



# County of Monterey

Item No.

## Board Report

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

Legistar File Number: A 26-141

May 12, 2026

**Introduced:** 4/20/2026

**Current Status:** Agenda Ready

**Version:** 1

**Matter Type:** BoS Agreement

- a. Accept a Parcel Map for the Valle del Sol Properties LLC Minor Subdivision dividing one parcel (151.02 acres) into two parcels of 68.015 acres (Parcel 1A) and 83.005 acres (Parcel 2A); and
  - b. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, with all applicable recording fees paid by the applicant.
- (Parcel Map - PLN240120/Valle del Sol Properties LLC et al., No assigned address, Marina, CA, North County Local Coastal Plan Area)

### PROJECT INFORMATION:

**Planning File Number:** PLN240120

**Owner:** Valle del Sol Properties LLC et al.

**Project Location:** No assigned address - 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

**APN:** 203-011-025-000

**Plan Area:** North County Local Coastal Plan Area

**Flagged and Staked:** No

**CEQA Action:** Exempt - Accepting the Final Parcel Map is statutorily exempt from CEQA review pursuant to section 15268(b)(3) of the CEQA Guidelines.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Find that accepting the Parcel Map is Statutorily Exempt pursuant to section 15268(b)(3) of the CEQA Guidelines;
- b. Accept a Parcel Map for the Valle del Sol Properties Minor Subdivision dividing one parcel (151.02 acres) into two parcels of 68.015 acres (Parcel 1A) and 83.005 acres (Parcel 2A);
- c. Accept the Tax Clearance Letter; and
- d. Direct the Clerk of the Board to submit the Parcel Map to the County Recorder for recording, with all applicable recording fees paid by the applicant.

### SUMMARY AND DISCUSSION:

On April 30, 2025, the Monterey County Planning Commission approved a Vesting Tentative Map for a Minor Subdivision (Resolution No. 25-009; **Attachment B**) for the division of a 151.02 -acre lot, resulting in two (2) parcels containing 68.015 acres (Parcel 1A) and 83.005 acres (Parcel 2A). The subdivision was filed by Valle del Sol Properties in order to facilitate the transfer of 83 acres to Marina Station LLC for environmental protection/enhancement associated with the Marina Station housing project in the City of Marina. The agricultural use on the 68 acre parcel is not proposed to change.

The Minor Subdivision resolution was approved with seven conditions of approval, which required actions prior to or concurrent with acceptance and filing of the Parcel Map with the County Recorder. All pre-filing Conditions of Approval adopted Resolution No. 25-009 have been cleared prior to the acceptance of this Parcel Map. The Applicant/Owner has submitted a Property Tax Clearance Certification (**Attachment E**) in accordance with California Government Code Section 66492 and a Parcel Map Guarantee (**Attachment D**) in accordance with Government Code Section 66465 of the Subdivision Map Act.

The Parcel Map (**Attachment C**) is in substantial compliance with the approved Tentative Map which creates two conforming parcels. All applicable fees associated with the recordation of the Parcel Map have been satisfied, collected, and deposited. There are no subdivision improvements associated with this Parcel Map. Therefore, staff recommends that the Board approve the subject Parcel Map for filing with the County Recorder, subject to the submittal of the applicable recording fees by the property owner.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project and have cleared their recommended conditions for the filing of the parcel map with the County Recorder:

- Public Works, Facilities, and Parks
- Environmental Health Bureau

FINANCING:

Funding for staff time associated with this project is included in the FY2025-26 Adopted Budget within Community Development General Fund 001, Appropriation Unit HCD002, Unit 8543.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action represents effective and timely response to our HCD customers. Processing this application in accordance with all applicable policies and regulations also provides the County accountability for proper management of our land resources.

Check the related Board of Supervisors Strategic Initiatives:

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Prepared by: Steve Mason, Associate Planner (831-759-7375)

Reviewed and Approved by: Craig Spencer, Director

The following attachments are on file with the Clerk of the Board:

- Attachment A - Cover Letter to the Clerk of the Board
- Attachment B - Resolution No. 25-009

Attachment C - Parcel Map

Attachment D - Parcel Map Guarantee

Attachment E - Property Tax Clearance Certification

cc: Front Counter Copy; Steve Mason, Project Planner; Craig Spencer, HCD-Director; Valle del Sol Properties LLC et al., Owner/Applicant; The Open Monterey Project; LandWatch (Executive Director); Planning File PLN240120