

January 17, 2008

City of South Lake Tahoe City Council  
1901 Airport Road  
South Lake Tahoe, CA 96150  
(530) 542-6000

**RE: Policy Guidance Package**

Dear Mayor and City Council Members:

We are pleased to present to the City the Policy Guidance Package. This package was prepared in 2007-08 through the efforts of the City of South Lake Tahoe Staff, Planning Commission, General Plan Advisory Committee, residents, and Mintier & Associates.

The Policy Guidance Package compiles and distills existing and emerging City policy and is anticipated to be used by the South Lake Tahoe City Council, Planning Commission, and 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 Tahoe Regional Planning Agency's Pathway 2007 process.

Preparation of the Policy Guidance Package included two Planning Commission/General Plan Advisory Committee (GPAC) meetings and one community workshop.

***Planning Commission/GPAC Meeting (11/08/07)***

City staff and Mintier & Associates presented a draft version of the Preliminary Policy Guidance Package to the Planning Commission and the GPAC on November 8, 2007. The Planning Commission and GPAC were asked at that meeting if these principles reflect existing and/or emerging policies, and if there were additional principles that should be included. The Planning Commission/GPAC concurred with the guiding principles as presented in the draft report.

***Community Workshop (11/15/07)***

Following the Planning Commission/GPAC meeting, City staff and Mintier & Associates presented a summary of the Preliminary Policy Guidance Package at a community workshop held on November 15, 2007. Participants at this workshop were asked to complete a questionnaire, both individually and as a group, which asked three questions under each topical area:

1. Do these principles accurately reflect existing and/or emerging City policy, yes or no?
2. If no, why?
3. What is the one question you would like to have answered about this topic?

An attachment to this letter summarizes all group and individual responses to the questionnaire received from the community. In addition to the two groups and 15 individual responses received during the workshop, City staff and consultants also received one questionnaire via mail and six questionnaires via email.

The vast majority of participants answered “yes” to the first question under each topical area. In turn, there were few responses to the second question since it was optional. There were four instances where responses suggested either adding or revising principles in the Policy Guidance Package. Those comments, and the subsequent changes made to the Draft Policy Guidance Package, are as follows:

- **Comment A:** I would like a statement referencing job creation.  
**Revised Principle ED-7:** Support programs and activities that promote business/job retention, expansion, and new business/job development including high-tech and environmentally-sustainable businesses (e.g., LEED certification).
- **Comment B:** Perhaps mention police?  
**Revised Principle PF&S-1:** Provide necessary services for residents and businesses, including fire, police, and EMT, by ensuring adequate funding to support City operations, infrastructure, and future projects.
- **Comment C:** Does the City encourage expanding ferry operations?  
**Revised Principle TC-6:** Promote expansion of ferry and other water transportation service as an alternative to private vehicle use.
- **Comment D:** Do we have an adequate evacuation plan? What is the City's evacuation plan? Is there a basin evacuation plan?  
**New Principle H&S-7:** Continue to periodically review and update the City's Emergency Management Plan.

Responses to the comments raised under question three are currently being compiled and will be posted on the project's website ([www.jlmintier.com/slt](http://www.jlmintier.com/slt)). A significant number of these responses dealt with new policy direction for the City, specifically on what the City should be doing either now or in the future. These comments will be answered during the following phases of the General Plan Update:

- **Phase GPU-2: Background Report:** Questions related to existing conditions, trends, and situations (March 2008)
- **Phase HE-3: Draft Housing Element:** Questions specifically related to housing goals, policies, programs, or implementation measures (July 2008)
- **Phase GPU-5: Policy Document:** Questions related to proposed future City goals, policies, or implementation measures (January 2009)
- **Phase GPU-6: Environmental Impact Report:** Questions related to environmental mitigation and issues (March 2009)

***Planning Commission/GPAC Meeting (01/10/08)***

City staff and Mintier & Associates presented a revised version of the Preliminary Policy Guidance Package to the Planning Commission and the GPAC on January 10, 2008. They agreed with the revisions proposed by community members, and also suggested the following revisions:

- **Comment A:** Revise Principle 8 under Transportation & Circulation as follows:  
**Revised Principle TC-8:** Reduce US 50 to three lanes in the Stateline area to create a pedestrian-friendly environment in conjunction with the Loop Road Project.
- **Comment B:** Update the names of shopping centers as follows: *Crescent V* to *Village Center* and *Lucky Payless Center* to *Tahoe Center*.
- **Comment C:** Update *Travelodge* to *Park Tahoe Inn*.

The Planning Commission/GPAC comments have been incorporated into the Policy Guidance Package (Attachment B) for your review. We look forward to meeting with you on January 29, 2008, to discuss the General Plan Update and confirm the Policy Guidance Package.

Sincerely,

J. Laurence Mintier, FAICP  
Managing Principal

CC: David Jenkins, City Manager  
Rick Angelocci, Assistant City Manager  
Susan Alessi, City Clerk  
Teri Jamin, Community Development Director  
Hilary Hodges, Planning Manager  
Christian Svensk, Associate Planner

Attachment A–Community Questionnaire Summary

Attachment B–Policy Guidance Package