

COUNTY OF MONTEREY

HOUSING AND COMMUNITY DEVELOPMENT



HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

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MEMORANDUM

Date: July 21, 2026

To: North County Land Use Advisory Committee

From: Steve Mason, Monterey County HCD

Subject: PLN020090 – LaTourette Subdivision

cc: PLN020090 File

For Meeting Date: August 19, 2026

HCD-Planning has received an application for a Combined Development Permit consisting of: A Standard Subdivision Tentative Map for the division of an existing 47.81 acre parcel into 17 lots ranging in size from approximately 1.17 to 6.44 acres; a Use Permit for expansion of an existing water system (Woodland Heights Mutual Water Company) to provide 17 additional water connections; and a Use Permit for the removal of 108 protected oak trees. The property is located at 19445 Pesante Road, Salinas (APN 125-101-016-000), North County Area Plan.

Note that this application, which was received in April 2002, has been reviewed by the North County LUAC on August 7, 2002, and September 4, 2002. During the August 2002 meeting, the LUAC continued the item and requested that the project be returned once the Environmental Impact Report was prepared. The LUAC's notes from the September 2002 meeting indicate that the meeting was "informational only," and again requested that the project be returned to the LUAC post-completion of the Environmental Impact Report. During the second meeting, the LUAC recommended that the subdivision increase its retention recharge basin and connect the proposed fire access roads to nearby trails.

A Hydrology Report prepared in 2007 (Monterey County Library No. LIB260180) found that the existing and proposed basins would be adequately sized to capture the runoff of the project. Nonetheless, the Applicant in 2023 revised the project plans to increase the retention basins to exceed the County's on-site stormwater drainage requirements. Additionally, the following revisions to project scope have occurred since the LUAC last considered the project: reduction from 19 lots to 17 proposed lots (merging Lots 2 and 7 into Lot 16) to address septic disposal concerns, establishment of building envelopes, modifications to proposed conservation and scenic easement areas, and minor modifications to the proposed emergency access road.

Since 2002, an Environmental Impact Report has been prepared and circulated to the public for review and comment (occurring in November 2024). This document is available for review in Accela Citizens Access. While the LUAC referral guidelines require that LUACs review projects *subject* to CEQA review, questions of CEQA adequacy are for the Zoning Administrator, Planning Commission, and, when appropriate, the Board of Supervisors to decide. Therefore, staff requests that the LUAC review the proposed project and provide comments on its design, local consideration, and neighborhood compatibility, consistent with County Board of Supervisors Resolution No. 15-043 Guidelines. Given the prior continuances of the item, staff encourages the LUAC to make a recommendation on the project during the August 5th meeting. The project is tentatively scheduled for a Planning Commission hearing in late August or September.

To view documents related to the project, please visit:
<https://aca-prod.accela.com/MONTEREY/Default.aspx>

If you have any questions regarding this project, please contact Steve Mason at (831) 759-7375 or masons@countyofmonterey.gov