

# Firestone Property and Placer County Involvement FAQs

*Prepared by the Placer County Executive Office, October 20, 2014*

*Following are some of the most commonly-asked questions we have received about assuming ownership of the Firestone property in North Lake Tahoe:*

**Who?** Placer County, North Tahoe Public Utility District (NTPUD), California Tahoe Conservancy (CTC)

**What?** Dollar Hill Shared Use Trail, a 10-ft. wide paved public trail, planned to extend the existing trail system 2.5 miles east from Dollar Hill to Cedar Flat. The project is expected to cost nearly \$4.4 million to design, acquire right-of-way and construct. The funding sources include \$285,000 in Placer County Transient Occupancy Tax funds, \$200,000 in Placer County Park Dedication fees, \$500,000 in California Tahoe Conservancy acquisition grant funding, and \$3.4 million in competitive nationwide Federal Lands Access Program for projects that enhance access to public lands.

**When?** The project is planned for construction in Summer 2015, if resolution of property ownership can be resolved prior to early winter, with completion expected Fall 2015.

**Where?** The project starts across from the Dollar Hill 7-11 and extends along the edge of the Firestone Property and currently terminates at the end of Fulton Crescent Drive in Cedar Flat.

**Why?** The Dollar Creek Shared Use Trail is a 2.5 mile portion of the larger North Tahoe Bike Trail, which has been envisioned by the community since the late 1980s, and provides an important link to existing trail systems.

**Q: *Why is Placer County involved with the Firestone property when historically, the property has been a North Tahoe Public Utility District responsibility?***

A: NTPUD acquired the property in 1988 through a CTC grant for the purpose of building the North Tahoe Bike Trail project. NTPUD to date has not developed the long-anticipated trail on the site. Placer County stepped forward several years ago and was willing to serve as lead agency in hopes that we could complete an independent segment for the enjoyment of North Tahoe residents and visitors.

**Q: *The property is 85 acres while the trail segment would only use a very small portion of the land. Why does the County want to take control of the entire site?***

A: NTPUD wants the County to assume all of its responsibility for the North Tahoe Bike Trail project. If the County carries responsibility for operations, maintenance and liability of the entire trail, then it is responsible policy on behalf of the County to control the use of the property. Site control also fulfills federal grant requirements to control use of the

property. So far, getting to an agreement that meets the County's needs and is acceptable to NTPUD has been a challenge. We still hope to do so.

***Q: Residents have heard that the County might be planning to put a jail on the Firestone property. Is this true?***

A: No, it is ***not*** true. While we asked an independent consulting firm to explore and offer a variety of ideas that might be suitable for the Firestone property – the firm raised ideas ranging from picnic grounds and more recreational opportunities, to relocating the Sheriff's substation, snow equipment and Superior Court branch from Burton Creek – no one involved with the County has raised the idea of a jail, nor does a jail make operational or financial sense at Firestone, or in North Tahoe. The ideas raised to date can be seen in the conceptual plan (Attached, Pages 3 and 4) prepared just so we could visualize the different suggestions.

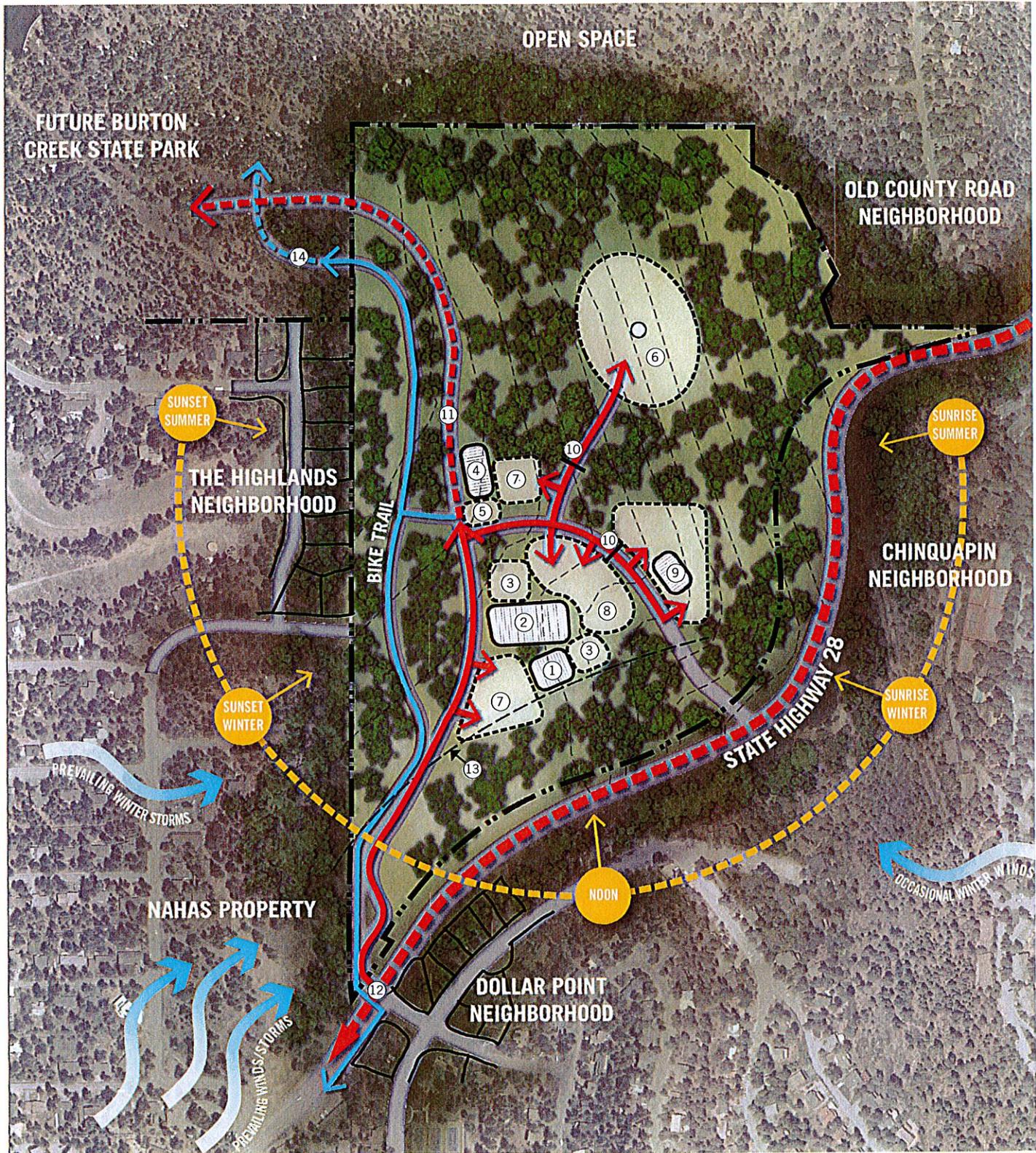
***Q: Why can't we have the trail and keep the remaining acreage as open space?***

A: The Firestone property has been left vacant for so many years that people have come to think of it as "open space." In fact, current zoning allows for a variety of uses that might suit the site. However, because the property was purchased with California Bond funds earmarked for recreation, any non-recreation use would have to re-pay the CTC at fair market value for the property used. The County currently has no plans to utilize the property for anything other than recreation.

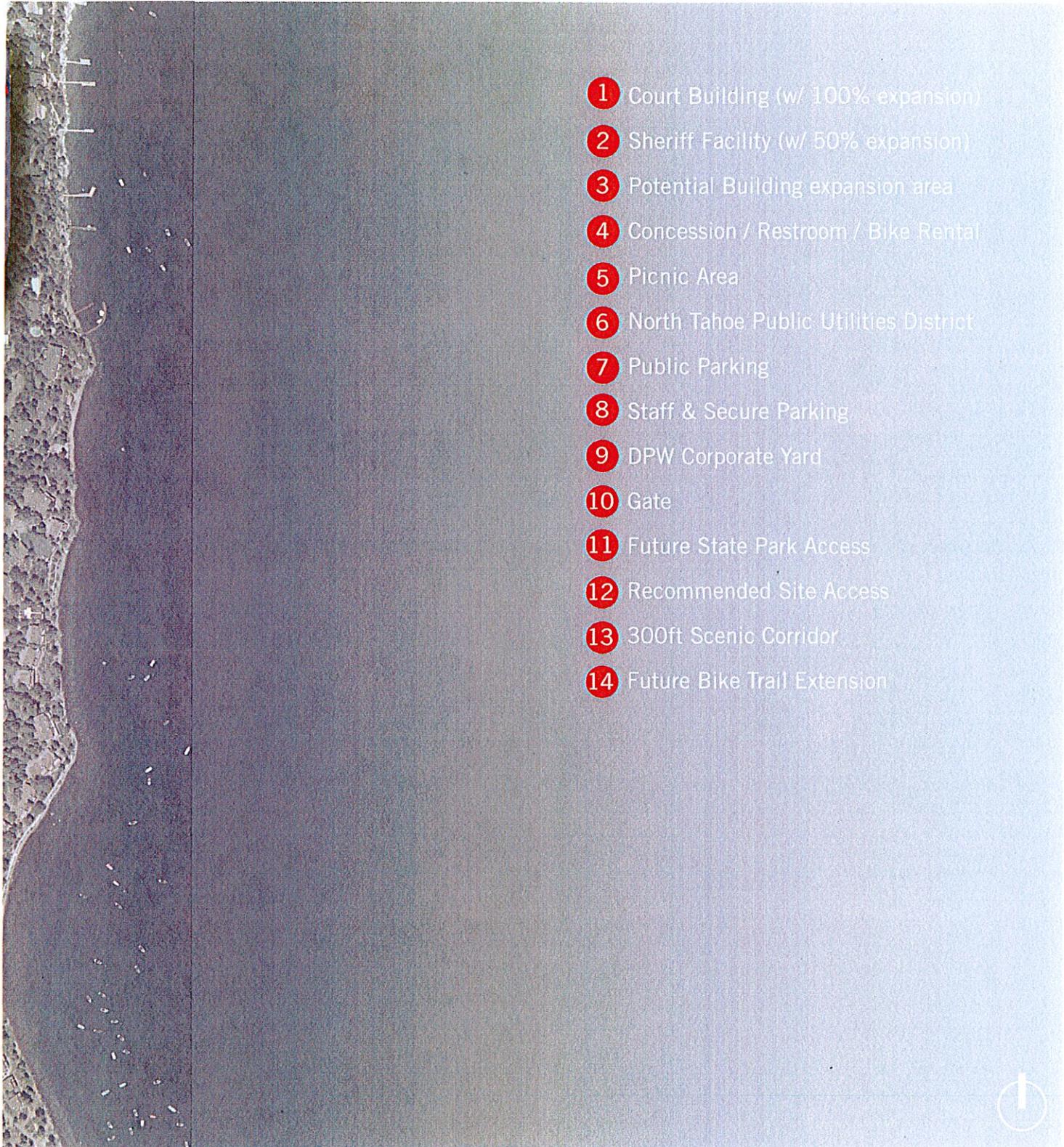
***Q: How can we trust that the public will have a say?***

A: Any proposals the County might decide to pursue further would be subject to stringent reviews and public hearings: State CEQA, Tahoe Regional Planning Association (TRPA), and County requirements would all include a thorough review of impacts and many opportunities for public review and public hearings. Residents can request Placer County's Community Development Resources Agency to be placed on a notice list for public hearings on any proposed projects.

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Placer County Tahoe Justice Center  
**FEASIBILITY STUDY**  
April 22nd, 2014



- 1 Court Building (w/ 100% expansion)
- 2 Sheriff Facility (w/ 50% expansion)
- 3 Potential Building expansion area
- 4 Concession / Restroom / Bike Rental
- 5 Picnic Area
- 6 North Tahoe Public Utilities District
- 7 Public Parking
- 8 Staff & Secure Parking
- 9 DPW Corporate Yard
- 10 Gate
- 11 Future State Park Access
- 12 Recommended Site Access
- 13 300ft Scenic Corridor
- 14 Future Bike Trail Extension

# CONCEPTUAL SITE PLAN