

SOUTH TAHOE REDEVELOPMENT AGENCY

Participating in Public-Private Partnerships
for a Better Future

March 11, 2010

COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION

DATE 3/15/10

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

Mr. James "Jack" Sweeney
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Mr. John Knight
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

2010 MAR 15 AM 11:46
HEALTH CARE
BOARD OF SUPERVISORS
EL DORADO COUNTY


Re: Public Hearing Notice for Redevelopment Proposed Plan Area No. 2

Dear Supervisors:

Per your requests, enclosed you will find the Public Notice of a Joint Public Hearing for Redevelopment Proposed Plan Area No. 2, as well as a Shorelines publication.

If you have questions regarding the enclosed documents, please contact Eugene Palazzo at (530) 542-6044 or email at epalazzo@cityofslt.us.

Sincerely,



Adrian Gooch
Sr. Assistant of Redevelopment/Housing

Cc: David M. Jinkens; City Manager/Executive Director STRA

1901 Airport Road, Suite 108 • South Lake Tahoe, CA 96150-7004

General Information
(530) 542-7403

Director
(530) 542-6044

Fax
(530) 542-7955

NOTICE OF A JOINT PUBLIC HEARING OF THE SOUTH LAKE TAHOE CITY COUNCIL AND THE SOUTH TAHOE REDEVELOPMENT AGENCY REGARDING THE PROPOSED ADOPTION OF A REDEVELOPMENT PLAN FOR SOUTH TAHOE REDEVELOPMENT PROJECT AREA NO. 2, AND THE ENVIRONMENTAL IMPACT REPORT RELATED THERETO

NOTICE IS HEREBY GIVEN that a joint public hearing will be held before the South Lake Tahoe City Council (the "City Council") and the South Tahoe Redevelopment Agency (the "Agency") regarding the proposed adoption of a Redevelopment Plan for South Tahoe Redevelopment Project Area No. 2, and the Environmental Impact Report related thereto at the following date, time, and place:

DATE OF HEARING: April 6, 2010
TIME OF HEARING: 9:00 a.m., or as soon thereafter as possible
PLACE OF HEARING: City Council Chambers, 1901 Airport Road, South Lake Tahoe, CA 96150

The proposed Redevelopment Plan for South Tahoe Redevelopment Project Area No. 2 (the "Redevelopment Plan") would create a redevelopment area of approximately 1,300 acres (the "Project Area") in the City of South Lake Tahoe, as allowed under California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.). The boundaries of the proposed Project Area are shown on the accompanying map. A map and legal description of the proposed Project Area are available free of charge at the South Tahoe Redevelopment Agency offices at 1901 Airport Road in South Lake Tahoe, Suite 108.

The purpose of this joint public hearing is to consider approval and adoption of the proposed Redevelopment Plan, and to consider certification of the Environmental Impact Report (the "EIR") prepared in connection therewith.

Generally, the purpose of adopting the proposed Redevelopment Plan is to: eliminate conditions of blight in the proposed Project Area by assisting the development of new uses; assisting the rehabilitation of existing properties; providing public improvements; increasing, preserving, or improving the supply of low- and moderate-income housing; and pursuing other improvement activities authorized by redevelopment law.

The proposed Redevelopment Plan does not include the authority for the Agency to acquire real property through eminent domain in the proposed Project Area.

At the joint public hearing, the City Council and the Agency will consider testimony for and against the proposed Redevelopment Plan and EIR. All interested parties, including anyone having an objection to the proposed Redevelopment Plan, the EIR, or the regularity of any of the prior proceedings, may appear and be heard and may show cause why the proposed Redevelopment Plan should not be adopted or the EIR certified. If you wish to challenge the proposed Redevelopment Plan or the EIR in court, you may be precluded from doing so unless you object to the approval of the proposed Redevelopment Plan, or certification of the EIR, by objecting orally at the joint public hearing or by delivering written objections to the City Clerk prior to the close of the joint public hearing. Further, in any court challenge to the proposed Redevelopment Plan or the EIR, you may be limited to raising only those issues you or someone else raised at the joint public hearing, or in written correspondence delivered to the City Clerk prior to the close of the joint public hearing. The proposed Redevelopment Plan, EIR, and other related documents are available for public inspection at the Agency offices at the address noted above. The Agency's Report to the City Council regarding the proposed Redevelopment Plan will be available for review at the Agency offices on or about March 16, 2010.

In order to give all interested parties an opportunity to fully understand the proposed Redevelopment Plan, the Agency has scheduled the following informational workshop:

DATE OF WORKSHOP: March 24, 2010
TIME OF WORKSHOP: 2:00 p.m. and repeated at 6:00 p.m.
PLACE OF WORKSHOP: City Council Chambers, 1901 Airport Road, South Lake Tahoe, CA 96150

Any person or organization having specific questions regarding the proposed Redevelopment Plan or the related EIR may contact Gene Palazzo, Director of Redevelopment, at (530) 542-6044 or epalazzo@cityofslt.us.

Susan Alessi
City of South Lake Tahoe City Clerk
1901 Airport Rd.
South Lake Tahoe, CA 96150
(530) 542-6004

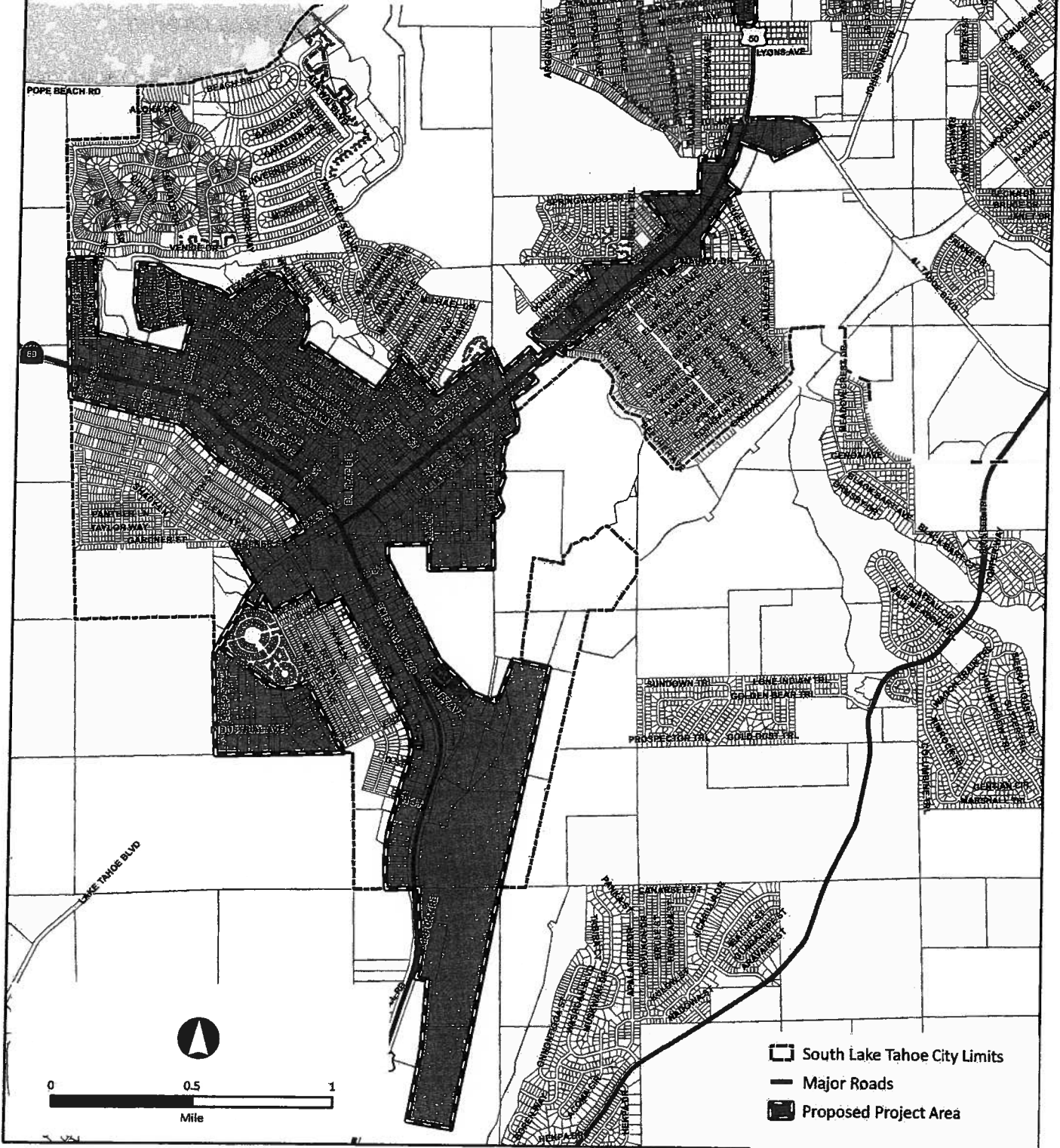
Publish Dates: March 5, 12, 19, and 26, 2010

South Tahoe Redevelopment Agency

**SOUTH TAHOE
REDEVELOPMENT PROJECT AREA NO. 2**

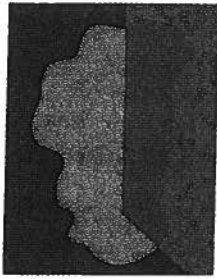
PROPOSED PROJECT AREA

Lake Tahoe



- South Lake Tahoe City Limits
- Major Roads
- Proposed Project Area

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Mile



Shorelines

Improvement News from the South Tahoe Redevelopment Agency - March 2010

Joint Public Hearing Set for Proposed Redevelopment Project Area No. 2

Over the last two years City officials and staff have been working to create a new redevelopment project area in the City of South Lake Tahoe. After a lot of study and resident and business-owner input, a draft redevelopment plan has been prepared, and it will be heard and acted on at a joint public hearing between the City Council and Redevelopment Agency Board on April 6, 2010 at 9:00 a.m. in the City Council Chambers at 1901 Airport Road. You are invited to attend this important community improvement meeting.

IMPORTANT MEETINGS:

Community Meeting

2:00 p.m.

& 6:00 p.m.

March 24, 2010

Joint Public Hearing

9:00 a.m.

April 6, 2010

Both meetings to be held in the City Council Chambers, 1901 Airport Road, South Lake

The Draft Redevelopment Plan creates the opportunity to remove blight and improve the project area in conformance with the City's adopted General Plan and emerging Tahoe Valley Community Plan. The Draft Plan is not consultant driven. It is community driven and responsive to the needs and concerns expressed by residents in the Community survey conducted in December 2008. It allows for the Redevelopment Agency to make needed improvements in the defined area. Redevelopment activities will involve public works and environmental improvements, improvements to a deteriorated water system (Lukins) to improve fire protection, loans and grants for building façade improvements and homeowner and buyer assistance programs for residents.

The Draft Redevelopment Plan is flexible to allow for changing needs in the community that are consistent with the City's adopted General Plan and TVCP. The Plan does not give the RDA the power of eminent domain. The Agency therefore *cannot* force owners of properties to sell their properties. Improvements will be made by voluntary cooperation among property owners and City government officials.

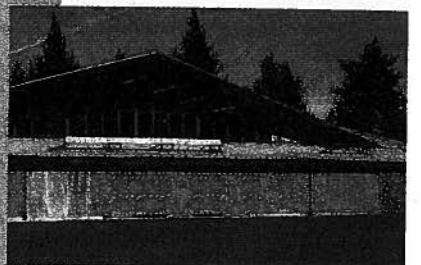
Also, adopting a new Redevelopment Plan does not mean an increase in property taxes. State Law (Proposition 13) adopted in the 1970's still applies to protect and limit the amount of property taxes levied.

Several reports regarding this proposed Redevelopment Plan are available online at the Central Tahoe Community Improvement Plan website (www.ctcip.org), through a link at the City's website (www.cityofsit.us), or in person at City Hall, 1901 Airport Road. If you have any questions or comments about these documents or redevelopment in general, please contact David Jinkens, City Manager/Executive Director, RDA at 530.542-6045 or Gene Palazzo, Director of Redevelopment and Housing at 530.542.6044 or djinkens@cityofsit.us or epalazzo@cityofsit.us.

The proposed Redevelopment Plan is prepared to meet the community's needs and wants. The City Council/RDA Board and City officials are committed to informing you of the process and listening to your concerns. Please join us at the next community meeting on March 24th, in the City Council Chambers. To accommodate those who work different hours, there will be one session at 2:00 p.m., and then it will be repeated at 6:00 p.m.

We hope to see you at one of the community meetings on March 24th, and again at the joint public hearing on April 6th!

How much would it cost to address the problems in the area if redevelopment is not used? Unfunded capital improvements alone would cost over \$26,000 per parcel. That does not include fixing other problems, such as damaged parking lots and vacant businesses as shown below.



Central Tahoe Community Improvement Plan

Visit www.ctcip.org, or see the link at the City's website (www.cityofsit.us) for more information.

Q&A

Q: Has the Redevelopment Plan for this area already been approved?

A: The Draft Redevelopment Plan will go before the City Council and the Redevelopment Agency at a joint public hearing on April 6th in the City Council Chambers.

Q: Is it true that the Redevelopment Agency will not be able to use

eminent domain in the proposed Project Area?

A: Yes. You cannot be forced to sell your property to the Redevelopment Agency. You also cannot be forced by the Redevelopment Agency to spend money on your property or make repairs. All participation in Redevelopment Agency activities is strictly voluntary.

Q: There is not a lot of detail in the Draft Redevelopment Plan. Why not?

A: The Redevelopment Project Area No. 2 Plan can only take those ac-

tions that are consistent with the City's adopted General Plan and emerging TVCP. It is a way to help to finance improvements and programs needed and desired by the community.

Q: Several of the pictures in the redevelopment reports are of graffiti. What are the main problems in the area?

A: Inadequate water lines, fire hydrants, and fire protection systems, poor or no drainage, lack of pedestrian facilities, violations of codes, increasing crime rates, business va-

cancies, lower property values, outdated commercial properties, poor roadways, and buildings in a state of disrepair.

Q: How is the new Redevelopment Project Area different than the one at Stateline?

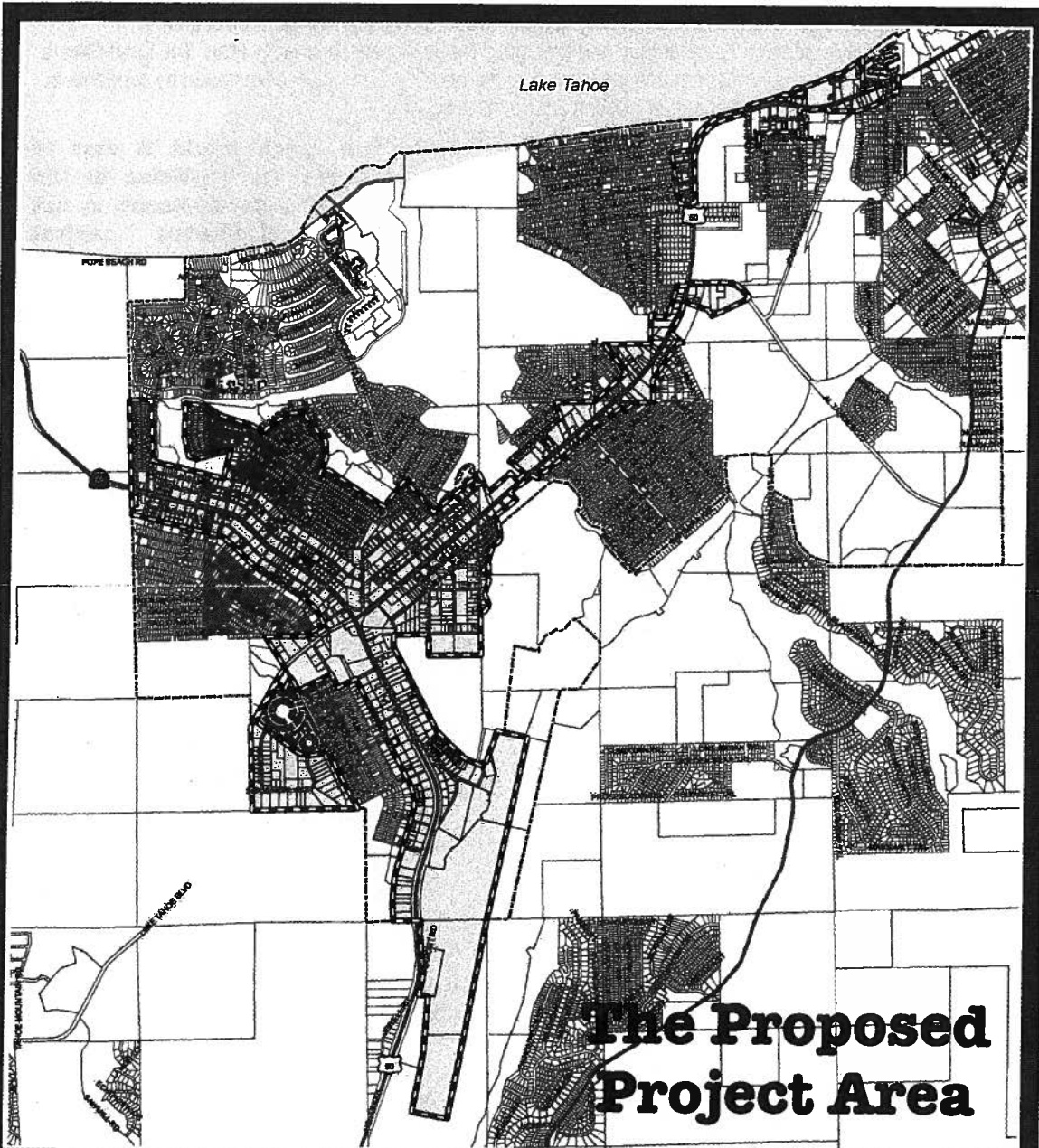
A: The Stateline improvements were made to help the tourist industry, which is an important part of the City's economy. This redevelopment area is being created to help local residents and businesses.

Q: If the new Redevelopment Plan is approved, when will improvements start happening?

A: It will take time to generate the financial resources to make the needed improvements, but the adoption of the plan will be an indication to property owners and residents that City government is serious about helping them to make improvements in the area. These are difficult financial times, and the adoption of the plan will encourage and support investment in improving existing properties. The plan will help us to transform our community plan into a reality.

Q: Where can I get more information?

A: Please come to one of the two community meetings on March 24th, stop by the Redevelopment Agency office during normal business hours, visit ctcip.org or the Redevelopment Agency's link on the City's website, or call (530) 542-6044.



CTCIP

Central Tahoe Community Improvement Plan