

# COUNTY OF MONTEREY

## HOUSING AND COMMUNITY DEVELOPMENT

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Planning – Building – Housing  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, California 93901-4527  
(831) 755-5025

### Notice of Availability Draft Environmental Impact Report (DEIR)

**Project Title:** LaTourette Subdivision (LaTourette Jeffrey Edward Tr)  
(PLN020090; SCH# 1995123048)

**Project Location:** 19945 Pesante Road, Prunedale

Notice is hereby given that the County of Monterey is seeking written comment on the Draft Environmental Impact Report (DEIR) on the LaTourette Subdivision Project (PLN020090, SCH# 1195123048) in accordance with the California Environmental Quality Act. The public review period will begin on **October 9, 2024** and end on **November 8, 2024**. This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the DEIR together with other information relative to the environmental effect of the project.

**Project Description:** Combined Development Permit consisting of: 1) Standard Subdivision Vesting Tentative Map for the division of an existing 47.57 acre parcel into 19 lots ranging in size from approximately 1.17 to 5.3 acres, including approximately 5,400 cubic yards of grading; 2) a Use Permit for removal of protected trees; and 3) a Use Permit to expand an existing water system (Woodland Heights Mutual Water Company) to serve the subdivision. The property is located at 19445 Pesante Road, Salinas (Assessor's Parcel Number 125-101-016-000), Prunedale, North County Area Plan.

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**Lead Agency:** County of Monterey Housing & Community Development

**Addresses where a copy of the Draft EIR is available for review:**

County of Monterey	Monterey County Free Library (Prunedale Branch)
Housing & Community Development 1441 Schilling Place South, 2 <sup>nd</sup> Floor Salinas CA 93901 (831) 755-5025	17822 Moro Rd Prunedale CA 93907 (831) 796-3080 (800) 322-6884 Toll free

Documents referenced in the DEIR are available at Monterey County Housing & Community Development at the address listed above.

The Draft EIR is also available on CD for purchase from Monterey County Housing & Community Development at the above address.

The documents are also available for review in an electronic format by following the instructions at the following link: <https://www.countyofmonterey.gov/government/departments-a-h/housing-community-development/planning-services/current-planning/general-info/recent-environmental-documents> .

**Public Review Period: October 9, 2024 through November 8, 2024**

**Potential Significant environmental effects:** The DEIR identifies impacts in the following resource areas that are either less than significant or are significant but can be mitigated to a less than significant level: Biological, Cultural and Tribal Cultural, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise and Vibration, Wastewater Disposal, and Water Supply

The DEIR identifies impacts in the following resource areas that are significant and cannot be mitigated to a less than significant level: Transportation.

Public hearings will be held, subsequent to the public review period, at a time and place to be specified by legal advertisement in a local newspaper of general circulation. If you would like to be notified of the hearings or would like additional information, please contact:

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Housing & Community Development  
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Phone: (831) 755-5025  
E-mail: [quengaav@countyofmonterey.gov](mailto:quengaav@countyofmonterey.gov)

We welcome your comments during the public review period. You may submit your comments in hard copy to the name and address above. The Agency also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Agency has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

[CEQAcomments@countyofmonterey.gov](mailto:CEQAcomments@countyofmonterey.gov)

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Agency to ensure the Agency has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed documents should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Agency to confirm that the entire document was received.