning Commission approved a 3-year extension on August 24, 2022
- ▶ Appeal filed by the applicant
 - ▶ Request a 6-year extension
 - ▶ Planning Commission Decision not supported by the evidence

Criteria for Map Extension

- Section 66452.6 - Discretionary decision
 - Length of time for extension
- Section 66498.1 - The extension may be denied if
 - Place residences in a condition dangerous to their health and safety; or
 - Denial is required by law
- Planning Commission approved a 3-year extension
 - Rapidly changing land use environment
 - 2 years granted with original approval
 - Can apply for another extension

Recommendations

Staff Recommendation

Certify that the previously adopted Environmental Impact Report has been considered and no new environmental review is required;

Deny the appeal of the Planning Commission

Approve the extension for 3 years, until March 17, 2026, a Combined Development Permit, including a Tentative Vesting Map for the Ferrini Ranch Subdivision.

Alternative

Approve the appeal of the Planning Commission decision; and
Grant a 6 year extension