



July 10, 2017

Bob Schubert, AICP
Senior Planner
Monterey County
RMA-Planning Department
Via email SchubertBJ@co.monterey.ca.us

RE: Board of Supervisors Agenda Item #32, File #A 17-298
Approve the Professional Services Agreement with Denise Duffy & Associates, Inc. complete the Environmental Impact Report for the LaTourette Subdivision Project (PLN020090) in the Prunedale area of North County

Dear Bob,

The Board is belatedly being asked to approve a contract and reimbursement agreement for preparation of an EIR for the LaTourette subdivision in North County, for which application was made 13 years ago. Before the Board encourages the applicant to proceed any further, it should realistically apprise the applicant of new information and changed circumstances that suggest that the ultimate approval of the subdivision is very unlikely.

First, the current General Plan flatly prohibits further subdivisions in North County because the Board of Supervisors found in 2010 that there is no long-term sustainable water supply. There is no reason to suppose that North County water supply problems have been solved since 2010.

Second, given the Board's acknowledgment of the water supply constraints in North County, even if the Board decides that the 2010 General Plan does not apply to the project, the Board could not reasonably find that the project meets the water supply requirement of the 1982 General Plan. Indeed, the Board has denied approvals of North County subdivisions that are subject only to the 1982 General Plan, e.g., the Heritage Oaks project, based on the lack of a long term sustainable water supply.

Third, the Coastal Commission has also denied other North County subdivisions based on lack of water supply.

Given these repeated determinations made by the Board and the Coastal Commission that there is no water for new subdivisions in North County, there is no reason to think that the LaTourette project has a water supply. The applicant should know that its project is unlikely to be approved before it commits to fund an EIR.

Regards,

Michael D. DeLapa
Executive Director