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July 30, 2015

Attention: Ms. Maywan Krach  
Environmental Coordination Services  
Community Development Resource Agency  
County of Placer  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Attention: Ms. Lucia Maloney  
Associate Planner, Long Range Planning Division  
Tahoe Regional Planning Agency  
PO Box 5310  
Stateline, NV 89448

**Re: Comments on the Notice of Preparation for an EIR/EIS  
Proposed Placer County Tahoe Basin Area Plan**

Dear Ms. Krach and Ms. Maloney:

Please accept these comments on the Notice of Preparation (NOP) referenced above submitted by the North Tahoe Fire Protection District (North Tahoe Fire).

Our management team at North Tahoe Fire continues to be actively engaged in the County and TRPA process of developing an Area Plan as described in the NOP. At this time, we are writing to specifically express our strong support for including the five designated Special Planning Areas in the proposed Area Plan. We understand the purpose of this designation is to serve as a foundation for more detailed future planning in each of these special areas.

We are particularly interested in **Special Plan Area #4, the Kings Beach Entry** at the intersection of State Routes 267 and 28. In a March 24, 2015, letter to Mr. Peter Kraatz, Assistant Director of the Placer County Department of Public Works, we confirmed our need to replace, significantly remodel, or relocate our Fire Station 52 in Kings Beach, located adjacent to the intersection. For context, the original 3-bay station was constructed in 1954, the second story added in 1962, and the fourth bay with training room above added in 1984.

As you may be aware, the relocation of a fire station is a major undertaking that requires a comprehensive response time study, alternative site analysis, and a greater investment in planning as well as capital for project implementation. Based on our experience with emergency calls and responses, we believe Station 52 is in the right location. Our preferred course of action is replacement or a significant remodel. However, based on our current property line and environmental constraints, such as neighboring stream environment zones (SEZ), we need some property line flexibility. The concept behind Special Area #4 is consistent with the vision principles and concepts of the Kings

Beach Vision Plan (September 2013) and directions of the County's proposed Tahoe Basin Area Plan specific to the Kings Beach area. We believe this vision provides North Tahoe Fire with an opportunity for the property line flexibility we seek.

We respectfully encourage Placer County to engage in "more detailed future planning" for designated Special Areas in a timely manner, understanding that adoption of the Area Plan must come first. However, to the maximum extent possible, we urge that the Area Plan EIR/EIS help lay the foundation for the "more detailed future planning" of Special Planning Areas.

Specific to Special Plan Area #4, as the transformational Kings Beach Commercial Core Improvement Project continues to take shape, the need to address the lack of a visually attractive, functional gateway at the SR 267/28 intersection becomes all the more clear.

On a related note, we congratulate Placer County and County Department of Public Works for being recognized with yet another honor for the Kings Beach Commercial Core Improvement Project, a **2015 Project of the Year** award by the Sacramento Chapter of the American Public Works Association. We support incorporating an appropriately designed SR 267/SR 28 gateway into the award-winning Kings Beach project as soon as possible in the sequence of the County's Area Plan planning, adoption, and implementation process.

Thank you for the opportunity to submit these comments. We appreciate your attention and consideration.

Sincerely,



Michael S. Schwartz  
Fire Chief

cc: Mr. Peter Kraatz, Assistant Director, Placer County Department of Public Works