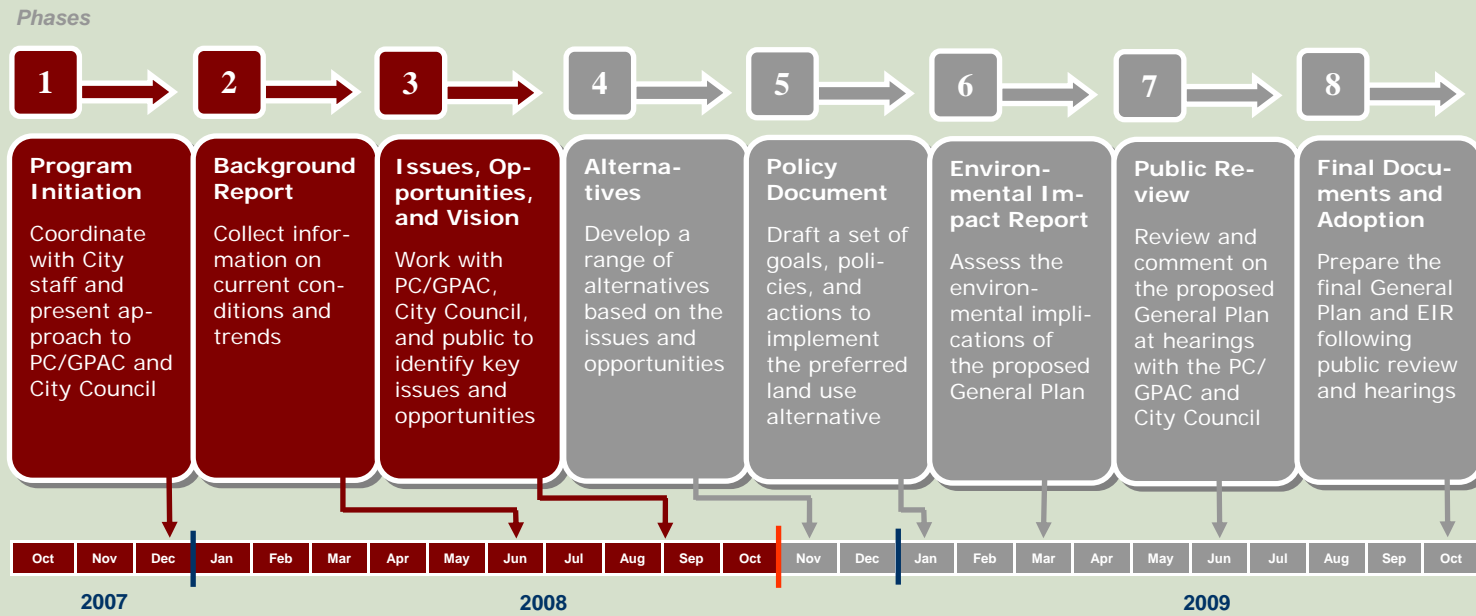




### Part III: General Plan Update Project Schedule

The General Plan Update is currently 12 months into a 25-month process. As shown below, there are eight phases in updating the General Plan. Phases shown in red are completed as of October 2008. In addition to these eight phases, the City and Consultants are also preparing citywide design guidelines and a 3-D model showing what future development could look like under the new plan. All dates for remaining items are subject to change. Please visit the project website ([www.cityofslt.us](http://www.cityofslt.us) then click the **General Plan Update** link) regularly for updates to the project schedule and for postings of project reports.



### 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 provides up-to-date information on upcoming events and allows anyone to download copies of meeting minutes/agendas and documents/reports prepared for the General Plan Update.



[www.cityofslt.us](http://www.cityofslt.us)  
then click the **General Plan Update** link

#### Community Workshops

Four community workshops will be held during the General Plan Update to gain community input on issues and opportunities, alternative futures, and the General Plan documents. Dates will be posted on the website when they become available.

#### Study Session/Hearings

Workshops will be held with the Planning Commission/General Plan Advisory Committee 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).

#### Newsletters

During the General Plan Update, a series of newsletters like this one will be prepared to provide reports on the General Plan Update's progress. Copies of previous newsletters are available on the website.



#### E-Update

During the General Plan Update process, the City will maintain an e-mail list of individuals who want to be notified of the latest program events. If you are interested, please sign up at [www.cityofslt.us](http://www.cityofslt.us) then click the **General Plan Update** link.



### Welcome

In October 2007 the City of South Lake Tahoe began a two-year process to update its 1999 General Plan. 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 Tahoe Regional Planning Agency's (TRPA) Regional Plan. The General Plan is intended to provide for orderly development and convey the community's values and expectations for the future.

In this newsletter you will find information on currently available documents, upcoming meetings, and ways that you can get involved in the process. For more information please visit us online at: [www.cityofslt.us](http://www.cityofslt.us) and click on the **General Plan Update** link, or contact Teri Jamin, Community Development Director, at:

[tjamin@cityofslt.us](mailto:tjamin@cityofslt.us)  
1052 Tata Lane  
South Lake Tahoe, CA 96150  
(530) 542-6025



### What's New?

The City published the **Issues and Opportunities Report** on October 16, 2008. The report provides a means of focusing the community's attention on key issues and opportunities that have major policy implications for South Lake Tahoe. A summary of the largest issues and main opportunities are located on pages 2 and 3 of this newsletter. All documents are available online at: [www.cityofslt.us](http://www.cityofslt.us) then click the **General Plan Update** link.

### What's Next?

#### Community Workshop

**When:** November 5, 2008

**Where:** Lake Tahoe Airport, 1901 Airport Road

**Topics:** The workshop will include a short overview presentation on the status of the General Plan Update and a summary of the Issues and Opportunities Report. This will include an update on TRPA's Regional Plan Update process and other planning projects currently underway in South Lake Tahoe. Participants at the workshop will take part in an interactive exercise to develop a vision for the city's future growth. Pizza and refreshments will be served. On-call transportation will be provided by BlueGo. For more information see the BlueGo Rider Alert at [www.bluego.org](http://www.bluego.org).



The City published a Public Review Draft Issues and Opportunities Report on October 21, 2008. The purpose of the Issues and Opportunities Report is to focus the community's attention on key issues and opportunities that have major policy implications in South Lake Tahoe. The City anticipates that the Issues and Opportunities Report will stimulate discussion and lead to confirmation and provide context for the preparation of the Alternatives Report and Policy Document. This report synthesizes and uses information gathered from the community workshops, Policy Guidance Package, draft General Plan Background Report, Sustainable City Program, Planning Commission/General Plan Advisory Committee (GPAC) input, City Council input, Tahoe Regional Planning Agency's (TRPA) Regional Plan Update process, and City staff and consultant observations. The City anticipates that the Issues and Opportunities Report will stimulate discussion and provide context for the preparation of the land use and policy alternatives and ultimately the General Plan Policy Document.



The following is a summary of the largest issues and main opportunities identified in the Issues and Opportunities Report. Please visit [www.sltgpu.com](http://www.sltgpu.com) to download and view the entire report.

**Largest Issues**

**Residential Proximity to Stores, Social Centers, Schools, and Open Space.** South Lake Tahoe has developed largely as two commercial highway corridors (US 50 and SR 89) surrounded by residential neighborhoods. However, most neighborhoods in the city do not contain everyday necessities within walking distance (generally 1/4 mile), such as stores, restaurants, social gathering spaces, schools, and parks. In addition, there are also barriers between neighborhoods such as major roadways, rivers, forests, and winter snow which makes it difficult for people to easily walk or bike from one area to another. (CW)

**Condition of Infrastructure.** Numerous areas in South Lake Tahoe City have substandard roads and storm drainage facilities. There is also a general lack of sidewalks, curbs, gutters, and street lighting throughout the city. Maintaining, repairing, and replacing substandard infrastructure poses a large financial burden for the City. (SC)

**Lack of Workforce Housing.** While tourist-related employment is very high in South Lake Tahoe, there is a shortage of affordable and quality housing for these workers. As a result, many of these workers commute from other areas in the Basin or from the Carson Valley. The City has recognized the need to provide for more workforce housing. In general, "workforce housing" refers to housing that is affordable to working households that do not qualify for publicly subsidized housing and cannot afford market-rate housing in their own community. Generally, workforce housing programs are targeted to residents earning between 80 and 120 percent of the area median income; however, depending on local market conditions, the upper income cap may be adjusted. (BR, CW, SC)

**Available Land Coverage.** TRPA defines "coverage" as any human-made structure including homes, driveways, parking lots, and other impervious surfaces that prevent normal precipitation from directly reaching the surface of land underlying the structure. Regulating land coverage is an essential element of TRPA's 1989 Regional Plan, and is intended to help protect and improve the clarity of Lake Tahoe. However, recent project examples have shown that modern technology can achieve the same goal

without restricting coverage. TRPA protects water quality by maintaining open space and limiting the amount of impervious surfaces within the Region. Restricting land coverage, however, severely constrains new development and expansion of existing development in South Lake Tahoe. (BR, SC)

**Extensive Strip Commercial.** The US 50 corridor is characterized by disconnected strip commercial developments with large street-facing parking lots. This development pattern promotes the use of automobiles and discourages pedestrian, bicycling, or transit services. This development pattern substantially blocks physical and visual links to Lake Tahoe and open space. (BR)

**Availability of Commercial Floor Area (CFA).** CFA is one of five development rights administered by TRPA. It provides the right to build square footage for commercial uses in the Tahoe Basin. This right is given to all existing commercial property owners on a square-footage basis, and is also awarded through an allocation process. The city does not have enough CFA to capture its documented retail leakage. (BR)

**High Fire Hazards.** The latest Draft Fire Hazard Severity Map, created by CAL-FIRE in July 2007, shows that the vast majority of lands within the city limits of South Lake Tahoe and the General Plan Area are in very high fire severity zones. (BR)

**Aging Water System.** The water systems within South Lake Tahoe and the General Plan Area are able to meet current demands for domestic service, though there are areas of the city (Lukins Brothers) where fire flow and system reliability are inadequate and must be upgraded. While many large diameter transmission pipelines in South Lake Tahoe are relatively new, more than 300,000 linear feet of pipeline in the system are approaching the end of their useful life and are in need of replacement. (BR)

**Environmental Deficiencies.** As part of implementation of the Regional Plan and attainment of Environmental Thresholds, TRPA has identified a variety of environmental deficiencies (e.g., stream environment zones, air quality, noise, vehicle miles traveled, scenic resources) that relate to the existing conditions in the City. TRPA will require these deficiencies to be addressed and rectified by the City and local residents. (BR, TPRA)

**Main Opportunities**

**Incorporating Smart Growth Principles.** The City Council adopted (2005) a series of Smart Growth principles to help encourage walkable communities, mixed-use centers, compact neighborhoods, and enhanced gateways. The principles also help to encourage low-impact development, minimize or locally treat runoff from impermeable areas, reduce peak flows, and reduce pollutants from reaching the City's stormwater systems. These principles, if properly implemented, can help create a more sustainable and inviting city that will increase the quality of life for residents, workers, and tourists alike. (CC)

**Developing Complete Neighborhoods.** Complete neighborhoods are areas where residents have the opportunity to work, live, play, shop, and learn within a convenient walking distance. In addition to the social benefits, complete neighborhoods tend to reduce energy use, water use, and vehicle miles traveled. (BR, SCP, CW)

**Develop Workforce Housing.** There are opportunities to develop workforce housing through City partnerships with major employers in South Lake Tahoe, such as the Lake Tahoe Community College and Barton Memorial Hospital. This would most likely take place through a public-private partnership between the employers, developers, and the City. There is also the possibility of the City partnering with other jurisdictions in the Basin (e.g., El Dorado County, Placer County) to provide regional workforce housing. Some TRPA code changes would also be needed to help encourage workforce housing. (BR, CW, SC, PGP, PC/GPAC, CC)

**Neighborhood Commercial Centers.** Neighborhood centers, such as Raley's and Safeway, provide an opportunity to articulate neighborhood character and enhance walkability. Neighborhood centers can serve as focal points in a community and can represent the architectural heritage of the Tahoe Basin, such as with the detailed façade treatments on the front of Safeway. These areas can also include social gathering places for the community. (CW)

**Diversify the Local Economy.** A diverse local economy is vital for the city to thrive. Diversity can be achieved through the use of programs and activities that promote business/job retention, expansion, and new business/job development. There is also a need to find ways to encourage private-sector investment and reinvestment in South Lake Tahoe. (BR, CW)

**Create Economic Sustainability.** Economic sustainability recognizes the need for both local and regional economic prosperity and resilience to maintain the health of the community for current and future generations. It encourages self-reliance, entrepreneurial activity, and the generation of wealth in a manner that does not undermine the ability of individuals and communities to meet their basic needs. This can include diversifying the economy, improving infrastructure and community facilities; creating mixed-use projects, and encouraging green businesses and new

emerging technologies. (SC, PGP)

**Capture Retail Sales Leakage.** South Shore residents (South Lake Tahoe residents, plus residents in the Tahoe Region portions of El Dorado and Douglas Counties) spend approximately \$185 million annually at retailers within South Lake Tahoe. This accounts for only 40 percent of total South Shore resident annual retail potential of \$463 million, with the remaining 60 percent spent outside the city. Approximately 386,000 square feet of additional retail square footage would be needed to recapture 25 percent of existing leakage and accommodate TRPA-projected resident and visitor growth over the next 20 years. This represents an approximately 30 percent increase in existing levels of retail square footage. In order to achieve this, additional commercial floor area (CFA) would need to be allocated to South Lake Tahoe. (BR, SC)

**Environmentally-Friendly Transportation.** Proving more mobility options and pedestrian/transit-oriented redevelopment can help reduce automobile emissions and vehicle miles traveled. This can be achieved through: improved bicycle and pedestrian connections between all neighborhoods and communities with sidewalk and multiuse trail networks; designing "complete streets" that are safe for pedestrians with multiple mobility options in mind; creating regular/dependable waterborne transit for residents and visitors; improving transit efficiency, service, and convenience; and incorporating parking management strategies that strive to create park-once environments (e.g., parking maximums, shared-use parking for mixed-use projects, on-street parking). (CW, SC)

**Fire Fuel Reduction.** The South Lake Tahoe Fire Department (SLTFD) is working closely with the U.S. Forest Service, the State, and landowners to fund, coordinate, and perform fuel reduction projects in and around South Lake Tahoe. According to SLTFD personnel, approximately 60 acres of fuel reduction projects have been completed as of February 1, 2008. The Fuel Reduction and Forest Restoration Plan for the Lake Tahoe Basin Wildland Urban Interface indicates that SLTFD plans to complete 130 acres of fuel reduction projects by the end of 2008. Completion of these projects will help protect the city from future wildland fires. (BR, CW)

**Green Infrastructure.** South Lake Tahoe will need to upgrade and expand its current infrastructure in the future. There are various opportunities to incorporate "green infrastructure" in the future, which will help create a more sustainable city while also helping to achieve regulatory compliance (solid waste, storm water, etc.) (SC)

**Green Buildings/Neighborhoods.** New buildings are long-term investments that can feature quality designs and materials. Green buildings can be designed to include energy efficiency, solar design, increased indoor air quality, green roofs, and water efficient fixtures. In addition to structures, neighborhoods can also be designed "green" through the use of redevelopment, compact neighborhoods, and mixed-use centers. Incorporating green buildings and neighborhood design can help South Lake Tahoe become more sustainable. (SCP)