Exhibit A

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DRAFT RESOLUTION

Before the Planning Commission
in and for the County of Monterey, State of California

In the matter of the application of:
VALLE DEL SOL PROPERTIES, LLC (PLN240120)
RESOLUTION NO. 25--
Resolution by the County of Monterey Planning Commission:

1) Finding the project is Categorically Exempt pursuant to CEQA Guidelines sections 15305 and 15325, and none of the exceptions under 15300.2 apply; and
2) Approving a Coastal Development Permit for a Minor Subdivision and Vesting Tentative Parcel Map to allow the division of a 151-acre parcel into two parcels containing approximately 83-acres and 68-acres.

[VALLE DEL SOL LLC, North County Local Coastal Plan, APN: 203-011-025-000 (No assigned address)].

The VALLE DEL SOL PROPERTIES, LLC application (PLN240120) came for a public hearing before the County of Monterey Planning Commission on April 30, 2025. Having considered all the written and documentary evidence, the administrative record, oral testimony, and other evidence presented, including the conditions of approval and project plans, the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY/SITE SUITABILITY –** The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development. The site is physically suitable for the use proposed.

EVIDNECE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- The1982 Monterey County General Plan;
- North County Coastal Land Use Plan;
- Monterey County Coastal Zoning Ordinance (Title 20); and
- Monterey County Coastal Subdivision Ordinance (Title 19).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) The property is situated with Del Monte Blvd and Lapis Rd to the east and north, respectively, Highway 1 to the west, and the City of Marina to the south (Assessor's Parcel Number 203-011-025-000 / no assigned address), North County Local Coastal Plan. The parcel is zoned LI (CZ)

– "Light Industrial (Coastal Zone)," which allows land division with an approved Coastal Development Permit pursuant to Monterey County Coastal Zoning Ordinance 20.26.040.G. No development is proposed on either parcel to result from this application. Therefore, the project is an allowed land use for this site.

c) The subject 151-acre property to be subdivided was created as a "Remainder Lot" pursuant the Armstrong Sandhill Ranch Minor Subdivision (PLN160374), which was approved by the Planning Commission in 2018, through Resolution 18-006, with the Final Map approved by the Board of Supervisors on June 18, 2019. An Unconditional Certificate of Compliance (CC240020) for the subject parcel was executed on December 19, 2024, and recorded on January 7, 2025 (Document No. 2025000457). Therefore, the County recognizes the subject property as a legal lot of record.

d) The proposed parcel sizes will be 68.015 acres (Parcel 1A) and 83.005 acres (Parcel 2A). Although the property is currently designated and zoned for Light Industrial, agricultural uses of the property are encouraged by its Special Treatment Area (Policy 4.3.2; see subsequent evidence "e"). Parcel 1A is currently occupied by row-crop farming, while Parcel 2A is undeveloped and subject to a Conservation Easement (Document No. 2024022350). The resulting parcel sizes are consistent with the required minimum parcel size of 40 acres "*for land divisions for agricultural purposes*" pursuant to Policy 4.3.1.E (Land Use Categories – Agriculture Preservation) of the North County Coastal Land Use Plan. The Light Industrial zoning district does not establish a minimum lot size.

e) The project site is within a "Special Treatment Area", pursuant North County Local Coastal Plan Policies 4.3.2 and 4.3.*6*.F(5), which state: "*Special Treatment Areas are designated for the Dolan property and the Armstrong Ranch. Agriculture-related or coast-dependent industries are recommended for these light industrial special treatment areas."* and *"The Light Industrial Area north of the City of Marina is designated as a Special Treatment Area in order to encourage planned development of agricultural-related or coastal dependent industries. Development proposals for this area should emphasize protection of the site's vernal ponds and adjacent agricultural lands, and should be designed and landscaped to be aesthetically pleasing to travelers on Highway One."* The proposed subdivision is not inconsistent with the description of either of the Special Treatment Areas, and existing uses of the property are consistent. Further, the vernal ponds on Parcel 2A will be protected in perpetuity by the existing Conservation Easement.

f) The project is compliant with, and/or reinforces, the below-listed Visual Resource and Environmentally Sensitive Habitat policies as found in the North County Coastal Land Use Plan, specifically as proposed "Parcel 2A" will retain its natural visual character, while preservation and restoration of sensitive plant habitat will be ensured:

- Policy 2.2.4.4*: Highway 1 from Marina to the County line at the Pajaro River should be officially designated as a State Scenic Highway and the visual character of the adjacent scenic corridor should be preserved, and where feasible restored.*

- Policy 2.3.4.5*: The County should encourage the restoration of sensitive plant habitats on public and private lands...*

Following approval of this subdivision and recordation of the Vesting Parcel Map, the new owner is required to restore Parcel 2A's sensitive habitat. Further, the existing easement promotes preservation of Parcel 2A's visual character by prohibiting any structural development.

g) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed use.

h) The project planner conducted a site inspection on March 27, 2025, to verify that the project on the subject parcel conforms to the plans as submitted.

i) The project was referred to the North County Land Use Advisory Committee (LUAC) for review on March 19, 2025. The LUAC recommended to support the project as proposed with a 5-0 vote (two members absent).

j) Monterey County Subdivision Ordinance (Coastal) section 19.04.025 requires minor subdivision applications to be considered by the Planning Commission.

k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN240120.

2. FINDING: **HEALTH AND SAFETY -** The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE:

a) The project was reviewed by the HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services and the Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) There would be no increase in the need for emergency services as a result of the subdivision. Accessibility of the lots to and by public agencies would not change as a result of creating one new lot. The existing agricultural uses (row crops/grazing) would not change nor require additional or improved public services.

c) The Environmental Health Bureau has included a condition of approval requiring that the applicant record a deed restriction acknowledging that no development will be permitted and no building permit will be issued for development on any parcel/lot in this subdivision until the owner of that parcel/lot proposed for development demonstrates to the satisfaction of the County that the parcel /lot has a water source meeting all state and local drinking water quality and quantity standards, without

treatment. An additional condition of approval requires that the applicant record a deed restriction acknowledging that no development will be permitted and no building permit will be issued for development on these parcels /lots until the owner(s) of a parcel/lot proposed for development demonstrates to the satisfaction of the County that the subject parcel/lot proposed for development has a suitable onsite wastewater site meeting all state standards and all local standards.

d) See preceding and following Findings and Evidence.

3. FINDING: **NO VIOLATIONS -** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

EVIDENCE:

a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on the subject property.

b) Staff conducted a site inspection on March 27, 2025, to verify that the site has no violations.

c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN240120.

4. FINDING: **CEQA –** The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) California Environmental Quality Act (CEQA) Guidelines Section 15305 categorically exempts *"minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density."* The project, as proposed, includes a Minor Subdivision and Vesting Tentative Map to allow the division of 151-acre parcel into two parcels of approximately 83 acres & 68 acres. The subject property does not contain steeper slopes, and the proposed subdivision will not change the property's land use designation (Light Industrial), existing land uses, or density. Proposed Parcel 1A will remain as agriculture, and Proposed Parcel 2A will continue to be subject to a permanent Conservation Easement and will also undergo habitat restoration. The Light Industrial Zoning District does not establish density, and the existing Conservation Easement prohibits development on proposed Parcel 2A.

b) California Environmental Quality Act (CEQA) Guidelines Section 15325 categorically exempts *"Transfers of Ownership in Land to Preserve Existing Natural Conditions and Historical Resources."* Subsection (a*) of 15325* includes: "*Acquisition, sale, or other transfer of areas to preserve the existing natural conditions, including plant or animal habitats,"* and subsection (c) includes *"Acquisition, sale, or other transfer to allow restoration of natural conditions, including plant or animal habitats.*" As proposed, subdivision of the subject property will facilitate the transfer of Proposed Parcel 2A to the Marina Station LLC, who may then transfer the property to an environmental protection/enhancement entity or organization, such as, but not limited

to, the Big Sur Land Trust and the Elkorn Slough Foundation. The new owner of Parcel 2A is required to restore and rehabilitate the property's sensitive biological resources.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development that will adversely impact views from a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. While Proposed Parcel 2A does contain environmentally sensitive habitat, the existing Conservation Easement protects this area. Additionally, there are no unusual circumstances as there is no feature or condition of the project that distinguishes the project from the exempt class. No development is proposed.

d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 27, 2025.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN240120.

5. FINDING: **SUBDIVISION** – Section 66474 of the California Government Code (Subdivision Map Act) and Title 19 (Subdivision Ordinance) of the Monterey County Code (MCC) requires that a request for subdivision be denied if any of the following findings are made:

1. That the proposed map is not consistent with the applicable general plan and specific plans.
2. That the design or improvement of the proposed subdivision is not consistent with the applicable general plan and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

EVIDENCE: a) Consistency. The project as designed and conditioned is consistent with the 1982 Monterey County General Plan, and North County Coastal Land Use Plan (See also Finding 1 with supporting evidence).

b) Design. The lot design is consistent with the Lot Design Standards of Monterey County Code section 19.10.030.

c) Site Suitability. The site is suitable for the proposed project (see Finding 1 and supporting evidence).

d) Environment. The subdivision design and improvements will not

cause environmental damage to fish or wildlife habitat (see Finding 4).

e) Health and Safety. The proposed project, as designed and conditioned will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, or to the general welfare of the County (see Finding 2 and supporting evidence).

f) Public Services. The proposed project will result in the creation of one new lot within the LI (CZ) (Light Industrial [Coastal Zone]) zoning designation. No development is proposed. One of the resultant parcels will remain in active agricultural (row crop/grazing) use and the other resultant parcel is restricted under a permanent Conservation Easement Deed. Therefore, the project will not require water or wastewater facilities or water entitlements and would not produce solid waste.

g) Easements. A 10-foot public utility easement exists along the western boundary of proposed Parcel 2A. The subdivision will not conflict with the easement. This easement is shown on the proposed tentative map and is required to be shown on the recorded Parcel Map.

6. FINDING: **LONG-TERM SUSTAINABLE WATER SUPPLY AND ADEQUATE WATER SUPPLY SYSTEM:** The project has an adequate water supply system.

EVIDENCE:

a) The proposed project is a division of existing agricultural lands with no proposal of development.

b) The proposed project is located within Zone 2C of the Salinas Valley groundwater basin for which a rebuttable presumption of Long-Term Sustainable Water Supply exists.

c) There is no expansion of use that will require the use of additional water from the onsite well. The onsite well will continue to serve the existing agricultural operations.

7. FINDING: **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE:

a) No access is required as part of the project and no substantial adverse impact on access, as described in Section 20.144.150 of the Monterey County Coastal Implementation Plan, can be demonstrated.

b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 6 in the North County Coastal Land Use Plan).

8. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

EVIDENCE:

a) Board of Supervisors: Section 19.01.050.A of Title 19, Monterey County Coastal Subdivision Ordinance, and Section 20.86.030.A of title 20, Monterey County Zoning Ordinance.

b) Coastal Commission: Section 20.86.080.A.3 of the Monterey County Zoning Ordinance. The project is subject to appeal by/to the California Coastal Commission because the proposed project involves

approval of a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Planning Commission does hereby:

1) Find the project is Categorically Exempt pursuant to CEQA Guidelines sections 15305 and 15325, and none of the exceptions under 15300.2 apply; and
3) Approve a Coastal Development Permit for a Minor Subdivision and Vesting Tentative Parcel Map to allow the division of a 151-acre parcel into two parcels containing approximately 83-acres and 68-acres.

All of which are in general conformance with the attached sketch and subject to the attached conditions**,** all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 30th day of April 2025, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit expires 2 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240120

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Coastal Development Permit (PLN240120) allows for a Minor Subdivision and Vesting Tentative Parcel Map to allow the division of a 151-acre parcel into two parcels containing approximately 83 acres and 68 acres. The 83-acre proposed parcel will be subject to an existing Conservation Easement and will undergo habitat restoration. The property is located with Lapis Rd and Del Monte Blvd to the east and north, Highway 1 to the west, and the boundary of the City of Marina to the south (Assessor's Parcel Number 203-011-025-000), North County Local Coastal Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor Subdivision and Vesting Tentative Parcel Map (Resolution Number _____) was approved by Monterey County Planning Commission for Assessor's Parcel Number 203-011-025-000 on April 30, 2025. The permit was granted subject to 7 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

4. PDSP 01 - CONSERVATION EASEMENT AMENDMENT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall file an amendment to the Conservation Easement Deed (Document No. 2024022350) to reflect the new legal description and to ensure that the record is clear that the Conservation Easement only applies to the newly created separate legal lot of record ("Parcel 2A").

Compliance or Monitoring Action to be Performed: Upon recordation of the Final Map: The applicant shall file an amendment to the Conservation Easement Deed (Ex. C) to reflect the new legal description of "Parcel 2A" and shall provide a copy of said amended Deed to the HCD-Planning Department.

5. EHSP01 - DEED RESTRICTION / MAP RECORDATION – AGRICULTURAL SUBDIVISIONS: WATER

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Concurrent with the recordation of the parcel map, the property owners of record shall record a Deed Restriction on all proposed parcels/lots created by this subdivision which includes the provision stated below. The property owners of record shall also include such provision in any grant deed or other instrument conveying any right, title, or interest in each parcel/lot created by this subdivision, and shall also place a note on the Parcel map. The provision is as follows:

"The current property owners of record and all future buyers of any parcel/lot created by this subdivision are hereby notified that the parcels/lots created by this subdivision are not guaranteed to have water of sufficient quality or quantity to meet state standards and local drinking water standards set forth in the Monterey County Code (MCC) Title 15, Chapters 15.04 and 15.08, and MCC Title 19. At the time of the subdivision, the subject property was utilized for agricultural production, and no development of the parcels/lots for other purposes was projected. Therefore, the County has not verified that each parcel/lot has water quality and quantity meeting state and local drinking water standards. The current property owners of record and all future buyers of any parcel/lot created by this subdivision are hereby further notified that no development will be permitted and no building permit will be issued for development on any parcel/lot in this subdivision until the owner of that parcel/lot proposed for development demonstrates to the satisfaction of the County that the parcel/lot has a water source meeting all state and local drinking water quality and quantity standards, without treatment, as set forth in MCC Title 15, Chapters 15.04 and 15.08, and Title 19. For the purpose of this restriction, the term development includes any land improvement or entitlement that would utilize water for non-irrigation purposes and require onsite wastewater disposal."

Compliance or Monitoring Action to be Performed: Prior to filing the parcel map, the Owner/Applicant shall submit a draft of the note to be placed on the Parcel Map for review and approval by the Environmental Health Bureau ("EHB"), RMA-Public Works and the Office of the County Counsel.

Prior to the filing the parcel map, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the EHB. The EHB will prepare the deed restriction form.

Concurrent with filing the parcel map, record the County approved deed restriction on each parcel/lot created by the subdivision and provide proof of recordation to the Environmental Health Bureau and Planning Department.

At the time of sale of any parcel/lot, include the same provision in any instrument conveying right, title, or interest in each parcel/lot created by this subdivision.

6. EHSP02 - DEED RESTRICTION / MAP RECORDATION - AGRICULTURAL SUBDIVISIONS: ONSITE WASTEWATER DISPOSA

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Concurrent with the filing of the Parcel Map, the Owner/Applicant shall record a deed restriction on proposed parcels/lots created by this subdivision which includes the provision stated below. The property owners of records shall also include such provision in any grant deed or other instrument conveying any right, title or interest in any parcel/lot created by this subdivision, and shall also place a note on the Parcel Map. The provision is as follows:

"The current property owners of record and all future buyers of any of the parcels/lots created by this subdivision are hereby notified that, at the time of the subdivision creating these parcels/lots, the subject property was not guaranteed to have a viable site for an onsite wastewater disposal system. No Soils or Percolation Report by a qualified Soils Engineer has been completed which demonstrates that the subject property meets state standards and local standards set forth in the Monterey County Code (MCC), Title 15, Chapter 15.20. At the time of the subdivision creating the subject parcels/lots, the subject property was utilized for agricultural production, and no development of the parcels/lots for other purposes was projected. Therefore, the County has not verified that the subject parcels/lots created by this subdivision have an onsite wastewater site meeting all state standards and local standards set forth in MCC Chapter 15.20. The current property owners of record and all future buyers of the subject property are hereby further notified that no development will be permitted and no building permit will be issued for development on these parcels/lots until the owner(s) of a parcel/lot proposed for development demonstrates to the satisfaction of the County that the subject parcel/lot proposed for development has a suitable onsite wastewater site meeting all state standards and all local standards set forth in MCC Chapter15.20. For the purpose of this restriction, the term development includes any land improvement or entitlement that would utilize water for non-irrigation purposes and require onsite wastewater disposal."

Compliance or Monitoring Action to be Performed: Prior to filing the parcel map, the Owner/Applicant shall submit a draft of the note to be placed on the Parcel Map for review and approval by the Environmental Health Bureau ("EHB"), RMA-Public Works and the Office of the County Counsel.

Prior to the filing the parcel map, the applicant shall provide a legal description for the parcel and a copy of the Grant Deed to the EHB. The EHB will prepare the deed restriction form.

Concurrent with filing the parcel map, record the County approved deed restriction on each parcel/lot created by the subdivision and provide proof of recordation to the Environmental Health Bureau and Planning Department.

At the time of sale of any parcels/lots, include the same provision in any instrument conveying right, title, or interest in each parcel/lot created by this subdivision.

7. PW0036 - EASEMENTS AND RIGHT-OF-WAY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: Provide for all existing and required easements and rights of way. (Public Works)

Compliance or Monitoring Action to be Performed: Prior to recordation of the Parcel Map, Subdivider's Surveyor shall include all existing and required easements or rights of way on Parcel Map.

Owner's Statement

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND WE CONSENT TO PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

AS OWNERS,
VALLE DEL SOL PROPERTIES, LLC

BY: _____

CARLOS S. RAMIREZ, SOLE MANAGER

2004 RAMIREZ FAMILY REVOCABLE TRUST

BY: _____ _____

CARLOS S. RAMIREZ, TRUSTEE DEBORAH RAMIREZ, TRUSTEE

VILLAM LEGACY IRREVOCABLE TRUST

BY: _____ _____

GREG THELEN, TRUSTEE TAMMY NUNEZ, TRUSTEE

AS LENDER,
RABOBANK, N.A.

BY: _____

CHARLES SYNOLD, VICE PRESIDENT, RELATIONSHIP TEAM LEADER

NOTE: THE SIGNATURES OF THE HOLDERS OF THE FOLLOWING INTEREST MAY BE OMITTED IN AS MUCH AS THEIR INTEREST ARE SUCH THAT THEY CANNOT RIPEN INTO A FEE AND IF THEIR NAMES AND NATURE OF THEIR RESPECTIVE INTEREST ARE STATED ON THE FINAL MAP AND UPON COMPLIANCE WITH OR PURSUANT TO SECTION 66445 (e) OF TITLE 7 OF DIVISION 2 OF THE GOVERNMENT CODE:

1. PACIFIC GAS AND ELECTRIC COMPANY, EASEMENT HOLDER UNDER R.922-OR-49.
2. MONTEREY REGIONAL COUNTY SANITATION DISTRICT, EASEMENT HOLDER UNDER R.1670-OR-1016.

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

ON_____BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED **CARLOS S. RAMIREZ** AND **DEBORAH RAMIREZ,** WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

(SIGNATURE)_____ (PRINT NAME)_____

NOTARY COMMISSION NO._____ EXPIRES:_____

PRINCIPAL OFFICE IN _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

ON_____BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED **GREG THELEN** AND **TAMMY NUNEZ,** WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

(SIGNATURE)_____ (PRINT NAME)_____

NOTARY COMMISSION NO._____ EXPIRES:_____

PRINCIPAL OFFICE IN _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

ON_____BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED **CHARLES SYNOLD,** WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

(SIGNATURE)_____ (PRINT NAME)_____

NOTARY COMMISSION NO._____ EXPIRES:_____

PRINCIPAL OFFICE IN _____

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF MONTEREY)

ON_____BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED **CARLOS S. RAMIREZ,** WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE(S) ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND AND OFFICIAL SEAL.

(SIGNATURE)_____ (PRINT NAME)_____

NOTARY COMMISSION NO._____ EXPIRES:_____

PRINCIPAL OFFICE IN _____

Preliminary
subject to revision

Recorder's Statement

FILED THIS_____DAY OF_____ 2024, AT _____.M. IN VOLUME _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF MONTEREY COUNTY SURVEYORS, INC.

XOCHITL MARINA CAMACHO FEE:_____
COUNTY RECORDER

BY: _____ DOC. NO. _____
DEPUTY

Surveyor's Statement

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF VALLE DEL SOL PROPERTIES, LLC, IN MARCH OF 2024. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.
I ALSO STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
Date:

_____
Daryl P. Whitcher PLS 5992

LICENSED LAND SURVEYOR
DARYL P. WHITCHER
PLS 5992
Expires 12/31/24
STATE OF CALIFORNIA

County Surveyor's Statement

I, MICHAEL K. GOETZ, COUNTY SURVEYOR OF THE COUNTY OF MONTEREY, HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AS AMENDED AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____

BY: _____
MICHAEL K. GOETZ, PLS 5667
COUNTY SURVEYOR, MONTEREY COUNTY

City Engineer's Statement

I, BRIAN McMINN, DIRECTOR OF PUBLIC WORKS FOR THE CITY OF MARINA, COUNTY OF MONTEREY, STATE OF CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE CALIFORNIA "SUBDIVISION MAP ACT" AS AMENDED, AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

DATE: _____

BY: _____
BRIAN McMINN, R.C.E 64143
DIRECTOR OF PUBLIC WORKS
CITY OF MARINA

MCS inc
MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93901 831.424.1984(v)
831.424.4099(f) email:MCS@montereycountysurveyors.com

Parcel Map

A SUBDIVISION OF REMAINDER PARCEL OF THE LANDS OF VALLE DEL SOL PROPERTIES, LLC AS SHOWN UPON THE MAP RECORDED IN VOLUME 23 OF PARCEL MAPS AT PAGE 90, SITUATE IN THE RANCHO LAS SALINAS AND MONTEREY CITY LANDS TRACT NO. 1, MONTEREY COUNTY, CALIFORNIA

MADE FOR: **Valle Del Sol Properties, LLC**

SCALE: 1"=400' JOB NO. 2023.068 DATE: APRIL 2024

Serving Monterey County since 1937

Basis of Bearings:

THE BEARING OF N 59°16'01" W, AS SHOWN ON THE MAP RECORDED IN VOLUME 23 OF PARCEL MAPS AT PAGE 90, AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

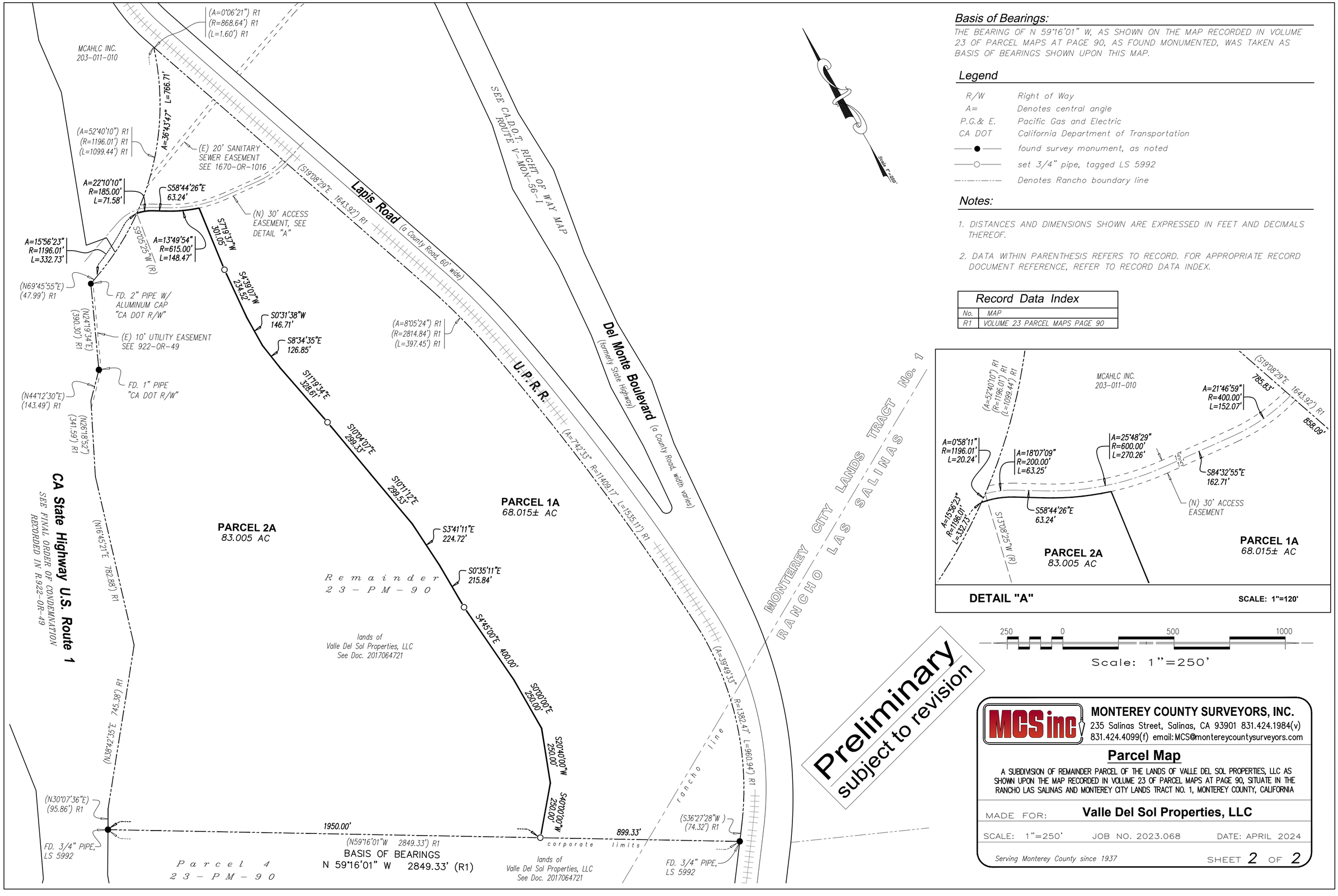
Legend

R/W	Right of Way
A=	Denotes central angle
P.G.& E.	Pacific Gas and Electric
CA DOT	California Department of Transportation
——●——	found survey monument, as noted
——○——	set 3/4" pipe, tagged LS 5992
—·—·—·—	Denotes Rancho boundary line

Notes:

1. DISTANCES AND DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. DATA WITHIN PARENTHESIS REFERS TO RECORD. FOR APPROPRIATE RECORD DOCUMENT REFERENCE, REFER TO RECORD DATA INDEX.

Record Data Index	
No.	MAP
R1	VOLUME 23 PARCEL MAPS PAGE 90



DETAIL "A" SCALE: 1"=120'

250 0 500 1000

Scale: 1"=250'

Preliminary
subject to revision

MCS inc
MONTEREY COUNTY SURVEYORS, INC.
235 Salinas Street, Salinas, CA 93901 831.424.1984(v)
831.424.4099(f) email: MCS@montereycountysurveyors.com

Parcel Map

A SUBDIVISION OF REMAINDER PARCEL OF THE LANDS OF VALLE DEL SOL PROPERTIES, LLC AS SHOWN UPON THE MAP RECORDED IN VOLUME 23 OF PARCEL MAPS AT PAGE 90, SITUATE IN THE RANCHO LAS SALINAS AND MONTEREY CITY LANDS TRACT NO. 1, MONTEREY COUNTY, CALIFORNIA

MADE FOR: **Valle Del Sol Properties, LLC**

SCALE: 1"=250' JOB NO. 2023.068 DATE: APRIL 2024

Serving Monterey County since 1937