

July 10, 2013

Shawna Purvines
Development Services
2850 Fairlane Ct
Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process

Dear Ms. Purvines:

I completely support a mandatory pre-review process by the Board for large residential projects, particularly those requiring a General Plan amendment.

- IF a project is clearly not in keeping with General Plan goals and policies, the Board of Supervisors will not incur any 'perceived obligation' or pressure to approve a project based on funds expended by the time it reaches the Board of Supervisors.
- Public notification will occur earlier in the process, allowing more input and feedback prior to the project nearing completion.
 - *I believe notification would be the same as it would be for a GPA, but perhaps this should be clarified in the policy draft.*
- Those who say "we already have a pre-approval process" are misguided, as the current pre-approval process is optional, and does not require public notification.
- In regard to retroactive application of this policy, I would say "*yes! please!*". If indeed a currently proposed project does not meet the General Plan goals and policies, then regardless of how much effort has been put in to date, a 'no' vote by the Board is still a certainty, and the proponent is being saved additional time and money spent.

The policy draft is written to 'sunset' in 2016, but it is not clear that a replacement policy will be written into the TGPA. This appears to be a good policy regardless of the current planning issues which have brought it about, and I would support including it in the General Plan update, or extending the 'sunset' time frame.

Sincerely,

Ellen Van Dyke
Green Springs Ranch resident

cc: Board of Supervisors & Clerk of the Board
Green Valley Alliance
Green Springs Ranch HOA