



## **Village at Palisades Tahoe Specific Plan Comprehensive Community Benefits October 2024**

The VPTSP will result in numerous physical and financial improvements that will be of benefit to the Tahoe Basin, Olympic Valley community and greater eastern Placer County region. Some of these benefits are proposed by the VPTSP (e.g., extensive creek restoration, trails), others are monetary contributions provided through the Development Agreement and a transfer fee. Finally, some of the programs are already in place, such as the Mountaineer, parking reservation system, and wildfire risk reduction measures.

### **TRANSIT, TRIP REDUCTION AND VMT REDUCTION MEASURES**

The project will implement the following measures as defined in the VPTSP, EIR Mitigation Measures, voluntary agreements and/or Development Agreement:

- A new 4,000 SF Transit Center with capacity for local and regional services, charter buses, and public transit. (VPTSP, page 5-29 et al)
- TRPA Fee: The applicant has volunteered to pay \$2 million to TPRA as voluntary mitigation to further offset the project's already less than significant VMT impacts on the Basin's air quality and water quality. TRPA had determined this amount is a reasonable estimate of mitigation fees that would be required for a similar in-basin project.
- Provide preferred parking for carpools with four or more occupants. (VPTSP, page 5-29)
- Provide fixed-route shuttles that operate between the Village and Everline and within the hillside neighborhoods north of Olympic Valley Road. (VPTSP, page 5-29)
- Provide on-demand (dial-a-ride) shuttles that circulate in the hillside neighborhoods during non-peak-hour ski days (VPTSP, page 5-29). Note that the Mountaineer already provides this service.
- No less than \$75,000 will be contributed annually to ensure provision of free TART fares for employees. (DA Section 3.7.3)
- An annual contribution of \$97,500 will go towards helping to fund the implementation of the Tahoe Truckee Area Regional Transit (TART) System Plan 3.7.1)
- A one-time contribution of \$85,000 will be paid in support of increased capital expenses related to regional transit initiatives. (DA Section 3.7.2)
- Establish a Transportation Coordinator Position (VPTSP, page 5-30).
- Promote regional bus and ridesharing programs (VPTSP, page 5-30)
- Provide bicycle parking facilities at all major lodging/resort-residential facilities and at other major activity centers (VPTSP, page 5-31).
- Develop a model to predict when more than 13,500 average daily trips will occur on Olympic Valley Road. On those days that are predicted to exceed 13,500 ADT, implement traffic management, such as coning, signage and traffic controls. (EIR Mitigation Measure 9-1a) Note



that PT already implements traffic management measures on days when peak traffic volumes are anticipated.

- Develop and distribute real-time information regarding Village area parking and average travel speeds on Olympic Valley Road (Mitigation Measure 9-1b).
- Conduct traffic management at Olympic Valley Road intersections with Wayne Road, Shirley Canyon Road and/or Eric Road (Mitigation Measure 9-2b).
- Monitor and, when warranted, conduct traffic management at the Olympic Valley Road/Squaw Creek Road intersection in the summer season. (EIR Mitigation Measure 9-2d)
- Lengthen the northbound left-turn lane and modify signal timing at the SR 89/Olympic Valley Road intersection (Mitigation Measure 9-4). Note that PT already consults with Caltrans regarding modifications to signal timing at this intersection.
- Establish ad Community Service Area (CSA) Zone of Benefit (ZOB) or Community Facilities District (CFD), or annex into an existing CSA ZOB to fund expansion of transit capacity (EIR Mitigation Measure 9-7 and DA 3.12.1 and 3.12.2.1)
- Each small lot tentative map must be accompanied by an analysis documenting that combined emissions from all VPTSP phases will not exceed 55 lbs/day of ROG or NOx. This can be achieved through project design and on-site measures, or through reduction of vehicle trips. (Mitigation Measure 10-2)

#### Resort Transit, Trip Reduction and Traffic Management Initiatives Already in Place:

- Parking reservations are required on weekends and holidays with both free and paid options available.
- Mountaineer provides free, on-demand shuttle service within Olympic Valley and Alpine Meadows.
- The resort-operated free shuttle between Alpine Meadows and Palisades Tahoe Resorts runs seven days per week regardless of the Base-to-Base being open.
- The free Sherwood Shuttle is offered on weekends and holidays when the Sherwood lift is open.
- The resort contracts with a third party to provide free Park & Ride shuttle service between Truckee and Tahoe City to Olympic Valley on weekends and holidays consistent with the reservation-based parking schedule. A \$10/rider incentive is offered.
- Employee Van Pool: Six vehicles are rented by the resort and provided free to employees to pool to work during the winter season. Secured funding through TNT/TMA to expand the program for the 24-25 season.
- The resort offers an incentive for employees who carpool on days when reservation-based parking is required. \$20/driver, \$10/passenger.
- Base to Base Gondola connecting Alpine Meadows and Palisades Tahoe
- Public Carpool program: 800 parking spaces closest to the Village at Palisades Tahoe are designated for cars with 3 or more passengers. Alpine Meadows has 120 parking spaces located near the Lodge.
- Peak day measures include:



- Three-lanes on Olympic Valley Road are typically used every weekend and peak day in the core season, weather and conditions permitting (not safe during snowstorms due to snowplows and road safety)
- Changeable Message Signs provide real-time traffic information and “lots full” notification. Locations include the Mousehole on 89 in Truckee, Alpine Meadows Road/SR 89, Tahoe City, and on Alpine Meadows and Olympic Valley Roads.
- Caltrans changes the signal timing at SR 89/Olympic Valley Road and SR 89/Alpine Meadows Road for the summer and winter seasons.
- Active traffic control (flaggers) at key intersections.
- Extended cone merges are used at parking lot exit points to keep traffic flowing
- Placement of OV Fire Department personnel at the west end of the valley during congested periods.
- PT periodically provides programming, such as après ski events, and promotions, such as expanding lift hours, evening events, and lodging deals, which can reduce peak hour trips by extending departure times and encouraging guests’ stays into Sunday evening.
- Palisades Tahoe App provides a link to the parking reservation website and real-time information on transportation options, avalanche control, and other road issues.
- Contract with CHP for assistance with traffic control for large events (World Cup, etc.)
- Purchase of PSA real-time local radio updates that flow to the 101.5FM KTKC morning DJ on weekends to promote all programs and change guest behavior
- Traffic and parking programs are updated through our various social media channels via Marketing Team and PT Dispatch
- Peak demand pre-weekend blogs and emails give recommendations to guests about ways that they can get here and promote Mountaineer, TART, carpool, park & ride, arrive early
- PT continues to work with the County and TNT/TMA to identify other ways to reduce the number of trips and trip length and to address congestion on a local and regional level.
- PT is a member of, and active participant in, the Truckee North Tahoe Transportation Management Association (TNT/TMA) which is focused on local and regional traffic management.

## **WORKFORCE HOUSING**

The VPTSP will provide:

- In-valley housing for 250-300 employees
- A shuttle between the ski area and the housing complex
- 450 new employee parking spaces
- A market, recreational facilities, and shipping and receiving.
- \$500,000 towards other affordable housing initiatives as determined by the County for the Tahoe Sierra Region. (DA Section 3.10.4)



- A short-term lodging fee of 2.5% will be collected on short-term lodging stays of less than 30 days (“Lodging Fee”) for future lodging developed under the VPTSP (DA Section 3.22). This is anticipated to generate up to \$1M annually at stabilized project completion.

Resort workforce housing initiatives already in place:

- 160% increase in total employee housing beds from 2021/22
- 171% year-round beds increased 2021/22
- Purchased separate housing units in North Lake Tahoe encompassing 60 permanent beds
- 100 secured beds annually for employees through master leases and partnerships with local hotels and private owners

## **PARKS**

The VPTSP will provide:

- 17 miles of new and improved existing multi-purpose trail improvements (VPTSP)
- A seasonal playground in the Village (DA Exhibit B)
- Interpretive Park (DA Exhibit B)
- Irrevocable offers of dedication for trail easements over Granite Chief and Shirley Canyon trailheads. (DA, 3.3.4.1)
- Extensive restoration of Washeshu Creek and the Olympic Channel (the latter is not required by the SVGPLUO). A trail and interpretive area will also provide a public amenity.
- Improvements to the Olympic Valley community park (upgraded restroom facilities and a sewer lift station). (DA, Exhibit B)
- Bicycle and hiking trails to connect employee housing at the East Parcel to the existing Class I bike trail on Olympic Valley Road (DA, Exhibit B)
- A linear park and trail along the restored Washeshu Creek (VPTSP)
- Off-street vehicle parking, bike parking, restrooms, and shaded picnic areas at the Granite Chief and Shirley Canyon trailheads (DA, Exhibit B)
- Dog park (DA, Exhibit B)
- Park Fees: The project will pay the County’s Park and Trail fee, which is estimated to generate an additional \$3.4 million for use by the County (based on the fee of \$4,050 per unit) (DA Section 3.3.3). The VPTSP Park and Rec fees are based on the County’s requirements for traditional, primary residential development, even though the Village will be composed primarily of second homes and vacation units.
- Funding of approximately \$210,000/year through a CSA or CFD for park and trail maintenance (DA Section 3.3.8)
- Up to \$15,000 to the USFS for maintenance of multipurpose trails on federal land (DA Section 3.3.8.1)



## **WILDFIRE**

The VPTSP provides:

- A new fire station in the west end of the Valley, new response vehicles, and 6 more full-time firefighters to reduce the potential for traffic on Olympic Valley Road to influence emergency response times.
- The plan also required the creation of an Emergency Preparedness and Evacuation Plan (EPEP) that was completed in coordination with local authorities.
- Much improved Shelter-in-Place options from today will be provided within The Village at Palisades Tahoe (VAPT) buildings with capacity for, at a minimum, VAPT property owners, guests, and employees.
- Additionally, a fire plan consisting of construction standards for hardening structures against fire, fuel management, and education, which are crucial to ensuring community safety has been developed. The new development will adhere to the latest wildland fire interface requirements and pursue HVAC systems to filter air during poor air quality.
- Palisades Tahoe has an Emergency Preparedness and Evacuation Plan in place, which includes evacuation protocols and Shelter in Place locations.
- New studies and training exercises have also been conducted by regional agencies related to wildfire and evacuation, with Cal Fire officials recently telling the Placer County Board of Supervisors that Olympic Valley “is a good example of an area that could provide temporary refuge, or safe refuge if the decision is made to shelter-in-place versus evacuating.”

Resort initiatives already in place related to wildfire preparedness and risk mitigation:

- Palisades Tahoe has a specialized Trail Crew department with 20-25 staff members working from May to October, focusing on vegetation management with an annual budget of approximately \$1,000,000. This work has been ongoing and annual for over 10 years.
- At Palisades Tahoe, in collaboration with the Forest Service, hazardous trees are identified every winter for removal in the spring.
- This year, around 285 large-diameter trees were removed, and 30 acres underwent mechanized mastication over the past two summers.
- Annual brush cutting ranges from 40 to 100 acres, with continuous efforts to cover the entire resort terrain.
- Palisades Tahoe hosted a community evacuation drill in collaboration with the Olympic Valley Fire Department, North Tahoe Fire Protection District, Placer County Sheriff, Olympic Valley and Alpine Meadows Fire Safe Councils and Olympic Valley residents. The drill assumed that a wildfire heading toward Olympic Valley closed Highway 89 in both directions. Simulated evacuation orders were sent to participating residents, and there was a simulated evacuation to the ski resort parking lots, which would serve as areas of refuge in such a scenario.
- A similar evacuation drill was conducted at Alpine Meadows.



- Active participation in both the Alpine Meadows and Olympic Valley Firewise Councils, including a donation of \$11,500 toward a fire study.
  - These councils reduce wildfire risks by, for example, raising awareness about how to minimize wildfire spread, pursuing grants for forest fuel reduction and home hardening efforts, sponsoring chipping and green waste disposal days, and participating in community evacuation drills<sup>1</sup>.
  - Both Alpine Meadows and Olympic Valley have successfully completed the Firewise USA program’s annual requirements.<sup>2</sup>
- Hosted an onsite meeting in October 2023 with the National Forest Foundation, USFS, Washoe Tribe, residents and business owners from both valleys, and OVFD to discuss the Alpine Meadows and Olympic Valley Fire Protection Project to raise awareness of grant funding opportunities for fuels reduction.
- ALERT Wildfire is a consortium of The University of Nevada, Reno and the University of Oregon providing fire cameras and tools to help firefighters and first responders. PT installed a camera on Siberia in July 2024.
  - <https://www.alertwildfire.org/region/tahoe/?camera=Axis-Siberia>

#### **OTHER BENEFITS**

- Project contribution of \$800,000 towards “Regional Interests” which benefit environmental restoration efforts, open space acquisitions, public trails, or public safety improvements. Two payments of \$400,000 each will be made at recordation of the Final Map creating the 350<sup>th</sup> and 600<sup>th</sup> bedrooms (DA, Section 3.8)
- Mountain Adventure Camp: If a recreational community center is developed, full-time residents of East Placer County will receive a 15% discount and certain non-peak access privileges.
- Transit Occupancy Tax: All of the 850 units within the VSP will be subject to the County’s transit occupancy tax, which will raise approximately \$7.5M per year on average.
- \*\*Total employee housing at the East Parcel will be up to 300 beds. 99 of those beds will replace housing in the Village that is slated for demolition. The remaining housing obligation (86 beds) will be provided through one of the mechanisms allowed under the County General Plan.

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<sup>1</sup> Olympic Valley, CA Community Action Wildfire Action Plan, 2023-2025, available at <https://www.ovfirewise.net/p/squaw-valley-fire-department-p.html>.

<sup>2</sup> National Firewise USA Program, *Certificate of Recognition* for Olympic Valley, October 25, 2022; National Firewise USA Program, *Certificate of Recognition* Alpine Meadows, November 11, 2021.