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Monterey County
Planning and Building
Inspection Administration

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RECEIVED

Carl Holm, Assistant Director
County of Monterey Resource Management Agency
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

RE: Public Comments for GPU Draft

January 30, 2009

Dear Carl:

Please consider this formal objection to provisions in the most recent General Plan Update (GPU) Draft prohibiting new subdivisions in the North Monterey County area. Such stipulations are tantamount to depriving property owners, taxpayers and residents of their legal rights guaranteed by local, state and federal mandates.

If the Board of Supervisors and the County capitulates to demands brought forth by a handful of no-growth activists who rely on unsupported and erroneous information regarding North Monterey County water supplies, then the County will subject itself to lawsuits costing County taxpayers millions to defend against litigation to reverse policy that is not only illegal, but harmful to the economic vitality, infrastructure improvements and overall well being of the North Monterey County community.

To strip land owners of their equity by drawing a red line around North Monterey County to prohibit all new subdivision development is both draconian in its approach to land use, but economically detrimental to the County as a whole. Such a policy would require new (lower) property tax assessments for all parcels affected by this policy.

Also, the County would have to reverse and reimburse North Monterey County property owners in MCWRA Zone 2C for taxes dedicated to the rubber dam project. If no benefits are to be derived (as promised by project proponents and County administrators) by North Monterey County property owners, then taxpayers in this area are entitled to a full refund and discontinuance of MCWRA Zone 2C taxes.

As a compromise, the language for no new subdivisions in North Monterey County should be struck and replaced with language that pertains to the County as a whole; each new subdivision will be addressed on a case-by-case basis and decided by the Board of Supervisors if the project proves to be controversial. Such decisions can be appealed in a court of law, as is the current protocol for subdivision applications.

Sincerely,

Madeleine Clark