

# City of South Lake General Plan Update



## South Lake Tahoe Citizens:

In October 2007 the City of South Lake Tahoe began a two year process to update the City's General Plan, last updated in 1999. The General Plan is the City's policy document that guides land use, transportation, infrastructure, community design, environmental, and other decisions in coordination with the TRPA Compact. The General Plan is intended to provide for orderly growth and convey the community's values and expectations for the future.

## What is a General Plan?

The City of South Lake Tahoe is updating its 1999 General Plan to create a comprehensive and integrated policy framework with seven key objectives:

- Reflect the unique values and aspirations of South Lake Tahoe residents;
- Integrate Plan Area Statements and Community Plans in an intelligible and consistent manner;
- Incorporate Smart Growth principles and place-based planning concepts;
- Ensure compliance with California planning law;
- Implement the Bi-State Compact and TRPA Regional Plans and Regulations;
- Minimize duplication of planning and regulatory requirements and processes between TRPA and the City of South Lake Tahoe; and
- Create a systematic and integrated framework for implementation.

A general plan typically has three defining features:

- **General.** As the name implies, a general plan provides general guidance that will be used to direct future land use and resource decisions.
- **Comprehensive.** A general plan covers a wide range of social, economic, infrastructure, and natural resources. These include topics such as land use, housing, circulation, utilities, public services, recreation, biological resources, resource protection, and many other topics.
- **Long-range.** General plans provide guidance on reaching a future envisioned 20 or more years in the future (the proposed General Plan will look out to the year 2030). To help achieve this envisioned future, the updated General Plan will include policies and actions that address both immediate and long-term needs.

## Coordination with TRPA

While the City of South Lake Tahoe General Plan is not directly subject to approval by TRPA, the General Plan Update will be closely coordinated with TRPA to ensure that the new General Plan policies and standards do not conflict with TRPA policies and regulations. The City will work closely with TRPA during the 25-month update process to coordinate the City's General Plan Update and TRPA's Pathway 2007 (P7) process to ensure the success of both planning efforts.

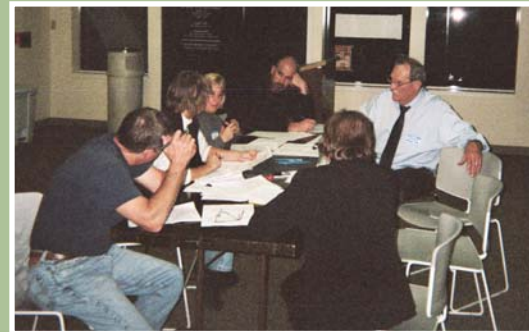


## Community Workshop #1

City staff and consultants held a community workshop on November 15, 2007, at the Lake Tahoe Airport to kick off the General Plan Update process and solicit feedback on the Draft Policy Guidance Package. Over 15 people participated in the workshop. An overview of the update process was presented to the participants and they were asked, both individually and as a group, to fill out a questionnaire, that solicited feedback on the Policy Guidance Package (available online at [www.jlmintier.com/slt/docs.html](http://www.jlmintier.com/slt/docs.html)). Participants were asked the following three questions relative to each topical area in the Policy Guidance Package (e.g., Land Use and Community Character, Economic Development, etc.):

- Do these principles accurately reflect existing and/or emerging City policy?
- If no, why?
- What is one question you would like answered about this topic?

Results of this questionnaire will be posted shortly on the General Plan Update Website at [www.jlmintier.com/slt](http://www.jlmintier.com/slt).



## How Can You Be Involved?

### Website

The General Plan Update website provides a one-stop location to get the latest information on the General Plan Update program. The website will provide up-to-date information on upcoming events and allow anyone to download copies of meeting minutes/agendas and documents/reports prepared for the General Plan.



<http://www.jlmintier.com/slt>

### Newsletters

During the General Plan Update, a series of newsletters like this one will be prepared to provide reports on the General Plan Updates progress.

### Community Workshops

Community workshops at several key points in the General Plan Update will be held to gain community input on issues and opportunities, alternative futures, and the General Plan documents. Dates will be posted on the website when they are available.

### Workshops/Hearings

Workshops will be held with the Planning Commission and the City Council throughout the General Plan Update. At the end of the process, formal public hearings will also be held to review and adopt the General Plan and Environmental Impact Report (EIR).

### E-Updates

During the General Plan Update process, the City will maintain an email list of individuals who want to be notified of the latest program events. Sign up online at [www.jlmintier.com/slt/feedback.html](http://www.jlmintier.com/slt/feedback.html).

The General Plan Update will be conducted in three parts as follows:

### Part I: Policy Guidance Package

This Policy Guidance Package is a compilation and distillation of current City of South Lake Tahoe policy for development and environmental protection. It is designed to be used by the South Lake Tahoe City Council, Planning Commission, and City staff in the near term as a policy reference in reviewing proposed plans and projects. It will also be used as the starting policy base for the update of the South Lake Tahoe General Plan, and as input into the TRPA Pathway 2007 (P-7) process.

#### Community Feedback



A community workshop was held on November 15, 2007, which allowed community members to comment on the Draft Policy Guidance Package. An online survey, available at [www.jlmintier.com/slt](http://www.jlmintier.com/slt), allows community members who were not able to attend the workshop to weigh in on the process.



### Part II: Housing Element

The City is in the process of updating its Housing Element, which must be updated every five years. The Housing Element will be updated and adopted prior to completion of Part III of the General Plan Update, in order to meet the State's housing element deadline of June 2008. The public will be asked to weigh in and provide feedback throughout the process. The following is a brief description of the primary parts or phases of the Housing Element Update.

#### Background Report



The Background Report is a snapshot of the existing housing conditions in the city. The report consists of four parts: 1) Housing Needs Assessment; 2) Available Land and Services for Housing; 3) Housing Constraints; and 4) Evaluation of 2003 Housing Element.

#### Policy Document



The Policy Document contains all the goals, policies, and implementation programs the City will use to meet the housing needs of its residents.

#### State Review



The State Department of Housing and Community Development will review the document twice during the process to ensure it meets all State legal requirements. Certification of the document will take place after the City Council formally adopts the element.

#### Public Review



The public will get a chance to weigh in on the document at both the Planning Commission and City Council prior to adoption.

### Part III: General Plan Update

The General Plan Update process will take about two years to complete, wrapping up in the Fall 2009. As the General Plan is prepared, a number of major documents will be available for public review and comment. These documents include:

#### Background Report

The Background Report will provide a snapshot of the existing conditions, trends, and regulations that are influencing South Lake Tahoe today. Compiling this information will involve reviewing existing studies and documents (e.g., existing city plans, special studies, environmental documents, TRPA regional plans) and contacting appropriate agencies and organizations. The information on existing conditions will be used to better understand the issues facing the city and lead to the development of a plan that helps the city address each issue appropriately. This document will also be used as the environmental setting portion of the environmental impact report that will be prepared for the General Plan.



#### Issues and Opportunities Report

The Issues and Opportunities Report will provide a summary of the critical policy and program issues to be addressed in the General Plan. The report will be based on Draft Background Report findings, input from the community through workshops, City and TRPA staff recommendations, Consultant observations, and feedback from the General Plan Advisory Committee/ Planning Commission. The report will also describes opportunities for growth, building blocks for development, and significant natural resource areas that may warrant protection.



#### Alternatives Report

The Alternatives Report will outline three growth alternatives for land use and transportation within the city. Based on information gathered during the Issues and Opportunities phase, the City will work with the community, Planning Commission, and City Council to identify key issues and opportunities and to develop preferred alternative for South Lake Tahoe.



#### Policy Document

The Policy Document report is the essence of the General Plan. It will contain the land use and circulation diagrams, goals, policies, and implementation programs that will guide future development within the city. It will also identify a full set of implementation measures that will ensure the policies of the General Plan are carried out.



#### Environmental Impact Report (EIR)

The EIR prepared for the General Plan will be prepared to meet the requirements of the California Environmental Quality Act (CEQA). The Planning Commission and City Council will use the EIR during their consideration of the draft General Plan to understand and address the potential environmental implications of the General Plan.



## General Plan Update Schedule

The diagram to the right shows the overall project schedule for the General Plan Update.

All dates are subject to change. Please visit the project website ([www.jlmintier.com/slt](http://www.jlmintier.com/slt)) regularly for updates to the project schedule and for postings of all work products.

Community workshops will be held throughout the project. The icon to the right indicates a public workshop.

