



Public Comment #1
County of El Dorado Clerk of the Board <edc.cob@edcgov.us>
BOS RCVD 4/26/2021

56-Acre Master Plan Project

1 message

Steve Ardagh <steve@eagleprotect.com>
To: publiccomment@cityofslt.us, edc.cob@edcgov.us

Mon, Apr 26, 2021 at 10:14 AM

Please find attached our submission on this project.

Thanks and kind regards

Steve Ardagh
President/Founder



Eagle Protect PBC
p 800 384 3905
m (510) 205 0623
eagleprotect.com



3079 Harrison Avenue, Suite. #21
South Lake Tahoe
California 96150
USA

SLT Submission.pdf
318K



[SUPPLYING SINGLE-USE DISPOSABLES RESPONSIBLY]

April 26, 2021

City of South Lake Tahoe Council Members
County of El Dorado Members of the Board of Supervisors

VIA ELECTRONIC MAIL

Re: Support for Concept 3 for the 56-Acre Project

Dear Council members and Supervisors:

Thank you for the opportunity to offer my support, as a business owner in the Harrison Commercial District, for the 56-Acre Project being presented to City Council and the Board of Supervisors on April 27, 2021.

After reviewing the presentation, I agree with the majority of the participants polled that Concept 3 offers the best option for program locations that will connect the Harrison Avenue Streetscape Project, a successful public-private partnership, with the many cultural, natural and athletic opportunities that will be present in the 56-Acre Project.

The potential to have the play and gathering space and the new multigenerational recreation and aquatic center closer to Lake Tahoe Boulevard allows for lake views from these important project areas as well as their visibility to locals and visitors passing by on the highway. Locating these spaces closer to Harrison Avenue will provide access to the restaurants and shops located along the street, leveraging the programs and opportunities within the 56-Acre Project to create a truly walkable Midtown destination.

We are a proud and growing business in South Lake Tahoe (since 2016) and enjoy seeing the progressive developments such as this that add to the local community and business environment. We have recently hired three new staff, two of which have relocated to South Lake permanently. Initiatives such as this development make it easier for us to attract and retain top quality team members.

We look forward to the development of this amazing project!

A handwritten signature in black ink that reads "Steve".

Steve Ardagh
CEO
Eagle Protect PBC

Certified



Corporation
bcorporation.net

Eagle Protect PBC
free (800) 384-3905
cell (510) 205-0623
www.eagleprotect.com

3079 Harrison Ave, Suite #21
South Lake Tahoe
California 96150
USA



**City of South Lake Tahoe
Special Joint City Council and El Dorado County Board of
Supervisors Meeting**

Meeting Agenda

Tuesday, April 27, 2021 at 9:00 AM

**City Hall - Council Chambers - 1901 Lisa Maloff Way, South Lake Tahoe
Pursuant to the Governor's Executive Order N-29-20**

**City Council may participate via video/teleconference and the public may
participate via email or telephone only.**

See below for zoom and live stream instructions

City Council

Tamara Wallace, Mayor
Devin Middlebrook, Mayor Pro Tem
Cody Bass, Councilmember
Cristi Creegan, Councilmember
John Friedrich, Councilmember

Mission of the City Council

The City Council exists to represent the public interest, to oversee the City's operations and to plan for the City's future.

Notice Requirements

Government Code section 54956 et seq. (The Brown Act) states that SPECIAL MEETINGS require twenty-four hour (24) notice be provided to members of legislative body and media outlets including brief general description of matters to be considered or discussed. The order of Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

Every reasonable effort will be made to accommodate any person needing special assistance to participate in this meeting. Contact the City Clerk at (530) 542-6005 in advance of the meeting for assistance [28 CFR 35.102.35.104 ADA Title II and Brown Act Government Code Sections 54953.2, 54954.1, 54954.2, and 54957.5].

Public Participation

A public agenda packet is available for review on the City's Website at www.cityofslt.us or by contacting the City Clerk's Office, (530) 542-6005 or sblankenship@cityofslt.us.

In accordance with Executive Order N-29-20, remote public participation is allowed in the following ways:

City Council meetings are live-streamed on Channel 21 and on the City's website at www.cityofslt.us. To join the City Council meeting via ZOOM Webinar, use this link <https://zoom.us/j/97395810021>

Public Comment for SPECIAL MEETINGS is limited to topics LISTED on this Agenda only. Comments shall be limited to three (3) minutes.

By Phone: If you are joining the meeting via ZOOM and would like to make a comment, press the "raise a hand" button. If you are joining the meeting via Channel 21 or live stream and would like to make a comment, please call (530) 621-7603 or (530) 621-7610. The meeting ID is 973 9581 0021 press *9 to indicate a desire to make a comment. The Clerk will call you by the last three digits of your phone number when it is your turn to speak.

In Writing: Written public comment may be sent to PublicComment@cityofslt.us When emailing comments, please identify in the subject line the agenda item to which your comments relate. Comments received by 4 p.m. the day before the meeting will be distributed to the City Council prior to the meeting. Any comments emailed to PublicComment@cityofslt.us or otherwise provided to a majority of the City Council prior to the close of public comment regarding any item on this agenda will be made available for public inspection within the Agenda posted on the City's Website at www.cityofslt.us. Written comments will not be read out loud during the meeting.

Call to Order / Pledge of Allegiance

Roll Call

New Business - City Council

1. 56-Acre Master Plan Project
Requested Action / Suggested Motions: Pass a Motion supporting the City of South Lake Tahoe's commencement of environmental review on the Draft 56-Acre Master Plan as presented.
Responsible Staff Member: John Hitchcock, Planning Manager
[Item 1 - Executive Summary.pdf](#)
[01-Staff Report - 56-Acre Master Plan](#)
[02-Presentation 56 Acres 210422.pdf](#)
[Item 1 Public Comment - Abelow.pdf](#)
[Item 1 Public Comment - Adams.pdf](#)
[Item 1 Public Comment - Davenport.pdf](#)
[Item 1 Public Comment - Fortescue.pdf](#)
[Item 1 Public Comment - Irwin.pdf](#)
[Item 1 Public Comment - Turner_Redacted.pdf](#)
[Item 1 ecomments_export_Redacted.pdf](#)

Special Meeting Agenda - El Dorado County Board of Supervisors

[Special Meeting Agenda - El Dorado County Board of Supervisors](#)
[Exec. Summary Special Meeting Agenda - El Dorado County Board of Supervisors.pdf](#)
[Special Meeting Agenda 4-27-2021.pdf](#)
[Item 1 Attachment SLT Staff Report.pdf](#)
[Item 2 Attachment Commission on Aging Report.pdf](#)

Adjournment

I, Susan Blankenship, City Clerk for the City of South Lake Tahoe, declare that the foregoing agenda for the Tuesday, April 27, 2021 Special Joint meeting of the City of South Lake Tahoe City Council and El Dorado County Board of

Supervisors was posted and available for review on Wednesday, April 21, 2021 at City Hall, 1901 Lisa Maloff Way, South Lake Tahoe, CA 96150. The agenda was also available on the City website at <https://www.cityofslt.us>.

Signed April 21, 2021

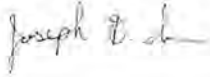
\\sb\\

Susan Blankenship, Elected City Clerk

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager



Meeting Date: April 27, 2021

Agenda Item #: 1.



Agenda Item: 56-Acre Master Plan Project

Executive Summary: The 56-Acre Master Plan Project is a collaborative vision of the City of South Lake Tahoe, El Dorado County, and the California Tahoe Conservancy. Each agency is supporting this effort to turn the 56-Acre Project into a locally and nationally renowned civic space for the enjoyment of residents and visitors alike. The goals of the Master Plan focus on environmental sustainability, cultural preservation, provisions for recreation/civic needs, water quality, traffic mitigation, aesthetic improvements, and creating meaningful world-class facilities and public open space.

The Master Plan will provide a comprehensive strategy for the project site, facilities, programs, and services which is responsive to the community's demographics, social background, and multigenerational recreational needs. The plan will serve to guide the City in capital improvement planning, programmatic planning, maintenance and operational planning, and budgetary decision making.

Requested Action / Suggested Motions: Pass a Motion supporting the City of South Lake Tahoe's commencement of environmental review on the Draft 56-Acre Master Plan as presented.
Responsible Staff Member: John Hitchcock, Planning Manager

Responsible Staff Member: John Hitchcock, Planning Manager (530) 542-7472

Reviewed and Approved By:
Susan Blankenship, City Clerk
Heather Stroud, City Attorney

Attachments:

[01-Staff Report - 56-Acre Master Plan](#)



City of South Lake Tahoe Report to City Council and Board of Supervisors

Meeting Date: April 27, 2021

Title: 56-Acre Master Plan Project

Location: 1150 Rufus Allen Boulevard (APNs: 026-082-013, -14, -15)

Responsible Staff Member: John Hitchcock, Planning Manager (530) 542-7472

Background:

The project area, known as the 56-Acres (see Attachment 02), is within the boundaries of the Bijou/Al Tahoe Community Plan, which provides policies, allowable land uses, and development standards applicable to the project site. A fundamental cornerstone of this Community Plan is the conviction that Bijou/Al Tahoe area should serve as a family-oriented and recreation center, as well as a town center for the local community. Goals of the Bijou/Al Tahoe Community Plan also include reducing dependency on the automobile and improving the movement of people, goods, and services within the Bijou/Al Tahoe area, and the Lake Tahoe Region. The City General Plan also describes a vision and policy direction for the expansion of recreation and civic center facilities within the Bijou/Al Tahoe Community Plan area.

Master planning efforts for the 56-Acres began in 2006 when the California Tahoe Conservancy, in partnership with the City and El Dorado County, funded the development of a concept plan for the area. The conceptual planning process was overseen by two committees, a Technical Advisory Committee (TAC) and a Steering Committee representing a number of interests within the community. The process resulted in an in-depth analysis of existing environmental, historical, and cultural conditions in the project area and several alternatives for future uses and development. Although the conceptual planning was never finalized, the process was the impetus to begin improvements to the site.

The 56-Acre site is located in the center of the City of South Lake Tahoe at the juncture where US Highway 50 meets the shores of Lake Tahoe. The location of the project provides an important gateway to vehicles approaching the City from the west. The property contains some of the largest remaining public open spaces within the city limits. It hosts a variety of existing features, including various recreational facilities, a museum, highway frontage, and a scenic lakefront park that drops off steeply leading to the beaches of Lake Tahoe (see Attachment 02). Just to the west of the project site is the Harrison Avenue business zone, which was improved by a streetscape project in 2015.

The Project site is comprised of four parcels totaling 56.35 acres. The County of El Dorado owns 73% of the project site (40.87 acres), while the City owns 27% (15.48 acres). In 1973, the grant deed conveying the 15.48 acres from the County to City was executed, stating the "property should be used exclusively for a public park, recreation, cultural and visitor information purposes."

An on-site campground occupies approximately 22.5 acres of the forested center of the site. Usage is seasonal from May through October.

In the late 80's the City enhanced the campground facilities by adding electrical and domestic water at some sites, and in 2001 the City built an indoor ice arena facility, but for the most part, the site remained in a static development condition until 2006 when the California Tahoe Conservancy, in partnership with the City and El Dorado County, funded a 56-Acre concept planning process. This process yielded several alternatives, and though never finalized, the process started the impetus to begin improvements to the site.

The first improvement project to come from the 2006 conceptual planning process was a shore zone project known as "Lakeview Commons." Phase 1 was built in 2012/13. The completed project provides a state-of-the-art lakeside gathering place in which music, festivals, outdoor events, and water recreation activities abound. This project has proven to be very successful. At this time, however, Phase 2 of the shore zone project has yet to be constructed and is being considered in the master planning process.

Upon completion of Lakeview Commons and the subsequent Harrison Avenue Streetscape Project, the City recognized the need for continued improvements at the location, and in 2015, the City Council deemed recreation development as one of their strategic priorities. The City began the process of conceptual design for a new, larger recreation/aquatics center to replace the existing antiquated facility. Conceptual planning for the facility concluded in 2017, with a proposed new facility of approximately 70,000 square feet in size.

The City, however, did not immediately begin formal design services due to uncertainty in another measure being proposed at the time that may impact project funding. Accordingly, the recreation center design was suspended until April 2019, when City Council again deemed the project a priority. During the suspension in design services, the City initiated dialogue with El Dorado County to complete the 2006/07 conceptual planning process for the site and finalize a master plan.

Issue and Discussion:

On June 26, the California Tahoe Conservancy Board adopted Resolution 20-06-07, authorizing Proposition 68 grant funds to the City for up to \$425,000 to develop the 56-Acre Park Master Plan. The 56-Acre Master Plan Project is a collaborative vision of the City of South Lake Tahoe, El Dorado County, and the California Tahoe Conservancy (CTC). Each agency is supporting this effort to turn the 56-Acre Project into a locally and nationally renowned civic space for the enjoyment of residents and visitors alike. The goals of the Master Plan focus on environmental sustainability, cultural preservation, provisions for recreational/civic needs, water quality, traffic mitigation, aesthetic improvements, and creating meaningful world-class facilities and public open space.

The purpose of the master plan is to develop a comprehensive strategy for the project site, facilities, programs, and services which is responsive to the community's demographics, social background, and multigenerational recreational needs. The plan will serve to guide the City in capital improvement planning, programmatic planning, maintenance and operational planning, and budgetary decision making.

Project objectives include:

- A Master Plan for future improvements, development, and operation of a locally and nationally renowned civic and recreational space for enjoyment of residents and visitors alike.
- A Master Plan that includes development of:
 - Multigenerational recreation center and aquatic complex
 - City government center
 - Outdoor event venue
 - Beach/Lakefront public facilities (Lakeview Commons)
 - Improved pedestrian access between the main portion of the project area and the beachfront portion of the project area
 - Pedestrian and Bicycle facilities connecting to surrounding destinations and the regional network
 - Active and passive recreation opportunities
- A Master Plan that provides for cultural and environmental preservation in future development and operations.
- A Master Plan that includes a clear plan for implementation including project phasing, necessary technical studies, regulatory challenges, permitting requirements, and potential funding sources.
- A master planning process that includes robust community participation and stakeholder support.
- Coordination with concurrent Recreation Center and Pool Complex architecture and engineering design.
- Completion of program level environmental impact analysis in compliance with the California Environmental Quality Act.

Since the conceptual planning process in 2006/07, several new elements or conditions have been discussed and recommended:

- Incorporate a new government center into the plan (approximately 30,000+ sq. ft.)
- Parcel lot line adjustments and/or merges as required to implement the master plan
- Relocation of the proposed multigenerational recreation and aquatic center from its current location to a new location adjacent to the highway
- Recommendations for future use existing recreation center facility
- Construction of an outdoor music venue/amphitheater
- Formally create a right of way for Rufus Allen Boulevard
- Consider a pedestrian overpass across US Hwy 50
- Incorporation of the Lakeview Commons Phase 2

The City has contracted with Design Workshop to assist in the development of the master plan, and they are responsible for project coordination and management, data collection & site assessment, public outreach and engagement, drafting the master plan, and preparing the environmental documentation.

Core Planning Team

A Core Planning Team (CPT) comprised of staff from the City Development Services and Public Works Departments, El Dorado County Planning, Parks and Recreation Departments and Chief Administrative Office, and the California Tahoe Conservancy was formed to assist in the development of the 56-Acre Master Plan. The role of the CPT was to help the consultant team in developing project goals and critical success factors, identifying key stakeholders and key elements for a successful community participation effort, and providing feedback throughout the planning process to ensure the project meets the goals of each organization and the overall goal of delivering a comprehensive master plan that is responsive to the community's and visitor's needs.

Public Outreach

A Public Engagement Plan (PEP) was developed to guide outreach efforts and engage a diverse range of park users, residents, visitors, community organizations, and local officials. The public engagement effort included focus group interviews with key stakeholders, an on-site self-guided tour, online line surveys, and three public workshops to listen, share ideas, and refine the master plan concept plans.

In total, ten online-focused stakeholder meetings were conducted, over 150 community members participated in the three workshops, over 50 community members participated in the on-site self-guided tour, and over 200 individuals participated in the online survey. Overall, 82 percent of the respondents have expressed that they are very comfortable with the proposed program elements of the 56-Acre Master Plan Project or somewhat comfortable.

Stakeholder Meetings: A list of stakeholders was identified by the CPT, and focus group meetings were scheduled early in the planning process to gather their thoughts on the areas' opportunities and challenges and program elements. The stakeholder groups included the following:

- City of South Lake Tahoe Park and Recreation Commission Subcommittee
- El Dorado County Parks and Recreation Commission Subcommittee
- El Dorado County Commission on Aging
- El Dorado County Library Staff
- El Dorado County Public Works
- Harrison Avenue Business Owners
- Lake Tahoe Historical Society
- Tahoe Art League
- Local Entertainment Promoter
- City of South Lake Tahoe Senior Management

Input and feedback provided by the stakeholder-focused group meeting were incorporated and considered in developing the conceptual land use alternatives for the 56-Acre Master Plan Project.

Workshop #1 – Listen, Discovered and Learn: On November 10, 2020 the first online public workshop was conducted. The purpose of the first public workshop was to provide an overview of the project, the intended outcomes and to summarize/confirm the vision, goals and the types, sizes, and desired locations of site uses and facilities. The CPT and the consultant team provide a

summary of the information collected to date, establish expectations for the work moving forward, and inform the public of opportunities to provide input on the project's development.

Workshop #2 – Share Ideas: On January 20, 2021, the second online public workshop was conducted. During this workshop, the CPT and the consultant team presented three distinct alternatives (see Attachment 03 – Conceptual Alternative) for review and comment. The alternatives were based on the feedback received from focused stakeholder meetings and input from the on-site self-guided tours, the online surveys, and Workshop #1. The alternatives were presented through a webinar and live polling to ensure public ideas and comments were captured on the three alternatives. Based on the input received, there was a majority of support for Concept 3 (Mainstreet Concept) as providing the best conceptual layout for incorporating civic uses, play and gathering areas, vehicular circulation. Concept 3 proposes to locate a new multigenerational recreation/aquatic center and civic spaces on the northern portion of Lake Tahoe Boulevard and extends Tallac Avenue through the 56-Acres as a Mainstreet and relocate and upgrade the existing campground facility.

Workshop #3 – Share Ideas: On March 3, 2021 the third online public workshop was conducted. Building on input received in the second workshop, the CPT and the consultant team presented two recommended conceptual plans with detailed on-site improvements. Similar to previous efforts, the recommended master plan conceptual designs were presented through a live webinar and polling along with a video presentation of the webinar and interactive video survey. Both concepts are similar in design, with major facilities proposed in the same location, with the major difference being the incorporation of a Mainstreet that connects Tallac Avenue to Rufus Allen Boulevard. In this concept, the Mainstreet would provide access to all facilities located within 56-Acres as well as provide additional parking spaces and could be closed off for special events such as farmers markets, food, and food truck fairs (see Attachment 04). In the alternative concept, access to 56-Acres is provided via Rufus Allen Boulevard and the campground would be expanded in size. (See Attachment 05) Based on the input received, 95 percent of the respondents were comfortable or somewhat comfortable with moving forward with the Master Plan and associated alternatives.

With input from City, County, and CTC staff, participants at all workshops, and online feedback, the consultant team has developed a preferred conceptual site plan and one alternative to present to the Joint City Council and Board of Supervisors meeting for consideration and approval.

The preferred conceptual plan will illustrate the best aspects of the alternatives based on input and evaluation throughout the planning process. The preferred conceptual plan will include:

- Preferred areas for enhancement of open space, habitat enhancement, and sustainable native planting opportunities, and potential for community restoration projects
- Locations for public spaces, types of uses and activities, pedestrian, and vehicular circulation (including ADA accessibility)
- Location and space and capacity need for new and/ or renovated facilities to meet the identified need
- Location for recreational uses and facilities related to day use and overnight accommodations
- Maps, illustrations, before and after visualizations, and renderings of the conceptual plan to clearly communicate the aspects of facilities

On approval of the preferred concept or a hybrid of the preferred and the alternative concept, the consultant team will prepare a final concept plan and a public draft 56 Acres Park Master Plan report that will summarize and incorporate information gathered throughout the process in a document that will provide detail the future implementation of site improvements over the next 20 years.

The draft Master Plan will include but may not be limited to:

- Vision, mission, and objectives
- Summary of background research and information gathered
- Summary of public outreach process and community input, including evaluation and prioritization criteria
- Summary of the preliminary and preferred conceptual plan
- Connectivity Plan
- Infrastructure plan
- Recommended phasing of new development and/or renovations
- Necessary pre-project actions for implementation of each phase such as property or right of way acquisition, parcel reconfiguration, lease or contractual agreements, policy and/or regulatory amendments, project-specific environmental studies
- Opinion of probable costs for implementation phases
- List of potential funding sources
- Operational, maintenance, and use needs and/or polices

Upon completion of the draft Master Plan, the consultant team will commence the programmatic environmental impact analysis prior to preparing a final 56-Acres Master Plan for consideration by the City Council. The consultant team will incorporate feedback from City, County, and CTC staff and elected/appointed officials and programmatic environmental impact analysis in the final 56-Acre Master Plan.

Financial Implications:

To fund the 56-Acre Park Master Plan Project, the City submitted a request to the California Tahoe Conservancy for Proposition 68 grant funds. On June 26, the California Tahoe Conservancy Board adopted Resolution 20-06-07, authorizing a grant to the City for up to \$425,000 to develop the 56-Acre Master Plan.

Environmental Considerations – California Environmental Quality Act:

A programmatic Initial Study (IS) is envisioned to be the appropriate environmental document for evaluation of the master plan pursuant to CEQA. Our approach would integrate master planning and environmental review by considering environmental constraints early in the planning process and incorporating appropriate environmental protection measures and enhancements into the master plan to create a self-mitigating plan, to the extent feasible. For purposes of this proposal, it is assumed that all potential environmental impacts of the master plan could be mitigated to less-than-significant levels and that the IS would support a Mitigated Negative Declaration (MND). If the IS identified the potential for significant and unavoidable impacts, such that an EIR was required, the approach to preparing an initial study as proposed by the consultant team could be modified.

ATTACHMENT 02
LOCATION MAP

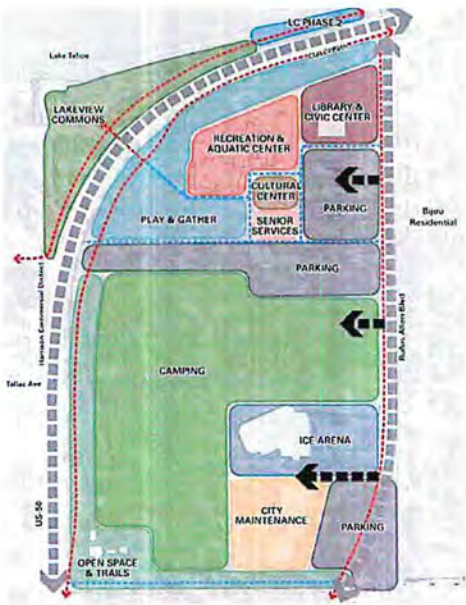


What We've Heard

In which concept do you feel best represents the program locations?



Concept 1:
19%

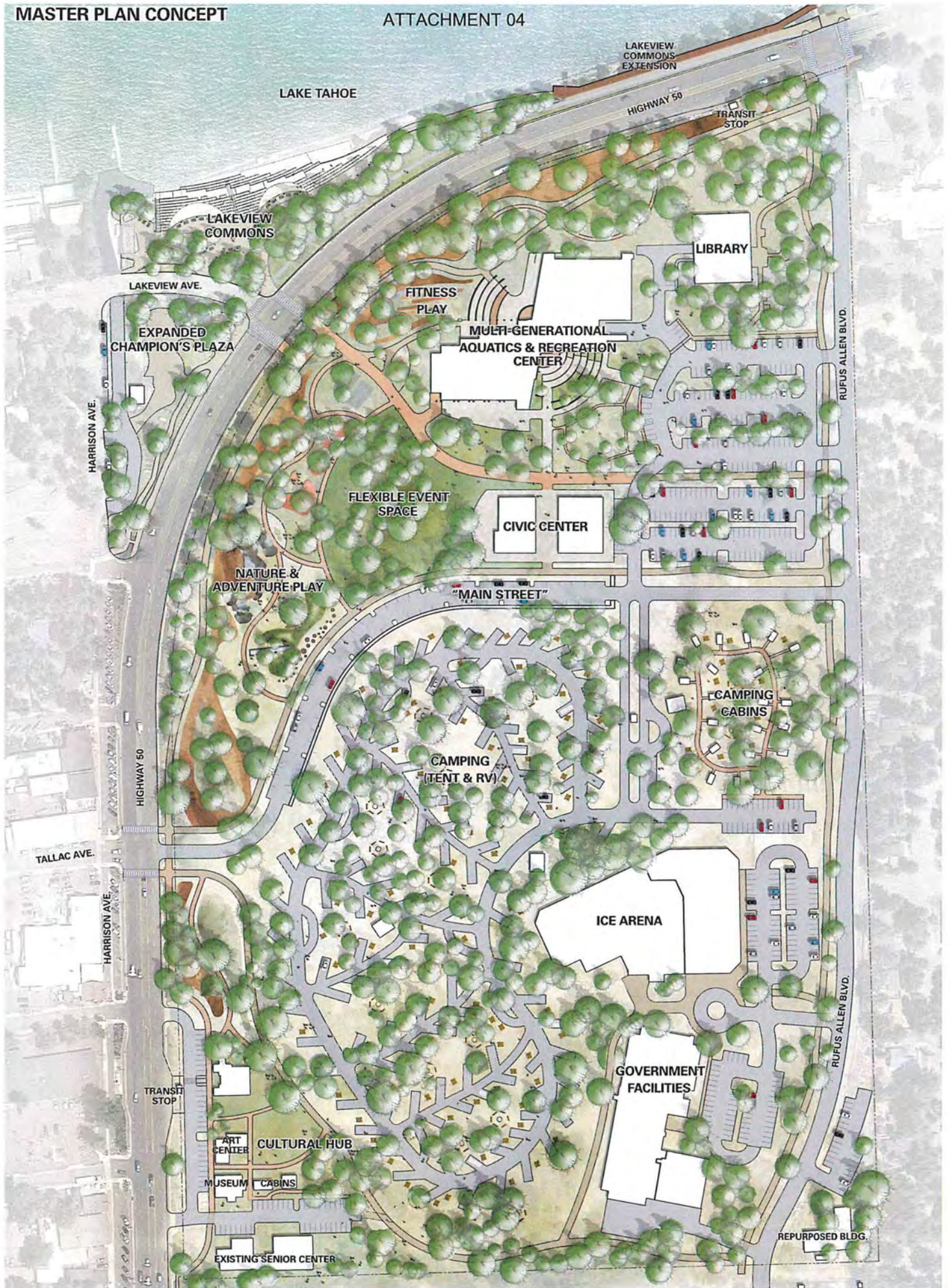


Concept 2:
15%



Concept 3:
54%

ATTACHMENT 03
CONCEPTUAL ALTERNATIVES



LAKEVIEW
COMMONS
EXTENSION

LAKE TAHOE

HIGHWAY 50

TRANSIT
STOP

LAKEVIEW
COMMONS

LIBRARY

LAKEVIEW AVE.

FITNESS
PLAY

CHAMPION'S
PLAZA

MULTI-GENERATIONAL
AQUATICS & RECREATION
CENTER

HARRISON AVE.

FLEXIBLE EVENT
SPACE

CIVIC CENTER

RUFUS ALLEN BLVD.

NATURE &
ADVENTURE PLAY

CAMPING
CABINS

CAMPING
(TENT & RV)

HIGHWAY 50

TALLAC AVE.

HARRISON AVE.

ICE ARENA

RUFUS ALLEN BLVD.

GOVERNMENT
FACILITIES

ART CENTER
CULTURAL HUB

MUSEUM
CABINS

REPURPOSED BLDG.

EXISTING SENIOR CENTER



Presentation to
Eldorado County Board of
Supervisors and
South Lake Tahoe City Council

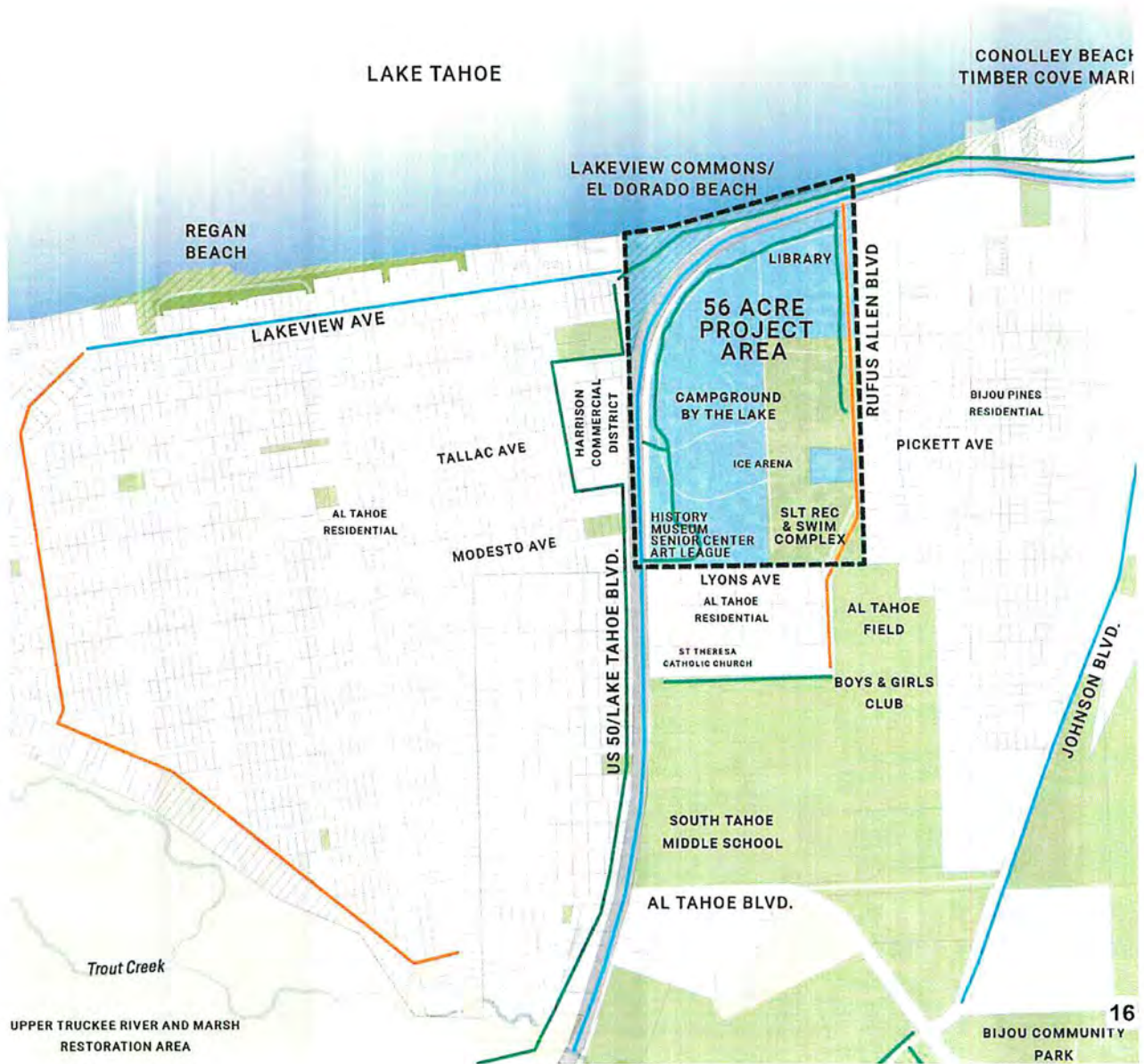
56 Acres Master Plan

April 27, 2021



What Is The 56 Acres Project?

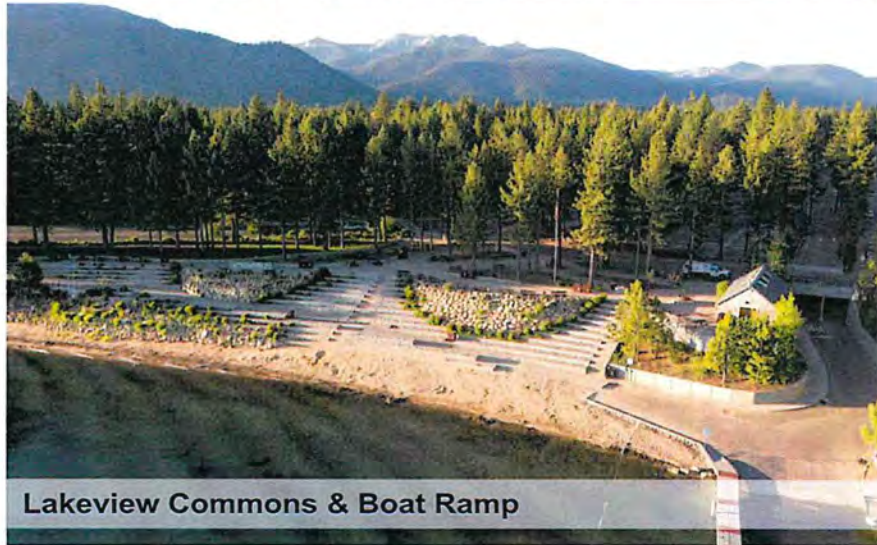
A collaboration between the City of South Lake Tahoe, El Dorado County, and the California Tahoe Conservancy to create a signature recreation and civic space in the heart of South Lake Tahoe



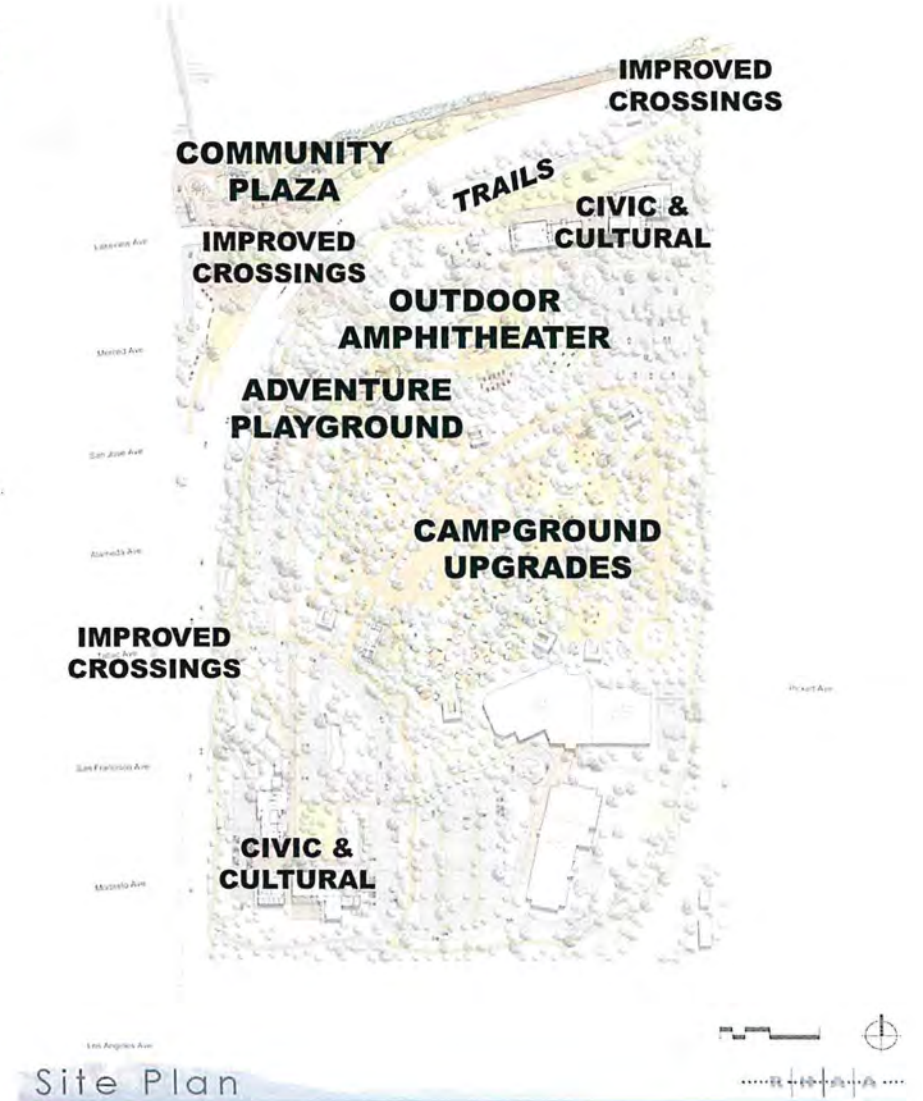
Building on Success



Champions Plaza



Lakeview Commons & Boat Ramp



New Opportunities: Context



New Opportunities: Recreation Center

The planning and design of a NEW multigeneration aquatics and recreation center to include:

- Aquatics
- Fitness
- Gymnasium
- Running track
- Community, meeting, multipurpose, kitchen and classroom space

www.cityofslt.us/217/Rec-Complex



How Do The Two Projects Relate?

56 Acres Master Plan:

- Overall framework includes:
 - Trails
 - Recreation uses
 - Civic uses
- Coordinating with the Multigenerational Center:
(location and uses outside of the building)

Multigenerational Center:

- Programming
- Design
- Construction

The multigenerational building is the first project of many 56 Acres MP

PUBLIC INPUT OPPORTUNITIES



56 ENVISION
56 ACRES
MASTERPLAN

www.arcg.is/56171

Thank you for joining! The meeting will begin shortly. ¡Gracias por unirse! La reunión comenzará en breve.

Public Virtual Workshop #1
November 10, 2020

THREE PUBLIC WEBINARS

- *Presentation and polling of 150+ community members*

ONE WALKING TOUR

- *Taken by 50+ community members*

TWO ONLINE SURVEYS

- *Taken by 200+ community members*

STAKEHOLDER MEETINGS

- *Individual web meetings occurred with more than 10 groups*



What We've Heard

Are you comfortable with the proposed program elements?

- Community & Civic
- Rec & Aquatics Center
 - Ice Arena
 - Library
 - Senior Facility
 - Civic Center
 - Cultural Center (History & Art)

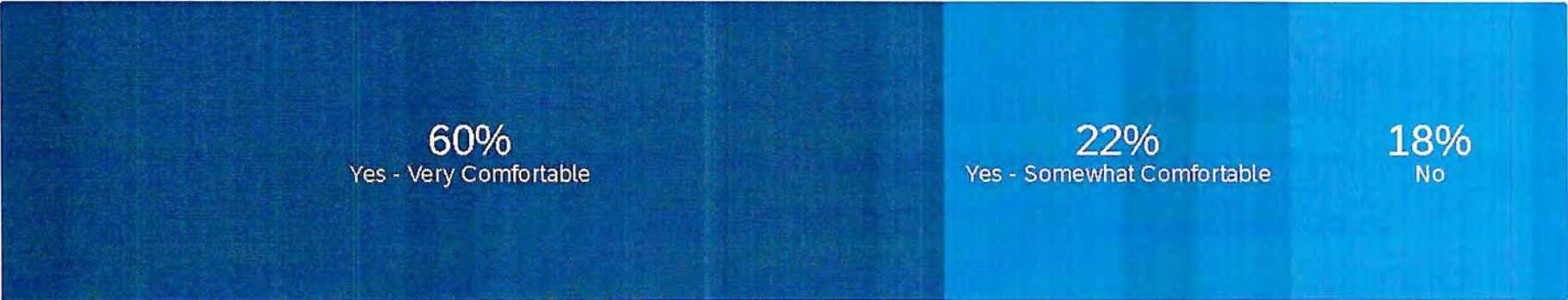
Trails & Open Space

Play & Gather Spaces

Camping

Supporting Uses

- Parking
- Maintenance

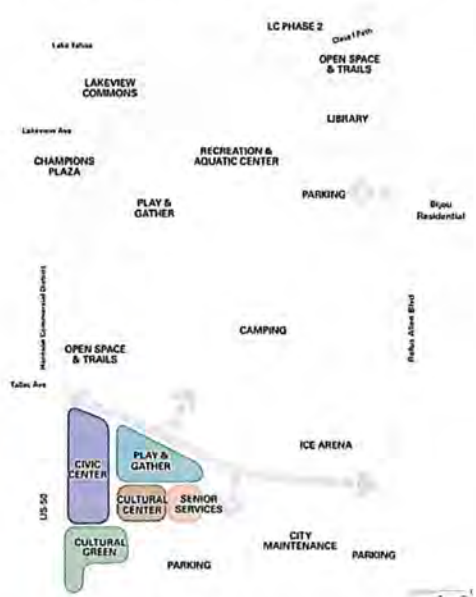


■ Yes - Very Comfortable ■ Yes - Somewhat Comfortable ■ No

What We've Heard

In which concept do you feel the civic uses are best located?

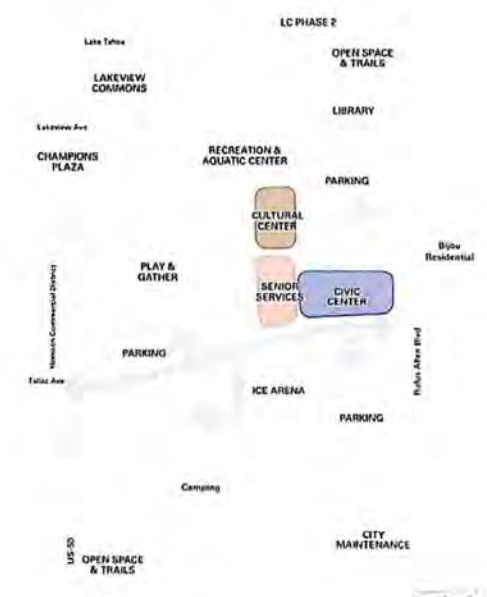
- Concept 1
- Concept 2
- Concept 3
- Combination of the three
- None of the above



Concept 1:
28%



Concept 2:
8%

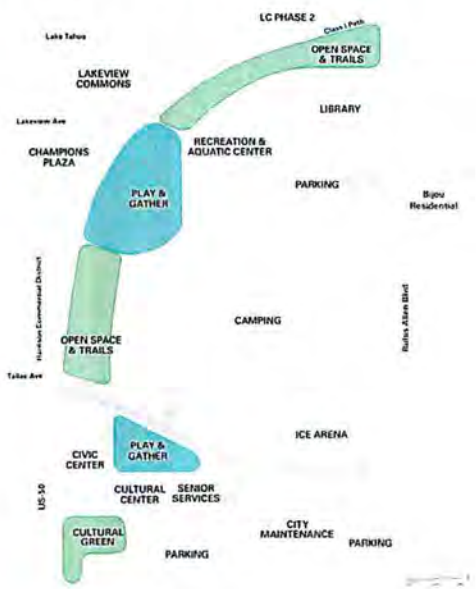


Concept 3:
53%

What We've Heard

In which concept are you most excited about where the play & gather areas are located?

- Concept 1
- Concept 2
- Concept 3
- Combination of the three
- None of the above



Concept 1:
12%



Concept 2:
8%

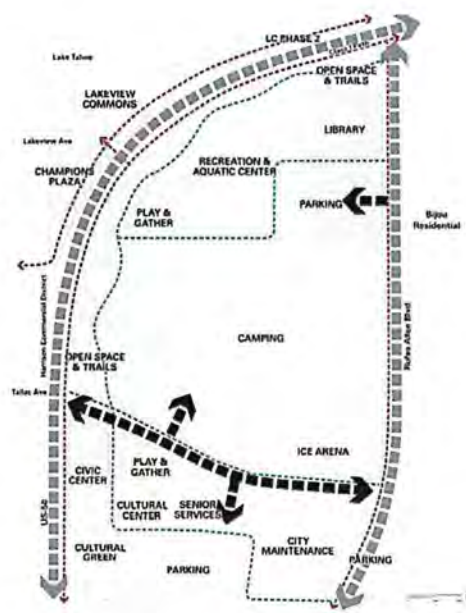


Concept 3:
63%

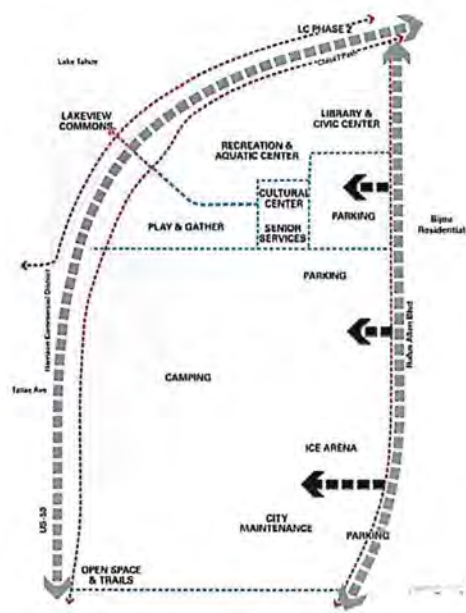
What We've Heard

In which concept do you feel has the best vehicular circulation?

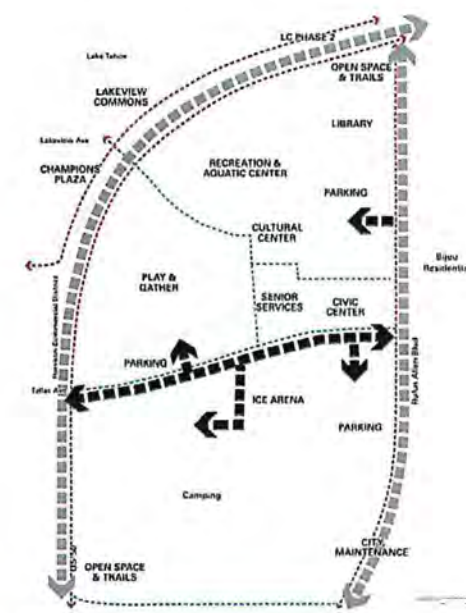
- Concept 1 - "Main Street"
- Concept 2 - No new intersection
- Concept 3 - Tallac Ave. through
- None of the above



Concept 1:
14%



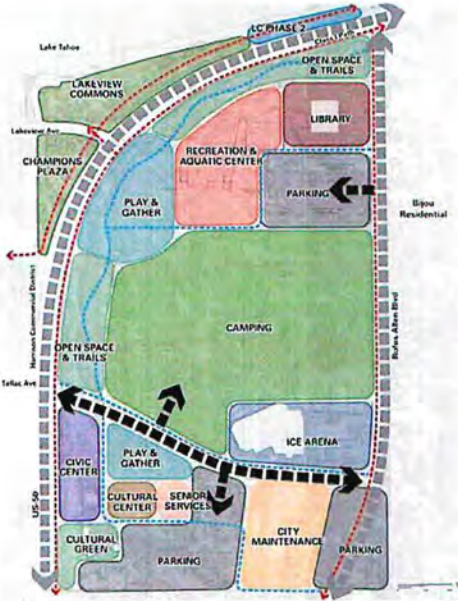
Concept 2:
18%



Concept 3:
53%

What We've Heard

In which concept do you feel best represents the program locations?



Concept 1:
19%



Concept 2:
15%



Concept 3:
54%

Master Plan Concept

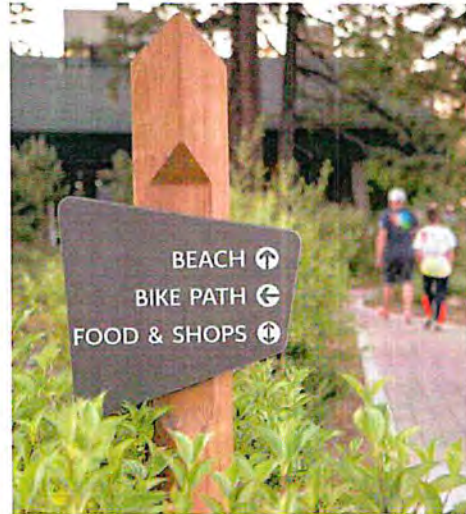
- “Main Street” through the park that can be closed for events
- Campground is relocated to the south
- Civic uses in the center of the park
- Play and Gather spaces in the heart of the park connected to new Multigenerational Rec Center and Lakeview Commons
- Existing Rec Center and potentially repurposed for City and County government uses
- Existing Senior Center, Historical Museum, Cabins, and Art League remain and upgraded into the “Cultural Hub”



Open Space & Trails Connectivity



Fills gaps in Class 1 paths
Providing internal and external
all-season connections



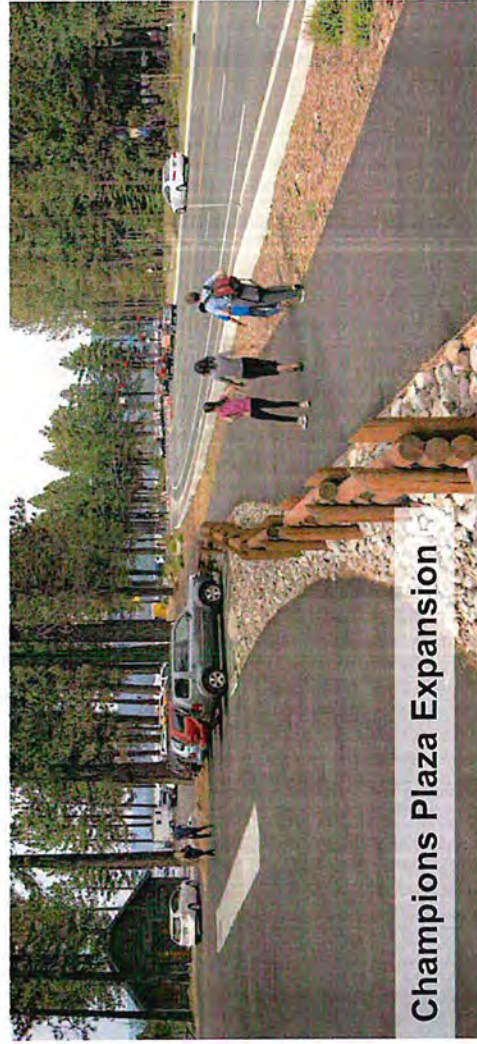
Enlargement – Lakeview Commons Extension & Champions Plaza



Lakeview Commons Extension



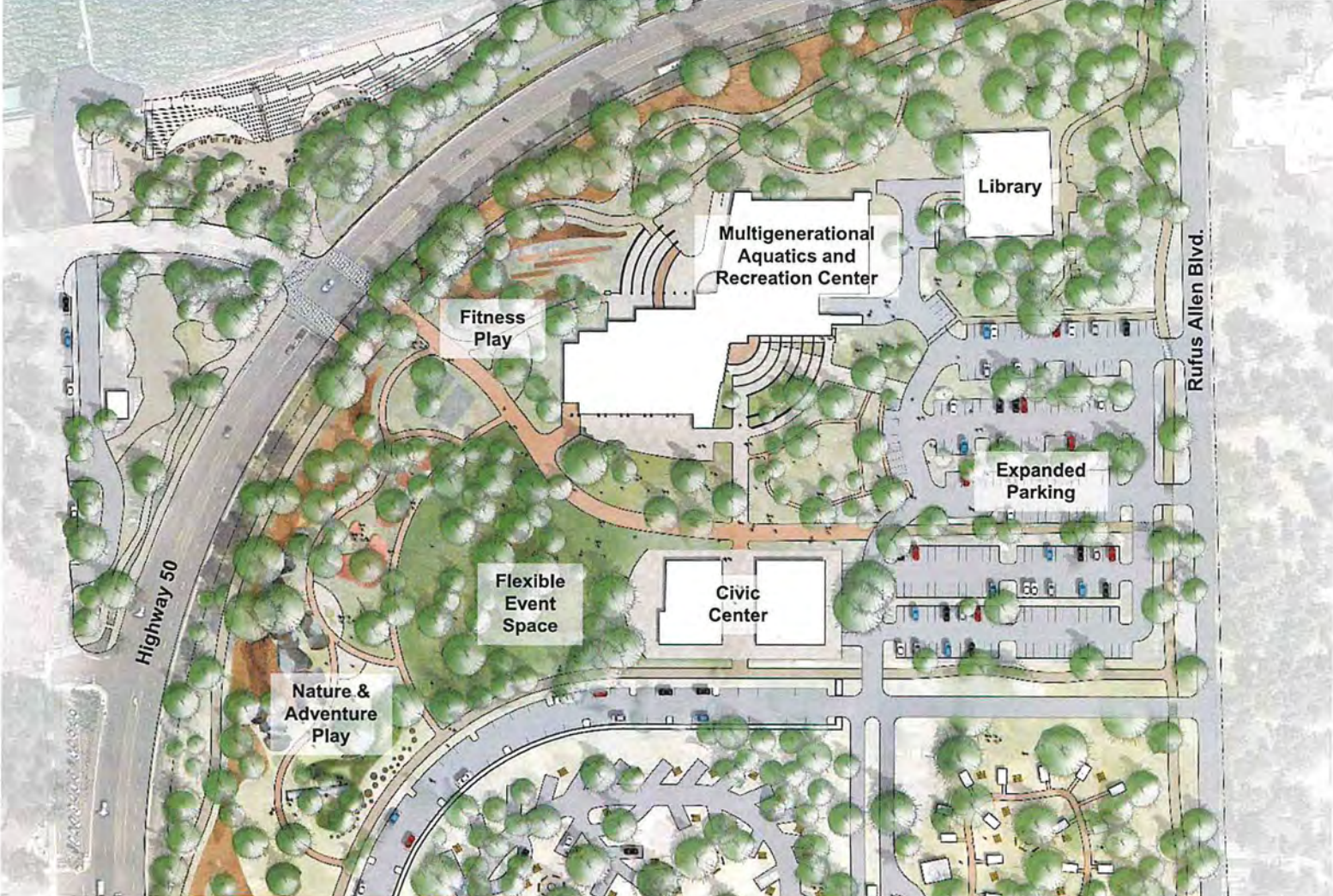
Lakeview Commons Phase 2



Champions Plaza Expansion



Enlargement – Community, Civic, Play & Gather



Community & Civic Spaces



Play & Gather Spaces



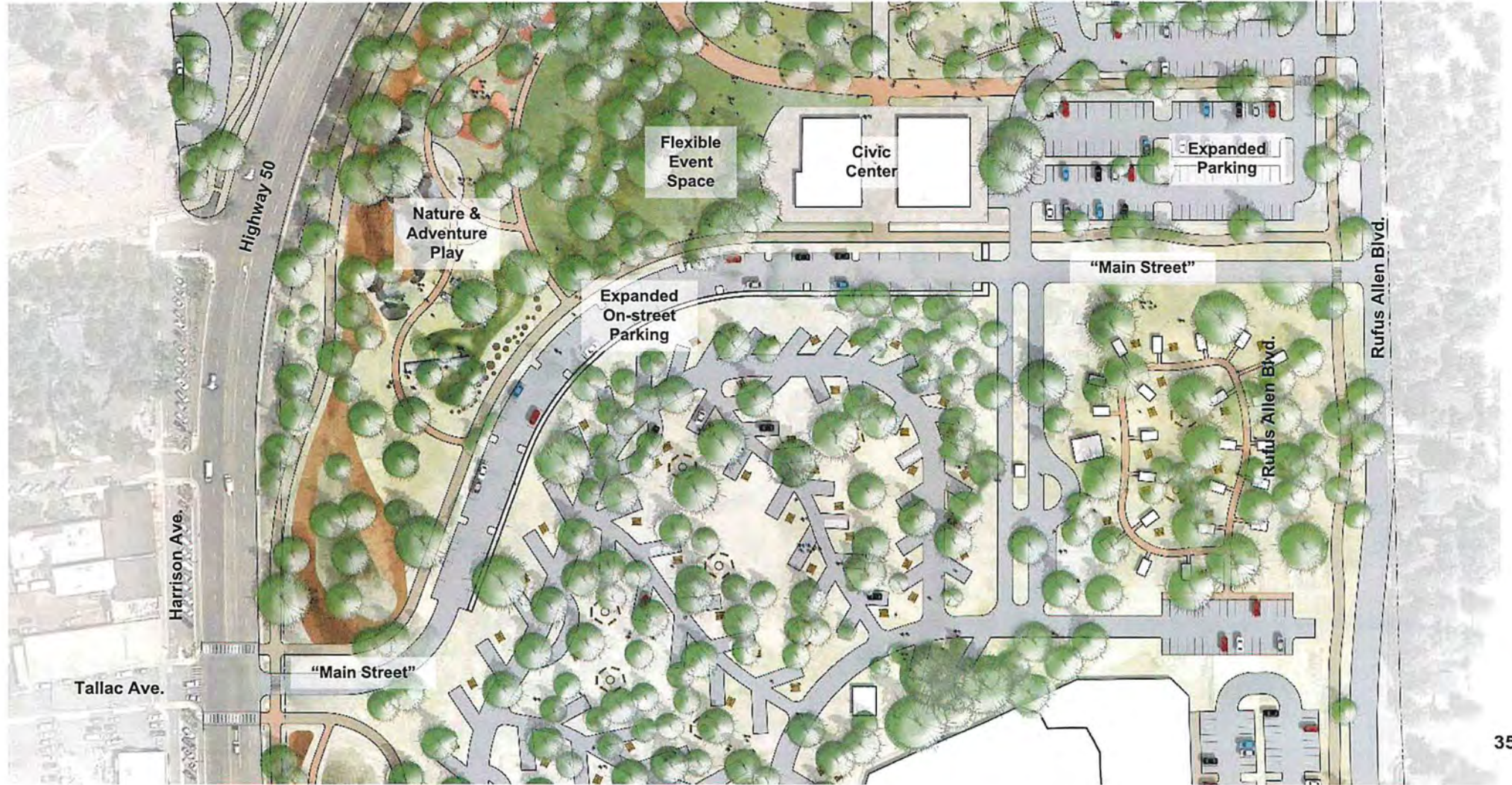
Flexible Use Public Spaces



Play & Gather Spaces



Enlargement – Main Street



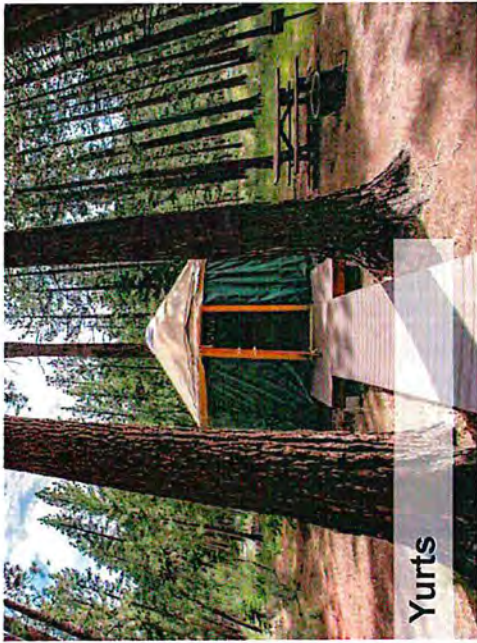
Main Street



Enlargement – Camping



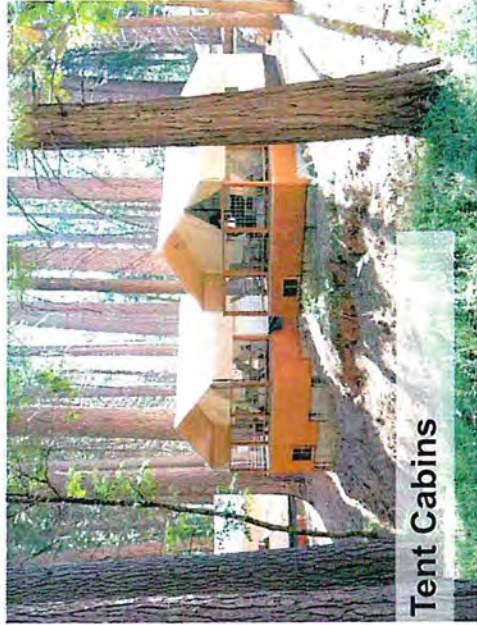
Camping



Yurts



Tent Sites



Tent Cabins

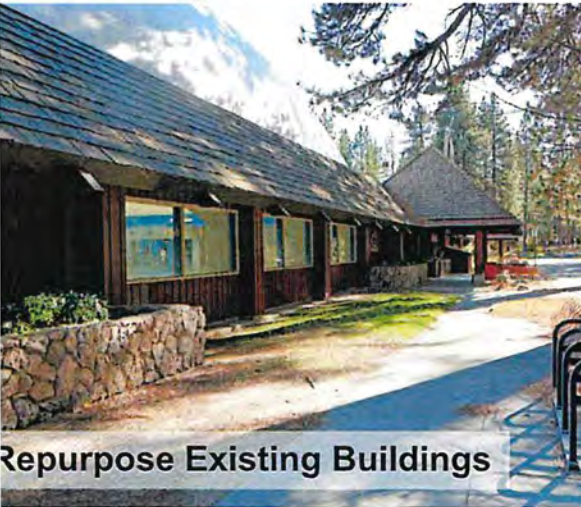


RV/Trailer Sites

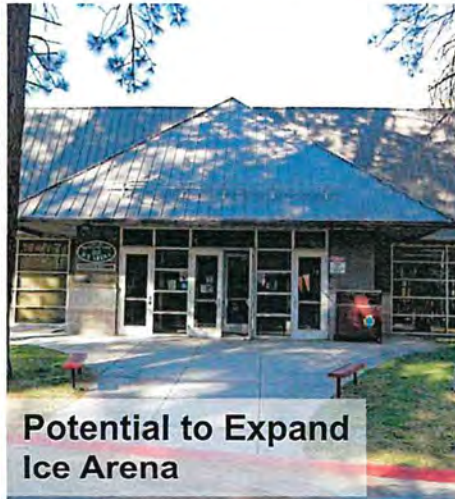


Camping Cabins

Enlargement – City and County Facilities & Ice Arena



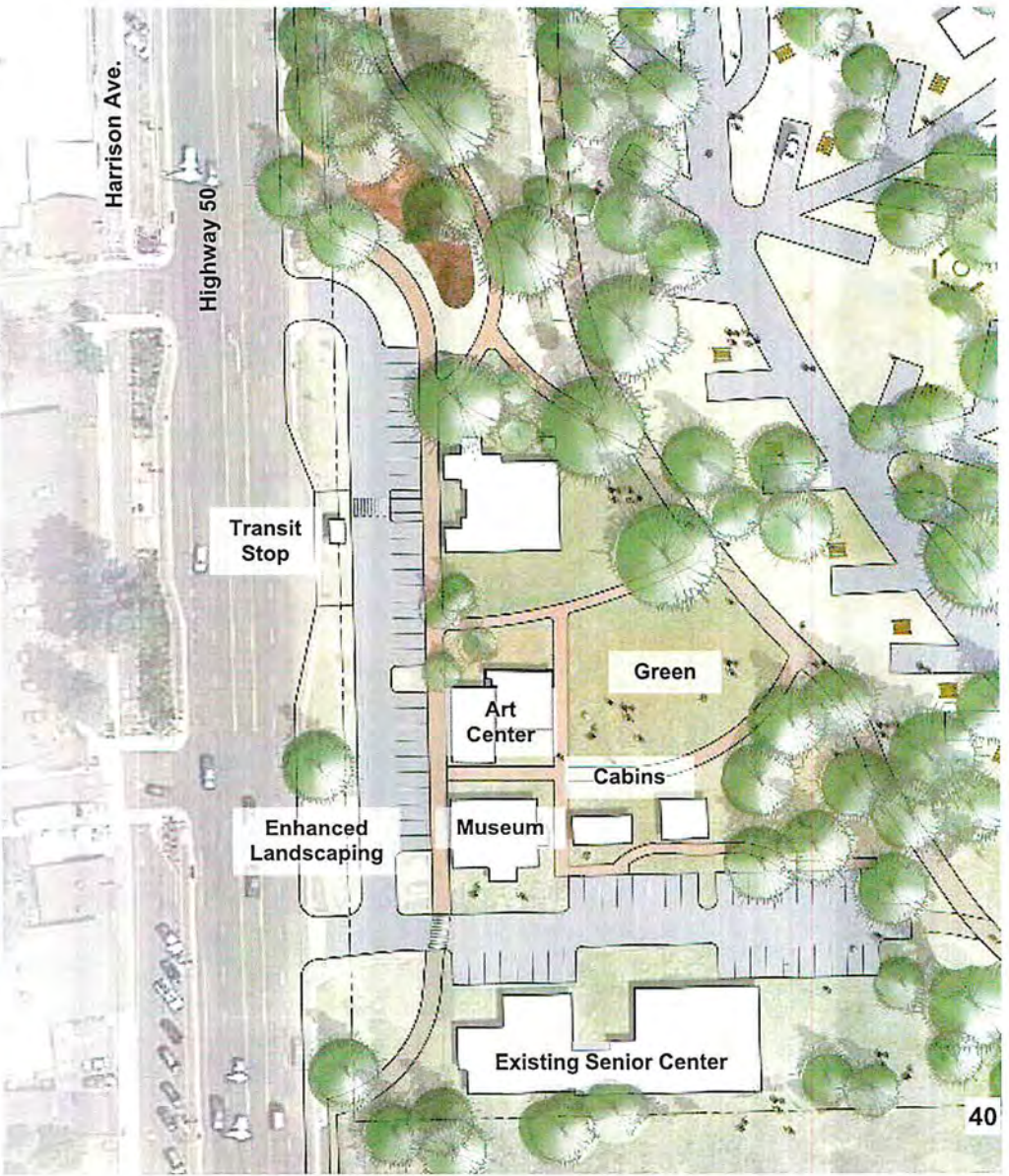
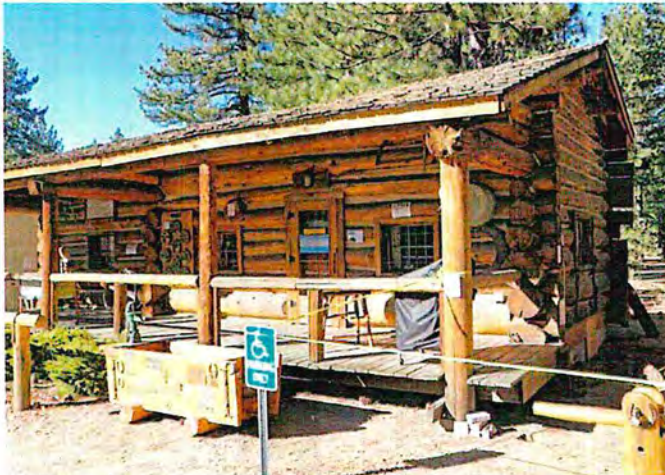
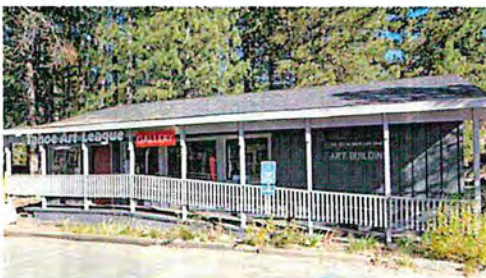
Repurpose Existing Buildings



Potential to Expand Ice Arena



Enlargement – Cultural Hub



Master Plan Concept Alternative

No “Main Street” through the park

Expanded camping

Event and play spaces oriented towards Lakeview Commons



POLLING QUESTION

Are you comfortable moving forward with this master plan and the associated alternative?

- Yes – very comfortable **64%**
- Yes – somewhat comfortable **30%**
- No **6%**

**Based on public polling during the April public meeting.*

Process & Schedule



FIRST PHASE OF MASTER PLAN IMPLEMENTATION

* JOINT CITY COUNCIL AND COUNTY BOARD OF SUPERVISORS MEETING ON APRIL 27

For more information about 56 Acres Master Plan visit

<https://arcg.is/S91Tj>

For more information about the Recreation and Aquatics Center visit

<https://southlaketahoerecenter.konveio.com/>

Questions & Answers





From: [Nicholas Abelow](#)
To: [PublicComment](#); edc.cob@edcgov.us
Subject: 56 Acre Project
Date: Thursday, April 22, 2021 11:35:24 AM

It is well known that South Tahoe is the stepchild of the Tahoe Basin. We are often seen as dusty and dilapidated, overrun with tourists and Casinos.

The 56 acre project will be a HUGE step in continuing the transformation of the Local part of town. Please do everything in your power for this site to be improved for both us locals and visitors alike. We need a good location for events or commercial space for a restaurant with a great view. I am not talking about the view of Ski Run Marina or Tahoe Keys Marina. A great spot for the rec center, a city green area for farmers markets and small events. A rec center that you want to recreate in!

We came together as small tracts without any formal planning. It is time to begin planning for the future with enhancements that are in the right part of town. Let's transform Ski Run to Al Tahoe as a true walkable/ bikable city center!



April 22, 2021

To: South Lake Tahoe City Council & El Dorado County Board of Supervisors

RE: April 27th, 2021 meeting Agenda Item 1 "56-Acre Master Plan Project"

The South Tahoe Chamber of Commerce supports the 56-Acre Master Plan Project as presented in the City documents and reports listed in the agenda packet under New Business for the special meeting scheduled for April 27th, 2021.

Looking at the current plan proposal it is obvious why so many of our members support the project. For years our local community members have been asking for a community center that caters to their needs and wants. They have seen for years new projects being started that are aimed directly at vacationers to the area and have felt left out. Our locals are the backbone of our community, and it is imperative that we provide spaces for them to use.

Our residents are excited to have a centrally located community center that includes a multigenerational recreation center, aquatic complex, City government center, outdoor event venue, pedestrian and bike facilities, and other fun recreation opportunities. Many have wondered why the current recreation center is located so tucked away while the campground has the prime spot with the lake views. Putting a new community center right on the corner at the prime location will not only benefit our locals, but also will be a beautiful addition to our town. City services and offices should always be easily accessible to the community members, and we praise the project planners for the inclusion of the City services and offices located together right in the middle of town on the 56-acres instead of out at the airport.

We would recommend the County support the current City plan as laid out in the agenda documents. The County needs to remember that the residents of the City of South Lake Tahoe are also residents of El Dorado County and should be treated as such.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amanda Adams'.

Amanda Adams
President

April 23, 2021

Re: Comments on the 56 Acre Project: 4.27.21 Joint Meeting

To the City of South Lake Tahoe Council Members and El Dorado County Board of Supervisors,

I am writing to express my support for the 56 Acre Project. I have one item to put forward for comment regarding the design of the Aquatic Center. I have been employed as the South Tahoe High School Vikings Swim Coach for both Boys and Girls Swim for the past 5 years. During the stakeholder process, I appreciated being included in the conversations and to have the opportunity to provide feedback.

The current swim facility is in need of replacement. I was excited to hear about the construction of a new aquatics center, and provided input on what I thought would best fit the needs of the active South Lake Tahoe swim community and student athletes. In most years, we have approximately 60 student athlete swimmers on the Viking high school teams as it is a popular sport. Many of these students develop their swim skills by attending Swim Club events at the Recreation Center as youth before entering high school.

It appears that the current plan is to build only 6 lap lanes in the main swimming pool. During early discussions, I and others in the swim community, were excited to hear that the plans might include a pool with twelve lap lanes. This would allow for South Lake Tahoe to have a facility with the capacity to hold regional swim meets and also the possibility of hosting large club events including training camps. We are currently are unable due to the limitations of the existing facility which we have outgrown with 6 lanes. Twelve lane capacity will best serve the existing users in the community, and draw athletes from outside of the immediate region, increasing visitation and providing healthy recreational competition.

I had suggested the following items be included in the plans:

- **A twelve lap lane pool**
 - This is the standard for most aquatic facilities. A good example is the Truckee- Donner Community Swimming Pool and Recreational Center.
- **Diving boards that meet NIAA regulation standards**
 - Right now we have no diving board and therefore swimmers who want to pursue diving or engage in the dive portion of the swim meet are excluded from participating or being able to practice. This has been a severe limitation on the ability to develop divers, and results in a zero score in that portion of the meet category during competition. This brings down the entire swim team score.
- **Diving blocks for each lane**
- **Touch pads:** Touch pads record accurate times in swim races and relays. Currently, races are recorded manually by volunteers with stopwatches so it is often impossible to record the correct times - down to a hundredth of a second.
- **Digital scoreboard**

It would be a missed opportunity for the aquatic center to be limited to an only 6 lane lap pool, or not incorporate the other elements I have suggested. We have a chance to improve the facility to accommodate current and future needs of our swim community.

I appreciate your consideration of my comments and look forward to seeing the 56 acre project improvements implemented.

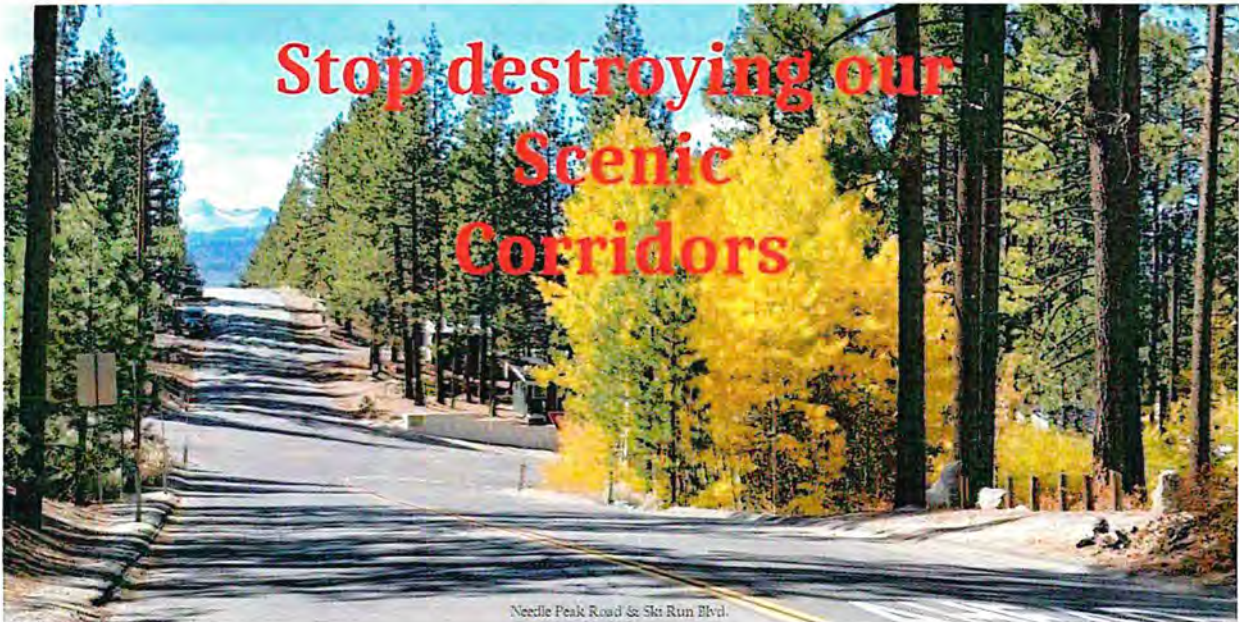
Sincerely,

Coach William Davenport
williamdavenport2@hotmail.com

From: [Granville Fortescue](#)
To: [PublicComment](#)
Subject: 04 27 2021 Special Joint City Council and El Dorado County Board of Supervisors Meeting (ITEM #1)
Date: Sunday, April 25, 2021 6:57:52 PM
Attachments: [SHC 6 262 1.pdf](#)
[SHC 6 263 1.pdf](#)
[SHC 6 263 4.pdf](#)
[Scenic_Res_82_Eastways_ElDorado.pdf](#)
[Scenic_Res_82_Shoreline_ElDoradoBeach.pdf](#)
[Scenic_Recreation_Areas_35-37.pdf](#)
[Scenic_Maps.pdf](#)
[SCENIC-CORRIDORS.pdf](#)
[Visual_Impact_on_Scenic_Resources.pdf](#)
[Environmental_Zone.pdf](#)

Dear City of South Lake Tahoe City Council, Planning Commission, Manager, El Dorado County Supervisors, and all other interested parties;

Please don't allow anymore thoughtless development of our Scenic Corridors!



The success of prior preservation efforts to set aside these lands and scenic corridors from development is precisely the reason we are even able to have this discussion! This land has been saved on purpose and it is not yours to ruin! A line has been drawn in the sand; if we keep moving it, then we have decided to be on a *bona fide* slippery slope to the very nightmare a prior generation hoped to prevent. There is no good reason to put an ugly, noisy, bright indoor recreation center on the precious rim of Lake Tahoe, just as there is no good reason to spoil the scenic return drive from *Heavenly Valley Ski Resort Scenic Recreation Area* with a hideous 12-story Macro Cell Tower, a cyclone fence, and an industrial shack. This is America's outdoor playground. Don't ruin it. **DON'T DO IT!**

Thanks for considering,

Granville R. Fortescue

From: [Will Irwin](#)
To: [Public Comment](#)
Cc: [Susan Blankenship](#); [Joanne McDonough](#); [Joseph Irwin](#)
Subject: 4/27 Joint City Council Public Comment Item # (1) 56-Acre Master Plan Project
Date: Saturday, April 24, 2021 8:19:41 PM
Attachments: [APN 029-181-019,20,21&10.png](#)
[029-401-009.pdf](#)
[029-401-008&009.tif](#)
[Leshor Communications, Inc v City of Walnut Creek, 52 Cal.3d 531 \(1990\).pdf](#)
[Scenic_Roadway_Units.pdf](#)
[Scenic_RoadwayPts.pdf](#)
[SCENIC-CORRIDORS.pdf](#)
[Scenic_Res_87_Roadways-Pioneer_Trail.pdf](#)
[Scenic_Recreation_Areas_25-37-HV.pdf](#)
[Lake Tahoe Bicycle and Pedestrian Plan.pdf](#)
[collision.pdf](#)

City Council & County Board of Supervisors:

Putting an "indoor recreation center" on the lip commons of the lake would violate our outdoor values!

Stop developing our [scenic parkways](#). The below lot on the [3800 block of Pioneer Trail](#) was once a [running path](#) and functional dog park, but now has gaudy duplexes which are over-packed with pricey vehicles that completely obstruct the sidewalk. The driveways also have had a profoundly [dangerous impact](#) on the adjacent highway, by functionally altering [the design speed](#) which has resulted in [several near accidents](#) in the last few months alone.



It is lost on nobody that this parcel is directly across [Pioneer Trail](#) from [property owned by former Mayor Jason Collin](#) (CA. Const. Art. II Sec 3(b); G.C. §§ 6252(c)&(e), 6253, 6253.10(a), 6253.1(d)(3), 27201, 27203; R&T §§ 602, 1254, 1602; Proc. C. § 1859; cf. NRS §§ 239.010, 250.130). Degrading the [scenic](#) value of the corridor across the street in hopes of causing the TRPA to give-up and allow him to redevelop his parcels, was a material conflict-of-interest. [Kevin Fabino](#), [Courtney Weiche](#), and [Candace H. Stowel](#) should have been **publicly fired**. Our City Planning Manager John Hitchcock is [married](#) to TRPA Principle Planning officer Jeanne M. McNamara who holds a conflicting oversight job! [Debbie McIntyre](#) should be **FIRED** as well.

One whole reason for **Measure T** was to stop the reckless development and put locals into existing houses that should never have been allowed to have been developed as VHRs. The general plan is a binding charter for future development ([Leshor Communications, Inc. v. City of Walnut Creek](#), 52 Cal.3d 531 (CA. Supreme Court, 1990); E.g., G.C. § 65860). These [scenic parkways](#) are for the benefit of us all as well as the millions who visit Tahoe each year, and are also critical for expanding adequate [multi-modal transit](#). There are already rampant compatibility issues with walkers, runners, [lime scooters](#), and [road cycles](#), which have a [speed spread](#) of 25 miles per hour! This dictates multi-lane multi-modal paths to accommodate and partition them all by [speed bracket](#) and reduce the rapid increase in bike-pedestrian collisions—which are occurring in foreseeable accord to the [Solomon Curve](#). This solution is impossible once these parkways are developed. The City should be acquiring [this land](#) for long-term parkway conversion which solves both [scenic](#) and [transportation](#) issues rather than myopically approving fast construction permits for your developer cronies which make both matters worse.

Thank You...

Will Irwin

From: [John Turner](#)
 To: [Tamara Wallace](#); [Devin Middlebrooks](#); [Cody Bais](#); [John Friedrich](#); [Cristi Creegan](#)
 Cc: [Joseph Taylor](#); [PublicComment](#); [Susan Blumlein](#); [Joanna McDonough](#)
 Subject: Special Joint City Council and El Dorado County Board of Supervisors Meeting Public Comment (April 27th 2021)
 Date: Saturday, April 24, 2021 6:28:51 PM
 Attachments: [Cristi Creegan 505 DM.pdf](#)
[Creegan Builders Contractors License No.pdf](#)
[Creegan.pdf](#)
[Clark v City of Hermosa Beach - 48 Cal App 4th 1152 \(1996\).pdf](#)
[The H. Joseph Spector Newsletter 8-2019-12-19-2019 3.pdf](#)
[016-001-048-100.pdf](#)
[015-175-26-100.pdf](#)
[013-793-18-100.pdf](#)
[Creegan 2021 - Form 700.pdf](#)
[Friedrich 2021 - Form 700.pdf](#)

Dear City Council,

The City needs to make [Cristi Creegan](#) and [John Friedrich](#) both recuse themselves on all issues that may drive-up the cost of new construction in South Lake Tahoe, as **they both have a material financial interest in this result**. Such would include voting on all **"56 Acres" related projects** which is foreseen to cause large construction demands and contractor shortages that will drive up the market rate for builders, and thus increase their annual gross revenue (Gov. §§ 1090, 87100, 87103, 87200 *et seq.*; 2 CCR § 18702.1(a)(2); see also, [Clark v. City of Hermosa Beach](#), 48 Cal.App.4th 1152 (1996)). They should have recused themselves on the loop road vote. Violations of the Political Reform Act are a misdemeanor (Gov. § 91000), and may be civilly prosecuted by any person residing within city limits if the City, County, or State do not take action (Gov. §§ 91004, 91005(h)).



Creegan purports to be a humble small business owner. This is a misleading understatement. She has amassed great wealth as a result of her husband developing the hell out of our fragile alpine environment, and spellbinding and [capturing](#) our environmental watchdogs. Her company is in cahoots with [Lew Feldman](#)—of the "Big Hole" notoriety.

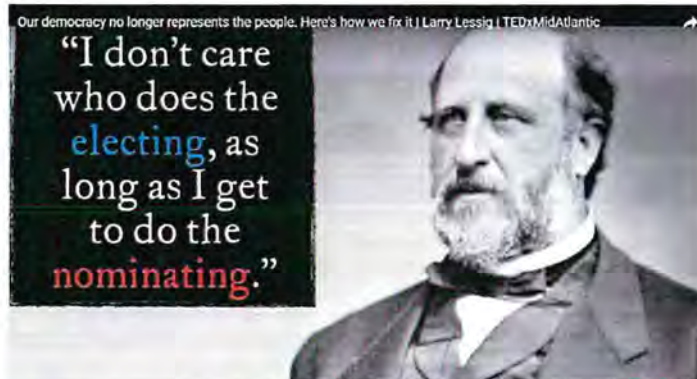
CONTRACTORS STATE LICENSE BOARD						
CREEGAN BUILDERS	3025 ARGONAUT AVE	SOUTH LAKE TAHOE	CA	96150	616616	(530) 308-1371

As [public records](#) repeatedly show (e.g., [Contractors State License Board](#), [Secretary of State Filings](#), El Dorado County Assessor, [FPCC filings](#)), she owns, [lives](#), and [runs](#) the above construction business from a million dollar property at the end of [redacted] encroaching over the sensitive Truckee Marsh wildlife reserve, giving her 270 degree overlooking views with iconic Mount Tallac saliently front and center.**

The "56 Acres" project is less than 130 feet from [Creegan's Business](#) on [3079 Harrison Avenue](#), and less than 930 feet from Friedrich's [house](#) at [redacted] (Gov. §§ 1090, 1126, 87100, 87103, 87406.3, 87407; Pen. § 86; 2 CCR § 18702.2(a)(2),(6),(7),(8)). Friedrich launched his campaign by [greenwashing](#) the construction industry and by [aiding and abetting](#) the corrupt [Tahoe Prosperity Center](#) (a substantive political advocacy organization).

Does it really make any sense that we would want to elect the close [development](#) associates of [Lewis Feldman](#), the scoundrel responsible for the hideous and wildly unpopular big hole? We had no choice. The election was set for either Williams, Creegan, or Friedrich so that as long as Robblins or perhaps Gregco did not win, they would have one or both of their toadies on the City Council.

It is utterly disgusting what is going on with our City democracy. It was but a foregone conclusion that the Stateline Nevada political machine would be the victor of our City election. They nominate the winners by endorsing and funding our election campaigns:



This is what Harvard law professor [Lawrence Lessig](#) describes as the initiating ["green primary"](#), whose participants are [an exclusive and elite few](#) that get to choose for whom the public gets to vote. When this happens, democracy is only an illusion. Don't be fooled that this did not go on inside the [El Dorado County Democratic Party](#) as well; a local party that is far betraying its environmental values and egalitarian governance ideals, as evidenced by its toxic cell tower and pro-development stances. Follow the money ("the green").

This process will likely repeated with the Planning Commission appointments last January. Middlebrook's [Tahoe Regional Young Professionals](#) is the venue where where the original sins typically occur. What else is a young cronyism society good for if not lubricating and facilitating corruption?

Thanks,
 John K. Turner

Footnote

* Hyperlinks:

Contractors State License Board :
<https://www2.cslb.ca.gov/OnlineServices/CheckLicenseII/LicenseDetail.aspx?LicNum=636615>

Secretary of State Filing:

<https://businesssearch.sos.ca.gov/Document/RetrievePDF?d=04579916-28119332>
<https://businesssearch.sos.ca.gov/Document/RetrievePDF?d=201432910194-18880200>

County Records:

<https://recorderclerksservice.edcgov.us/elweb/document/DOCCGD-2013-0047974-00>
<https://recorderclerksservice.edcgov.us/elweb/document/DOCCGD-2019-0007753-00>
<https://recorderclerksservice.edcgov.us/elweb/document/DOCCGD-2016-0018458-00>
<http://assessor-search.douglasny.us:1401/cgi-bin/assw101?Parcel=141834112021>

TRPA records:

<https://parcels.laketahoeinfo.org/Parcel/Detail/026-091-004>
<https://parcels.laketahoeinfo.org/Parcel/Detail/025-375-026>
<https://parcels.laketahoeinfo.org/Parcel/Detail/033-783-018>
<https://parcels.laketahoeinfo.org/Parcel/Detail/1418-34-112-021>

These hyperlinks have been mass emailed among the SLT community.

The censoring of addresses is a *bona fide* content-based regulation of free speech. "It is rare that a regulation restriction speech because of its content will ever be permissible." *United States v. Playboy Entm't Group*, 529 U.S. 803, 818 (2000). That is because, "above all else, the First Amendment means that government has no power to restrict expression because of its message, its ideas, its subject matter, or its content." *Pellicciotti v. City of Chicago v. Minsky*, 408 U.S. 92, 95 (1972). See also *United States of America v. Progressive, Inc., Erwin Knoll, Samuel Day, Jr., and Howard Morland*, 467 F. Supp. 990 (1979); Entin, Jonathan L., "Note, *United States v. Progressive, Inc. - The Faustian Bargain and the First Amendment*" (1980) Faculty Publications, 467; Morland, *The H-Bomb Secret: Learning it is Easy, Once You Know the Handshake*; PROGRESSIVE, May 1979.

**Interpretation of law must be reasonable (Gov. § 3542). When the reason of a rule ceases, so should the rule itself (Gov. § 3510). Where the reason is the same, the rule should be the same (Gov. § 3511).

SCHEDULE A-2

Investments, Income, and Assets of Business Entities/Trusts

(Ownership Interest is 10% or Greater)

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION
Name
Christi Creegan

▶ 1. BUSINESS ENTITY OR TRUST	
Cowork Tahoe LLC	
Name	
3079 Harrison Avenue #12, SLT, CA 96150	
Address (Business Address Acceptable)	
Check one	
<input type="checkbox"/> Trust, go to 2 <input checked="" type="checkbox"/> Business Entity, complete the box, then go to 2	
GENERAL DESCRIPTION OF THIS BUSINESS	
Coworking management	
FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$0 - \$1,999	____/____/____ ____/____/____
<input type="checkbox"/> \$2,000 - \$10,000	ACQUIRED DISPOSED
<input checked="" type="checkbox"/> \$10,001 - \$100,000	
<input type="checkbox"/> \$100,001 - \$1,000,000	
<input type="checkbox"/> Over \$1,000,000	
NATURE OF INVESTMENT	
<input checked="" type="checkbox"/> Partnership <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other	
YOUR BUSINESS POSITION Partner	

▶ 1. BUSINESS ENTITY OR TRUST	
Creegan Builders	
Name	
3025 Argonaut Avenue, SLT, CA 96150	
Address (Business Address Acceptable)	
Check one	
<input type="checkbox"/> Trust, go to 2 <input checked="" type="checkbox"/> Business Entity, complete the box, then go to 2	
GENERAL DESCRIPTION OF THIS BUSINESS	
General contractor	
FAIR MARKET VALUE	IF APPLICABLE, LIST DATE:
<input type="checkbox"/> \$0 - \$1,999	____/____/____ ____/____/____
<input type="checkbox"/> \$2,000 - \$10,000	ACQUIRED DISPOSED
<input type="checkbox"/> \$10,001 - \$100,000	
<input checked="" type="checkbox"/> \$100,001 - \$1,000,000	
<input type="checkbox"/> Over \$1,000,000	
NATURE OF INVESTMENT	
<input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other	
YOUR BUSINESS POSITION Co-owner	

▶ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)	
<input type="checkbox"/> \$0 - \$499	<input checked="" type="checkbox"/> \$10,001 - \$100,000
<input type="checkbox"/> \$500 - \$1,000	<input type="checkbox"/> OVER \$100,000
<input type="checkbox"/> \$1,001 - \$10,000	

▶ 2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)	
<input type="checkbox"/> \$0 - \$499	<input type="checkbox"/> \$10,001 - \$100,000
<input type="checkbox"/> \$500 - \$1,000	<input checked="" type="checkbox"/> OVER \$100,000
<input type="checkbox"/> \$1,001 - \$10,000	

▶ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary)	
<input checked="" type="checkbox"/> None or <input type="checkbox"/> Names listed below	

▶ 3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary)	
<input type="checkbox"/> None or <input checked="" type="checkbox"/> Names listed below	
The Press Project LLC	
Laura and David Elmore	
Nuelan and Matt Shaw	

SCHEDULE B

Interests in Real Property

(Including Rental Income)

CALIFORNIA FORM 700
FAIR POLITICAL PRACTICES COMMISSION
Name
Christi Creegan

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
 3025 Argonaut Avenue

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
 3079 Harrison Avenue

CITY
South Lake Tahoe

FAIR MARKET VALUE
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

IF APPLICABLE, LIST DATE:
 ACQUIRED _____ DISPOSED _____

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold 9 Other
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

CITY
South Lake Tahoe

FAIR MARKET VALUE
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

IF APPLICABLE, LIST DATE:
 ACQUIRED _____ DISPOSED _____

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold 9 Other
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None
 SEE ATTACHED

SCHEDULE B
Interests in Real Property
 (Including Rental Income)

CALIFORNIA FORM 700
 FAIR POLITICAL PRACTICES COMMISSION
 Name
 John Friedrich

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
033-783-018-000

CITY
South Lake Tahoe, CA

FAIR MARKET VALUE
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

IF APPLICABLE, LIST DATE:
 ACQUIRED _____ DISPOSED _____

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ Other
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None
 Caroline Treadway

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS
025-375-026-000

CITY
South Lake Tahoe, CA

FAIR MARKET VALUE
 \$2,000 - \$10,000
 \$10,001 - \$100,000
 \$100,001 - \$1,000,000
 Over \$1,000,000

IF APPLICABLE, LIST DATE:
 ACQUIRED _____ DISPOSED _____

NATURE OF INTEREST
 Ownership/Deed of Trust Easement
 Leasehold _____ Other
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED
 \$0 - \$499 \$500 - \$1,000 \$1,001 - \$10,000
 \$10,001 - \$100,000 OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.
 None

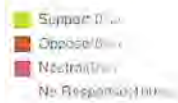
04 27 2021 Special Joint City Council and El Dorado County Board of Supervisors Meeting
 04-27-21 09:00

Agenda Name	Comments	Support	Oppose	Neutral
1.) 56-Acre Master Plan Project	16	0	0	0

Sentiments for All Agenda Items

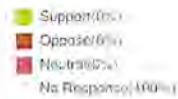
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for 1.) 56-Acre Master Plan Project

Overall Sentiment



YourGonna KillOurKids

Location:
 Submitted At: 7:57pm 04-25-21

You're presenting to the public a forced false choice, between two Master Plan Concepts that are substantively identical. It is a horrible and ironic idea, to put an "indoor recreation" facility on the last remaining piece of public waterfront property in town; the question is not if we want it, but rather should we put it there. You're also begging to kill children by asking them to hang next to dangerous Highway 50 which is dark most after-school nights of the year. Children are too impulsive.

FuckMasterPlan Concept

Location:
 Submitted At: 6:23pm 04-25-21

The "Multigenerational Aquatics and Recreation Center" excludes everything else including the lake-land interface ecosystem. Eagles perch on the treetops there and look down onto the lake for prey! We don't need a human circus there! How about hiring a landscape architect to massage the land into a giant and subtle outdoor interpretive amphitheater? Put the "rec center" far away from the lakefront you nearsighted idiots! This is the worst thing you could be doing right now!

JohnMuir RollingOver

Location:

Submitted At: 5:58pm 04-25-21

An absolute WASTE of this land! Why do you think you have 56 acres that are burning a hole in your pocket? Don't sell out our national treasure for a regional waterpark! We really need to reconsider how we appoint planning commissioners; they all come from the same cesspool of ambitious real estate agents and "Tahoe Regional Young Professionals" who are social climbing stooges for "South Lake Tahoe Lodging Association," "LTVA," and Tahoe "Chambers." We need proportionate resident representation!

Rethink This

Location:

Submitted At: 12:42pm 04-25-21

You should perform an absorption study to see how this will adversely impact existing businesses. If people are no longer renting mountain bikes, paddle boards, kayaks, jet skis, fly-fishing rods, using the gondola/lift access, taking guided services, or are being pulled from other areas of town, to congregate in El Dordo Commons/Beach, this will adversely impact those business and trash the beach area! Those who created this farce were culled by specific business interests & don't represent us!

Dont DoIt

Location:

Submitted At: 7:03pm 04-24-21

Please don't develop this beautiful area. I has the highest scenic quality within the entire city limits. Darn shame to develop it for indoor use. This only benefits the developers. A real tragedy of the commons! (https://en.wikipedia.org/wiki/Tragedy_of_the_commons). What the heck is going on in your heads? We need representation by and for the public good, not the good of a few business organizations. Tahoe Chambers are EVIL! Tamara Wallace is too miserably fat to appreciate the outdoors!

WhatTheHell AreYouDoing

Location:

Submitted At: 6:17pm 04-24-21

Please for love of god, do not develop that lakefront parcel! That is a very special and beautiful piece of land that is best used as "outdoors." Why not put the indoor recreation center where the noise nuisance snow removal facility is, or even perform some urban renewal on the block between Takela and Fremont? When the public is on that land, we want to be outdoors! It is perverted to bulldoze an outdoor rec site for indoor rec. We live here for the outdoors, and OUTDOORS are our VALUES!

Save TahoeNow

Location: 96150

Submitted At: 5:37pm 04-24-21

Stop destroying our scenic corridors! This portion of Highway 50 is designated by statute as "state scenic highway" (Streets and Highways Code § 263.4) and must be protected from this "local government" who wants to build ugly facilities (Streets and Highways Code § 262.1). We should not be putting up walls or a roof right here to improve the view of the lake or the night sky. Placing an indoor rec center this close to the lake is stupid! Corrupt City "leaders" are creating another false choice!

Hell No

Location:

Submitted At: 6:23pm 04-23-21

Give it the Yosemite test! If you couldn't build it in Yosemite Valley, then don't build it right there! That land should be a National Monument! The only bluff on the entire south shore! There is a lot of land in town; it's an abuse of discretion to spoil it just because you can steal it from the county. The county should not give up this land because corrupt City officials cannot control themselves. Sue Novasel is corrupt and does not speak for us either (<https://www.whmtahoe.com/commercial>).

EndTahoe PublicFraud

Location:

Submitted At: 6:14pm 04-23-21

Our City needs to destroy our lakefront for a water slide just like the Mona Lisa needs a face tattoo. I thought we were preserving Tahoe. Stop letting the Tahoe Chamber run this town. There are more locals than business owners. Fire Irvin!

FixHoleNground First

Location:

Submitted At: 6:07pm 04-23-21

This city is so corrupt!!! Fix the absurd hole in the ground first, before starting another project. The location and sitting of this facility demonstrates a clear error in judgment. John HitchCOCK is a City Planner married to TRPA Planner Jeanne McNamara! Creegan and Friedrich own property very close to the parcel. Middlebrook works for the TRPA! Amanda Adams does NOT even live in town. This project's geared for tourism not locals. Rebuild the library, not a waterpark! Keep [South] Tahoe True!

Lets Wait

Location:

Submitted At: 5:48pm 04-23-21

Can't we wait until the pandemic is over for an in person hearing? It's only a month away! This is the most important piece of land the city will ever have. There is a political machine here trying to railroad a tourism agenda through during the pandemic. The blowback and distrust growing here from irrevocable damage to our commons will last a generation. Meaure T is just the beginning! Heads will roll!

Reimaging Library

Location:

Submitted At: 5:39pm 04-23-21

There is a HUGE radon gas problem in the parcel as a uranium seam runs below it. Existing facilities need to be rebuilt with special engineering. The City and County should rebuild an architecturally distinguishing inter-agency library with both a city and a county wing and common checkout desk, and a huge reading, map, and telescope room with generous lake views, a giant stone fireplace, an adjunct coffee shop bookstore for concessionaire. A waterpark here is a misuse; the lake is right below.

I Oppose

Location:

Submitted At: 5:28pm 04-23-21

I oppose cutting down the lakefront forest to put in bright noisy rec center. The center could be built upon the existing pool building footprint or even the transit maintenance building area. There is only one Tahoe. No one can enjoy the lakefront view from the inside of a waterside, or from outside with this eyesore in the way. This is not about if we could use a rec center. Its about spoiling our priceless land for a shortsighted development giveaway, by a bunch of hedonistic philistines.

[REDACTED]

[REDACTED]

[REDACTED]

City of South Lake Tahoe

Agenda Item Executive Summary

Joe Irvin, City Manager



Meeting Date: April 27, 2021

Agenda Item #:



Agenda Item: Special Meeting Agenda - El Dorado County Board of Supervisors

Executive Summary:

Requested Action / Suggested Motions:

Responsible Staff Member:

Reviewed and Approved By:

Attachments:

[Special Meeting Agenda 4-27-2021.pdf](#)

[Item 1 Attachment SLT Staff Report.pdf](#)

[Item 2 Attachment Commission on Aging Report.pdf](#)



County of El Dorado

SPECIAL MEETING AGENDA

Board of Supervisors

Board of Supervisors
Department
330 Fair Lane, Building A
Placerville, California
530-621-5390
FAX 530-622-3645
www.edcgov.us/bos

John Hidahl, Chair, District I
Lori Parlin, First Vice Chair, District IV
Wendy Thomas, Second Vice Chair, District III
George Turnboo, District II
Sue Novasel, District V

Kim Dawson, Clerk of the Board of Supervisors
Don Ashton, Chief Administrative Officer
David Livingston, County Counsel

Tuesday, April 27, 2021

9:00 AM

VIRTUAL MEETING (See Below)

Special Joint Meeting with the City of South Lake Tahoe - Virtual Meeting

Pursuant to Government Code section 54956, the Chairman of the El Dorado County Board of Supervisors does hereby call a special meeting of the El Dorado County Board of Supervisors, as more specifically set forth herein.

PUBLIC PARTICIPATION INSTRUCTIONS: To comply with physical distancing requirements and the stay at home order from the Governor, the Board Chambers will be closed to members of the public and all public participation will be handled remotely. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 973 9581 0021. Please note you will not be able to join the live stream until the posted meeting start time.

To observe the live stream of the Board of Supervisors meeting go to <https://zoom.us/j/97395810021>.

To observe the Board of Supervisors meetings via YouTube, click <https://www.youtube.com/channel/UCUMjDk3NUltZJrpw2CL7Zkg>.

If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting, you acknowledge that you are being recorded. If you choose not to observe the Board of Supervisors meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 4:00 p.m. on the Monday prior to the Board meeting. Please submit your comment to the Clerk of the Board at edc.cob@edcgov.us. Your comment will be placed into the record and forwarded to the Board of Supervisors.

The Clerk of the Board is here to assist you, please call 530-621-5390 if you need any assistance with the above directions to access the meeting or if you would like to participate in the meeting from a conference room at the Government Center in Bldg. A

Vision Statement

**Safe, healthy and vibrant communities, respecting our natural resources
and historical heritage**

This institution is an equal opportunity provider and employer.

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<http://eldorado.legistar.com/Calendar.aspx>

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. Please contact the office of the Clerk of the Board if you require accommodation at 530-621-5390 or via email, edc.cob@edcgov.us, preferably no less than 24 hours in advance of the meeting.

The Board of Supervisors is concerned that written information submitted to the Board the day of the Board meeting may not receive the attention it deserves. The Board Clerk cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Board prior to action on the subject matter.

For Purposes of the Brown Act § 54954.2 (a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Board from taking other action.

Materials related to an item on this Agenda submitted to the Board of Supervisors after distribution of the agenda packet are available for inspection during normal business hours in the public viewing packet located in Building A, 330 Fair Lane, Placerville or in the Board Clerk's Office located at the same address. Such documents are also available on the Board of Supervisors' Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Board Chair.

Except with the consent of the Board, individuals shall be allowed to speak to an item only once.

On March 16, 2021, the Board adopted the following protocol relative to public comment periods:

Time for public input will be provided at every Board of Supervisors meeting. Individuals will have three minutes to address the Board.

Public comment on certain agenda items designated and approved by the Board may be treated differently within specific time limits per speaker or a limit on the total amount of time designated for public comment. It is the practice of the Board to allocate 20 minutes for each agenda item to be discussed.

Individual Board members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Board.

If a person providing input to the Board creates a disruption by refusing to follow Board guidelines, the Chair of the Board may take the following actions:

Step 1. Request the person adhere to Board guidelines. If the person refuses, the Chair may turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Board meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Board meeting.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF THE AGENDA

DEPARTMENT MATTERS (Items in this category may be called at any time)

- 1. **21-0688** Chief Administrative Office recommending the Board:
 - 1) Receive and file a presentation from City of South Lake Tahoe staff on the 56 Acre Park Master Planning efforts which will include the preferred site plan as well as one alternative for consideration; and
 - 2) Provide conceptual approval to explore the construction of the Multi-Generation Center on the county-owned north side of the 56 Acres as depicted in both concepts presented by City of South Lake Tahoe staff and direct the Chief Administrative Officer to schedule a closed session with the Board of Supervisors on May 4, 2021, to discuss terms relative to the transfer of county-owned portions of the 56 Acres from the County to the City.

FUNDING: N/A

- 2. **21-0690** Health and Human Services Agency, in conjunction with the Commission on Aging, recommending the Board approve the relocation of all senior services currently provided in the Senior Center in South Lake Tahoe to the City's new building referred to as the Multi-Generational Center, and direct staff to have further discussions and negotiations with City staff regarding use of space, design layout, and other critical factors as identified to ensure the needs of the senior community are clearly defined and addressed.

FUNDING: N/A

ADJOURNMENT



City of South Lake Tahoe Report to City Council and Board of Supervisors

Meeting Date: April 27, 2021

Title: 56-Acre Master Plan Project

Location: 1150 Rufus Allen Boulevard (APNs: 026-082-013, -14, -15)

Responsible Staff Member: John Hitchcock, Planning Manager (530) 542-7472

Background:

The project area, known as the 56-Acres (see Attachment 02), is within the boundaries of the Bijou/Al Tahoe Community Plan, which provides policies, allowable land uses, and development standards applicable to the project site. A fundamental cornerstone of this Community Plan is the conviction that Bijou/Al Tahoe area should serve as a family-oriented and recreation center, as well as a town center for the local community. Goals of the Bijou/Al Tahoe Community Plan also include reducing dependency on the automobile and improving the movement of people, goods, and services within the Bijou/Al Tahoe area, and the Lake Tahoe Region. The City General Plan also describes a vision and policy direction for the expansion of recreation and civic center facilities within the Bijou/Al Tahoe Community Plan area.

Master planning efforts for the 56-Acres began in 2006 when the California Tahoe Conservancy, in partnership with the City and El Dorado County, funded the development of a concept plan for the area. The conceptual planning process was overseen by two committees, a Technical Advisory Committee (TAC) and a Steering Committee representing a number of interests within the community. The process resulted in an in-depth analysis of existing environmental, historical, and cultural conditions in the project area and several alternatives for future uses and development. Although the conceptual planning was never finalized, the process was the impetus to begin improvements to the site.

The 56-Acre site is located in the center of the City of South Lake Tahoe at the juncture where US Highway 50 meets the shores of Lake Tahoe. The location of the project provides an important gateway to vehicles approaching the City from the west. The property contains some of the largest remaining public open spaces within the city limits. It hosts a variety of existing features, including various recreational facilities, a museum, highway frontage, and a scenic lakefront park that drops off steeply leading to the beaches of Lake Tahoe (see Attachment 02). Just to the west of the project site is the Harrison Avenue business zone, which was improved by a streetscape project in 2015.

The Project site is comprised of four parcels totaling 56.35 acres. The County of El Dorado owns 73% of the project site (40.87 acres), while the City owns 27% (15.48 acres). In 1973, the grant deed conveying the 15.48 acres from the County to City was executed, stating the "property should be used exclusively for a public park, recreation, cultural and visitor information purposes."

An on-site campground occupies approximately 22.5 acres of the forested center of the site. Usage is seasonal from May through October.

In the late 80's the City enhanced the campground facilities by adding electrical and domestic water at some sites, and in 2001 the City built an indoor ice arena facility, but for the most part, the site remained in a static development condition until 2006 when the California Tahoe Conservancy, in partnership with the City and El Dorado County, funded a 56-Acre concept planning process. This process yielded several alternatives, and though never finalized, the process started the impetus to begin improvements to the site.

The first improvement project to come from the 2006 conceptual planning process was a shore zone project known as "Lakeview Commons." Phase 1 was built in 2012/13. The completed project provides a state-of-the-art lakeside gathering place in which music, festivals, outdoor events, and water recreation activities abound. This project has proven to be very successful. At this time, however, Phase 2 of the shore zone project has yet to be constructed and is being considered in the master planning process.

Upon completion of Lakeview Commons and the subsequent Harrison Avenue Streetscape Project, the City recognized the need for continued improvements at the location, and in 2015, the City Council deemed recreation development as one of their strategic priorities. The City began the process of conceptual design for a new, larger recreation/aquatics center to replace the existing antiquated facility. Conceptual planning for the facility concluded in 2017, with a proposed new facility of approximately 70,000 square feet in size.

The City, however, did not immediately begin formal design services due to uncertainty in another measure being proposed at the time that may impact project funding. Accordingly, the recreation center design was suspended until April 2019, when City Council again deemed the project a priority. During the suspension in design services, the City initiated dialogue with El Dorado County to complete the 2006/07 conceptual planning process for the site and finalize a master plan.

Issue and Discussion:

On June 26, the California Tahoe Conservancy Board adopted Resolution 20-06-07, authorizing Proposition 68 grant funds to the City for up to \$425,000 to develop the 56-Acre Park Master Plan. The 56-Acre Master Plan Project is a collaborative vision of the City of South Lake Tahoe, El Dorado County, and the California Tahoe Conservancy (CTC). Each agency is supporting this effort to turn the 56-Acre Project into a locally and nationally renowned civic space for the enjoyment of residents and visitors alike. The goals of the Master Plan focus on environmental sustainability, cultural preservation, provisions for recreational/civic needs, water quality, traffic mitigation, aesthetic improvements, and creating meaningful world-class facilities and public open space.

The purpose of the master plan is to develop a comprehensive strategy for the project site, facilities, programs, and services which is responsive to the community's demographics, social background, and multigenerational recreational needs. The plan will serve to guide the City in capital improvement planning, programmatic planning, maintenance and operational planning, and budgetary decision making.

Project objectives include:

- A Master Plan for future improvements, development, and operation of a locally and nationally renowned civic and recreational space for enjoyment of residents and visitors alike.
- A Master Plan that includes development of:
 - Multigenerational recreation center and aquatic complex
 - City government center
 - Outdoor event venue
 - Beach/Lakefront public facilities (Lakeview Commons)
 - Improved pedestrian access between the main portion of the project area and the beachfront portion of the project area
 - Pedestrian and Bicycle facilities connecting to surrounding destinations and the regional network
 - Active and passive recreation opportunities
- A Master Plan that provides for cultural and environmental preservation in future development and operations.
- A Master Plan that includes a clear plan for implementation including project phasing, necessary technical studies, regulatory challenges, permitting requirements, and potential funding sources.
- A master planning process that includes robust community participation and stakeholder support.
- Coordination with concurrent Recreation Center and Pool Complex architecture and engineering design.
- Completion of program level environmental impact analysis in compliance with the California Environmental Quality Act.

Since the conceptual planning process in 2006/07, several new elements or conditions have been discussed and recommended:

- Incorporate a new government center into the plan (approximately 30,000+ sq. ft.)
- Parcel lot line adjustments and/or merges as required to implement the master plan
- Relocation of the proposed multigenerational recreation and aquatic center from its current location to a new location adjacent to the highway
- Recommendations for future use existing recreation center facility
- Construction of an outdoor music venue/amphitheater
- Formally create a right of way for Rufus Allen Boulevard
- Consider a pedestrian overpass across US Hwy 50
- Incorporation of the Lakeview Commons Phase 2

The City has contracted with Design Workshop to assist in the development of the master plan, and they are responsible for project coordination and management, data collection & site assessment, public outreach and engagement, drafting the master plan, and preparing the environmental documentation.

Core Planning Team

A Core Planning Team (CPT) comprised of staff from the City Development Services and Public Works Departments, El Dorado County Planning, Parks and Recreation Departments and Chief Administrative Office, and the California Tahoe Conservancy was formed to assist in the development of the 56-Acre Master Plan. The role of the CPT was to help the consultant team in developing project goals and critical success factors, identifying key stakeholders and key elements for a successful community participation effort, and providing feedback throughout the planning process to ensure the project meets the goals of each organization and the overall goal of delivering a comprehensive master plan that is responsive to the community's and visitor's needs.

Public Outreach

A Public Engagement Plan (PEP) was developed to guide outreach efforts and engage a diverse range of park users, residents, visitors, community organizations, and local officials. The public engagement effort included focus group interviews with key stakeholders, an on-site self-guided tour, online line surveys, and three public workshops to listen, share ideas, and refine the master plan concept plans.

In total, ten online-focused stakeholder meetings were conducted, over 150 community members participated in the three workshops, over 50 community members participated in the on-site self-guided tour, and over 200 individuals participated in the online survey. Overall, 82 percent of the respondents have expressed that they are very comfortable with the proposed program elements of the 56-Acre Master Plan Project or somewhat comfortable.

Stakeholder Meetings: A list of stakeholders was identified by the CPT, and focus group meetings were scheduled early in the planning process to gather their thoughts on the areas' opportunities and challenges and program elements. The stakeholder groups included the following:

- City of South Lake Tahoe Park and Recreation Commission Subcommittee
- El Dorado County Parks and Recreation Commission Subcommittee
- El Dorado County Commission on Aging
- El Dorado County Library Staff
- El Dorado County Public Works
- Harrison Avenue Business Owners
- Lake Tahoe Historical Society
- Tahoe Art League
- Local Entertainment Promoter
- City of South Lake Tahoe Senior Management

Input and feedback provided by the stakeholder-focused group meeting were incorporated and considered in developing the conceptual land use alternatives for the 56-Acre Master Plan Project.

Workshop #1 – Listen, Discovered and Learn: On November 10, 2020 the first online public workshop was conducted. The purpose of the first public workshop was to provide an overview of the project, the intended outcomes and to summarize/confirm the vision, goals and the types, sizes, and desired locations of site uses and facilities. The CPT and the consultant team provide a

summary of the information collected to date, establish expectations for the work moving forward, and inform the public of opportunities to provide input on the project's development.

Workshop #2 – Share Ideas: On January 20, 2021, the second online public workshop was conducted. During this workshop, the CPT and the consultant team presented three distinct alternatives (see Attachment 03 – Conceptual Alternative) for review and comment. The alternatives were based on the feedback received from focused stakeholder meetings and input from the on-site self-guided tours, the online surveys, and Workshop #1. The alternatives were presented through a webinar and live polling to ensure public ideas and comments were captured on the three alternatives. Based on the input received, there was a majority of support for Concept 3 (Mainstreet Concept) as providing the best conceptual layout for incorporating civic uses, play and gathering areas, vehicular circulation. Concept 3 proposes to locate a new multigenerational recreation/aquatic center and civic spaces on the northern portion of Lake Tahoe Boulevard and extends Tallac Avenue through the 56-Acres as a Mainstreet and relocate and upgrade the existing campground facility.

Workshop #3 – Share Ideas: On March 3, 2021 the third online public workshop was conducted. Building on input received in the second workshop, the CPT and the consultant team presented two recommended conceptual plans with detailed on-site improvements. Similar to previous efforts, the recommended master plan conceptual designs were presented through a live webinar and polling along with a video presentation of the webinar and interactive video survey. Both concepts are similar in design, with major facilities proposed in the same location, with the major difference being the incorporation of a Mainstreet that connects Tallac Avenue to Rufus Allen Boulevard. In this concept, the Mainstreet would provide access to all facilities located within 56-Acres as well as provide additional parking spaces and could be closed off for special events such as farmers markets, food, and food truck fairs (see Attachment 04). In the alternative concept, access to 56-Acres is provided via Rufus Allen Boulevard and the campground would be expanded in size. (See Attachment 05) Based on the input received, 95 percent of the respondents were comfortable or somewhat comfortable with moving forward with the Master Plan and associated alternatives.

With input from City, County, and CTC staff, participants at all workshops, and online feedback, the consultant team has developed a preferred conceptual site plan and one alternative to present to the Joint City Council and Board of Supervisors meeting for consideration and approval.

The preferred conceptual plan will illustrate the best aspects of the alternatives based on input and evaluation throughout the planning process. The preferred conceptual plan will include:

- Preferred areas for enhancement of open space, habitat enhancement, and sustainable native planting opportunities, and potential for community restoration projects
- Locations for public spaces, types of uses and activities, pedestrian, and vehicular circulation (including ADA accessibility)
- Location and space and capacity need for new and/ or renovated facilities to meet the identified need
- Location for recreational uses and facilities related to day use and overnight accommodations
- Maps, illustrations, before and after visualizations, and renderings of the conceptual plan to clearly communicate the aspects of facilities

On approval of the preferred concept or a hybrid of the preferred and the alternative concept, the consultant team will prepare a final concept plan and a public draft 56 Acres Park Master Plan report that will summarize and incorporate information gathered throughout the process in a document that will provide detail the future implementation of site improvements over the next 20 years.

The draft Master Plan will include but may not be limited to:

- Vision, mission, and objectives
- Summary of background research and information gathered
- Summary of public outreach process and community input, including evaluation and prioritization criteria
- Summary of the preliminary and preferred conceptual plan
- Connectivity Plan
- Infrastructure plan
- Recommended phasing of new development and/or renovations
- Necessary pre-project actions for implementation of each phase such as property or right of way acquisition, parcel reconfiguration, lease or contractual agreements, policy and/or regulatory amendments, project-specific environmental studies
- Opinion of probable costs for implementation phases
- List of potential funding sources
- Operational, maintenance, and use needs and/or polices

Upon completion of the draft Master Plan, the consultant team will commence the programmatic environmental impact analysis prior to preparing a final 56-Acre Master Plan for consideration by the City Council. The consultant team will incorporate feedback from City, County, and CTC staff and elected/appointed officials and programmatic environmental impact analysis in the final 56-Acre Master Plan.

Financial Implications:

To fund the 56-Acre Park Master Plan Project, the City submitted a request to the California Tahoe Conservancy for Proposition 68 grant funds. On June 26, the California Tahoe Conservancy Board adopted Resolution 20-06-07, authorizing a grant to the City for up to \$425,000 to develop the 56-Acre Master Plan.

Environmental Considerations – California Environmental Quality Act:

A programmatic Initial Study (IS) is envisioned to be the appropriate environmental document for evaluation of the master plan pursuant to CEQA. Our approach would integrate master planning and environmental review by considering environmental constraints early in the planning process and incorporating appropriate environmental protection measures and enhancements into the master plan to create a self-mitigating plan, to the extent feasible. For purposes of this proposal, it is assumed that all potential environmental impacts of the master plan could be mitigated to less-than-significant levels and that the IS would support a Mitigated Negative Declaration (MND). If the IS identified the potential for significant and unavoidable impacts, such that an EIR was required, the approach to preparing an initial study as proposed by the consultant team could be modified.

ATTACHMENT 02
LOCATION MAP



What We've Heard

In which concept do you feel best represents the program locations?



Concept 1:
19%



Concept 2:
15%



Concept 3:
54%

21-0688 A 8 of 10

ATTACHMENT 03
CONCEPTUAL ALTERNATIVES







Commissioners

*Steve Shervey, Chair
City of Placerville*

*Lisbeth Powell, Vice
Chair, District IV*

*Raelene Nunn
District I*

*Judy Husak
District II*

*Marian Washburn
District III*

*Penny Huber
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*Connell Persico
Member-at-Large*

*Barbara Kaufman
City of South Lake Tahoe*

*Jim Wassner
Community Representative*

*Paul Sobelman
Community Representative*

*Barbara Raines
Community Representative*

*Tita Bladen
Community Representative*

*Craig Kuehn
Community Representative*

*Raymond Wyatt
Community Representative*

April 16, 2021

Supervisor John Hidahl, District I
Supervisor George Turnboo, District II
Supervisor Wendy Thomas, District III
Supervisor Lori Parlin, District IV
Supervisor Sue Novasel, District V

El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

RE: The Proposed South Lake Tahoe Recreation Center as a
Replacement Facility for the South Lake Tahoe Senior Center

Dear El Dorado County Supervisors:

The El Dorado County Commission on Aging, after due consideration, has agreed to support the concept of the proposed, recreation complex, and community meeting center to be built within the 56-acre project in South Lake Tahoe, as a multigenerational/senior facility.

The Commission on Aging wishes to express appreciation and thanks to the many people with whom they have interacted in recent months for their cooperative and attentive responses.

The Commission desires to continue to be a positive influence in the development of an outstanding and practical legacy facility for the use of all of the citizens of South Lake Tahoe and El Dorado County. The Commission on Aging appreciates the opportunity the City has offered to provide input from the point of view of the Senior Community, who will be the beneficiaries of many of the services offered by such a facility. To this point, we will endeavor to continue to be a strong partner for ensuring the best outcomes for everyone.



The goals of the continuing collaborative involvement by the Commission on Aging will be:

- The continuation of a report by Joe Irvin, South Lake Tahoe City Manager, at the regularly scheduled Commission on Aging meetings;
- The enhancement, without reduction, of seniors' access to all existing services as well as new programs;
- Facilitation of senior participation engendered by the increased availability of ; scheduling, spaces allowed by the increase in size, additional hours of operation, and expanded facilities of the proposed building in contrast to the current Senior Center;
- Establishment of branding and naming of the proposed facility to include senior adults with a prominent, public strategy including the use of readily perceivable signage which may result in financial advantages to the City and the County;
- Support ongoing discussions for examining the feasibility of establishing an Adult Day Care program, not necessarily as a part of the proposed Recreation Center;
- Early participation in additional discussions and planning of the proposed facility, as it relates to the seniors of South Lake Tahoe for whom it is our privilege to be advocates.

Respectfully Submitted,

Steve Shervey, Chairperson
El Dorado County Commission on Aging

cc: Don Ashton, Chief Administrative Officer, El Dorado County
Don Semon, Director, El Dorado County Health and Human Services
Richard Todd, Program Manager, El Dorado County Older Adult Services
Joe Irvin, City Manager, City of South Lake Tahoe



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Support for Concept 3 for the 56-Acre Project

1 message

Lisa Utzig Schafer <hello@wildwoodmakersmarket.com>

Mon, Apr 26, 2021 at 2:59 PM

To: publiccomment@cityofslt.us, edc.cob@edcgov.us

April 26, 2021

Dear Councilmembers and Supervisors:

As a small business owner in the Harrison Commercial District, I am excited to offer my support for the 56-Acre Project being presented to City Council and the Board of Supervisors on April 27, 2021. After reviewing the presentation, and all three options for the program, I agree with the majority of the participants polled that Concept 3 offers the best option, (with the most comprehensive traffic flow and aesthetically pleasing layout), to connect the Harrison Avenue Streetscape Project to the many cultural, natural and athletic events and opportunities that will be offered in the Project.

The possibility to have the 'play and gathering' space and the new multigenerational recreation and aquatic center closer to Lake Tahoe Boulevard allows for lake views from these important project areas as well as visibility to locals and visitors passing by on the highway. Locating these buildings and spaces closer to Harrison Avenue will also provide access to the restaurants and shops located along the street, to create a truly walkable Midtown destination, something that has been lacking in South Lake Tahoe.

Thank you for considering my feedback. As a lifetime local resident and small business owner on Tallac Ave, I am looking forward to a central community hub that will benefit both locals and visitors alike!

Sincerely,
Lisa Utzig Schafer
Co-Owner, Wildwood Makers Market
989 Tallac Ave
South Lake Tahoe, Ca

Sent from my iPhone