

PALISADES TAHOE
BASE TO BASE GONDOLA PROJECT

PALISADES BASE GONDOLA
STORAGE BUILDING
DESIGN REVIEW PACKAGE

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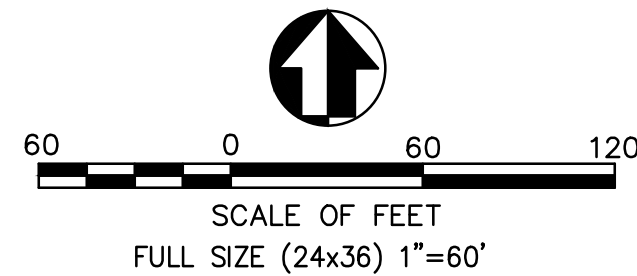
Palisades Tahoe
Base Parking Building

1960 SQUAW VALLEY ROAD
Olympic Valley, CA 96146

DAO No.: 2021-038

JANUARY 19, 2023

Overall Site Map



**Palisades Tahoe
Base Parking Building**

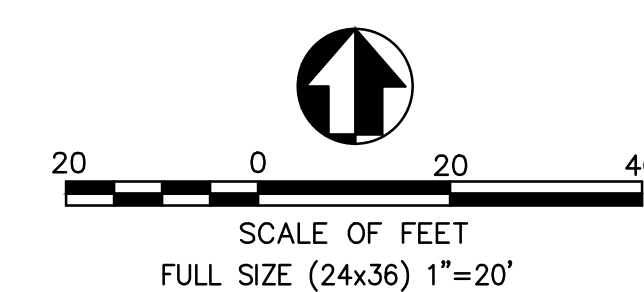
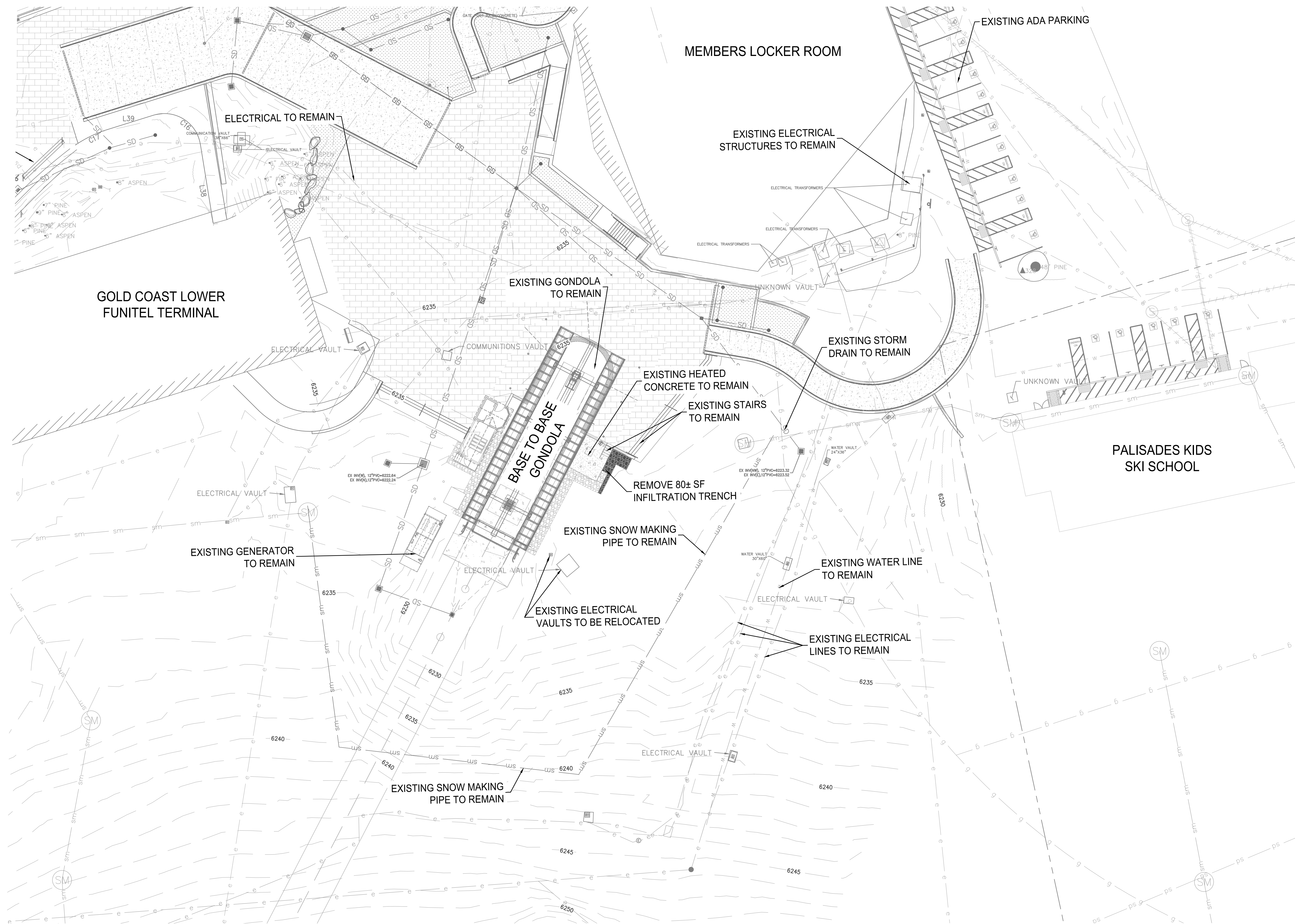
1960 SQUAW VALLEY ROAD
Olympic Valley, CA 96146

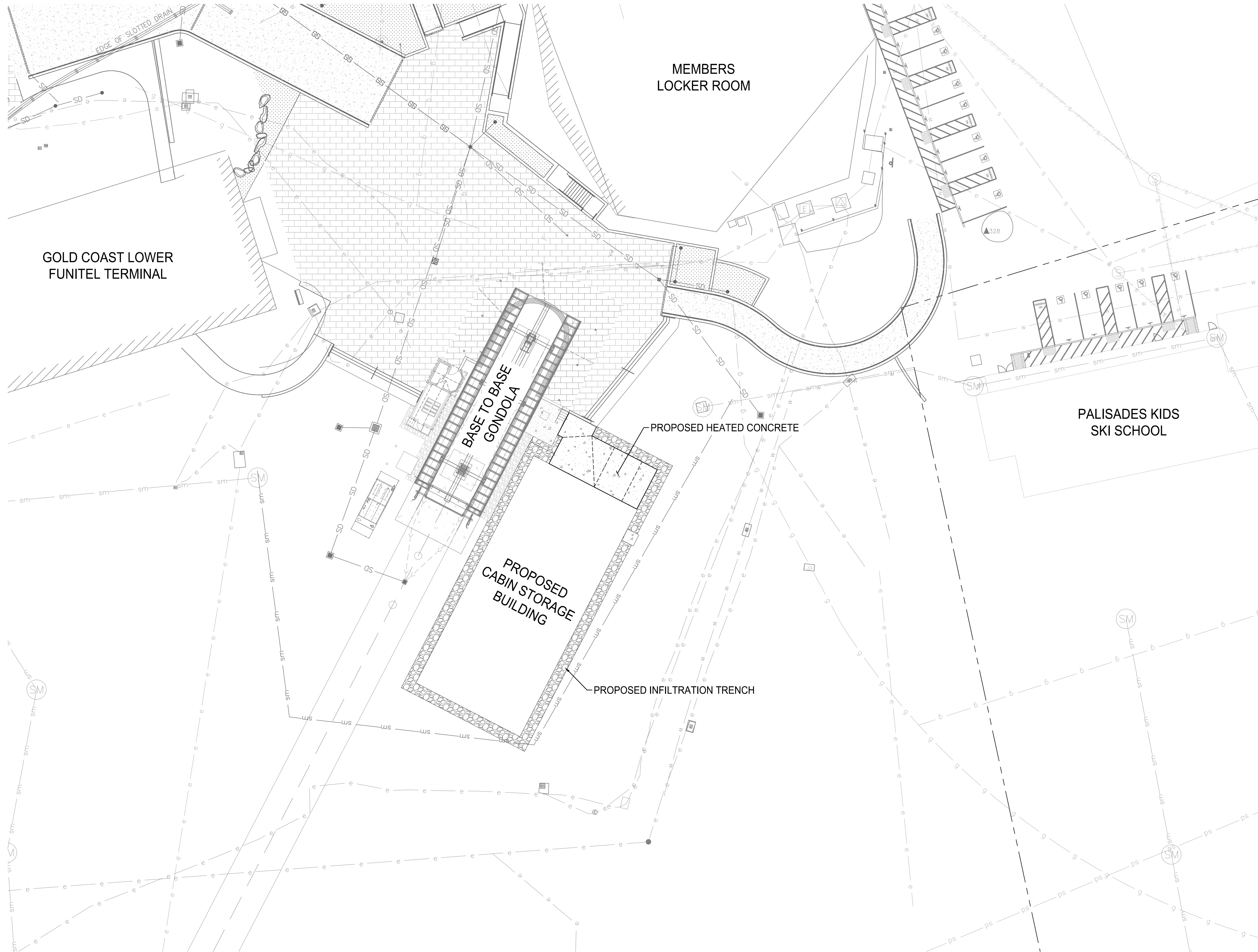
DAO No.: 2021-038

JANUARY 19, 2023

Existing Conditions

03





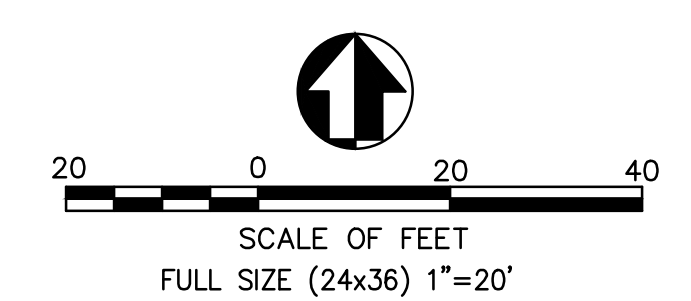
Palisades Tahoe
Base Parking Building

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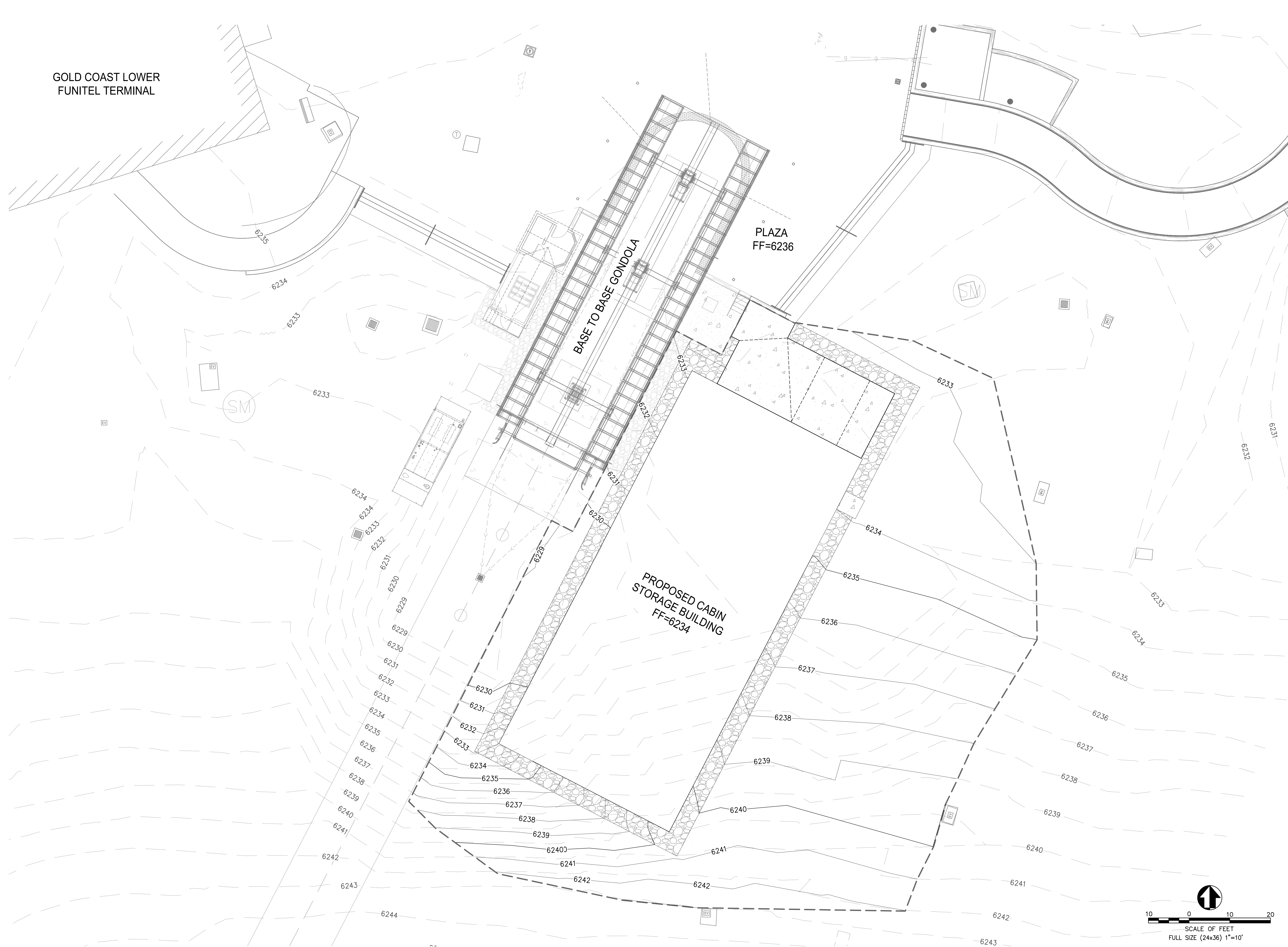
DAO No.: 2021-038

JANUARY 19, 2023

Proposed Site Plan



GOLD COAST LOWER
FUNITEL TERMINAL



Palisades Tahoe
Base Parking Building

1960 SQUAW VALLEY ROAD
Olympic Valley, CA 96146

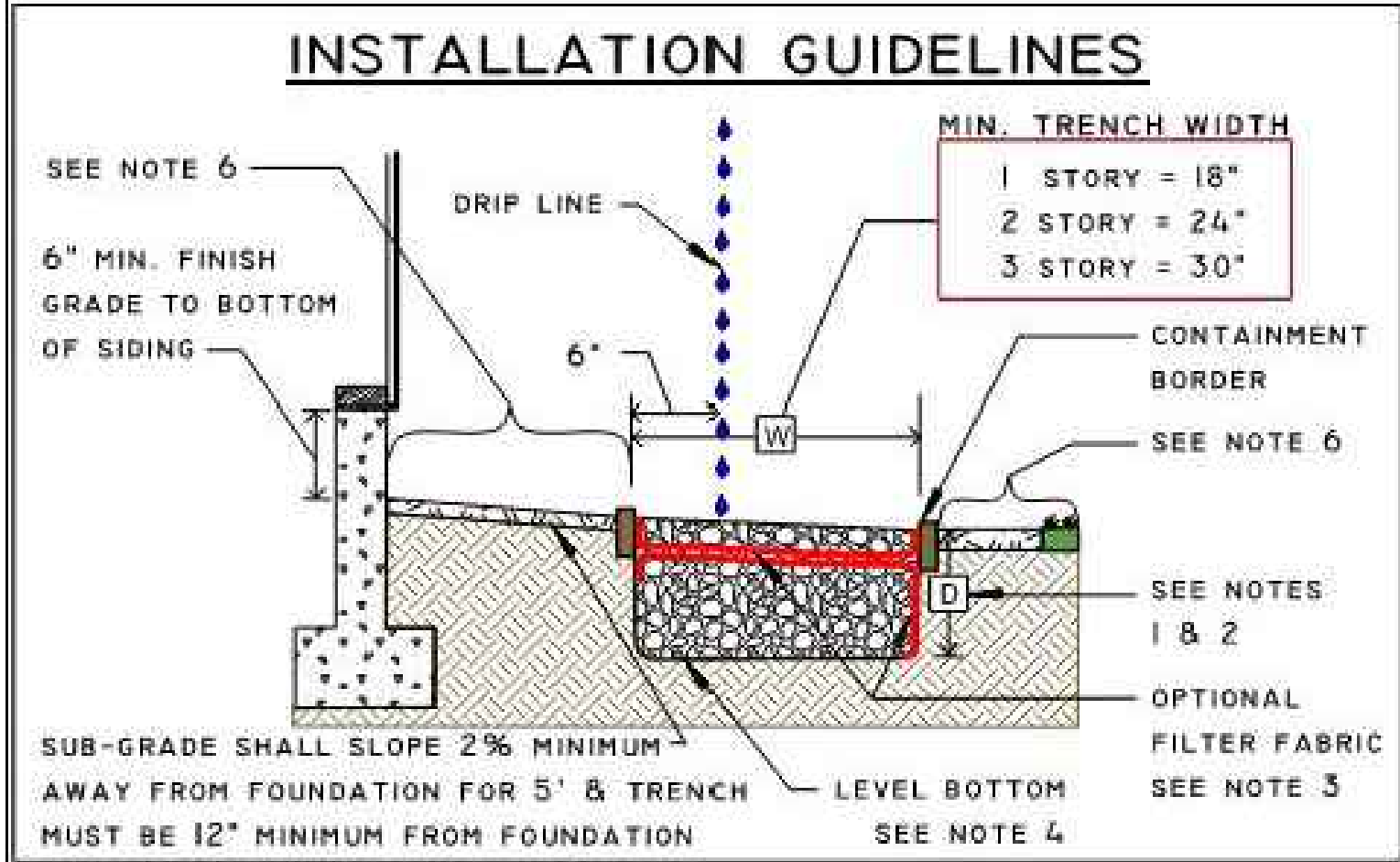
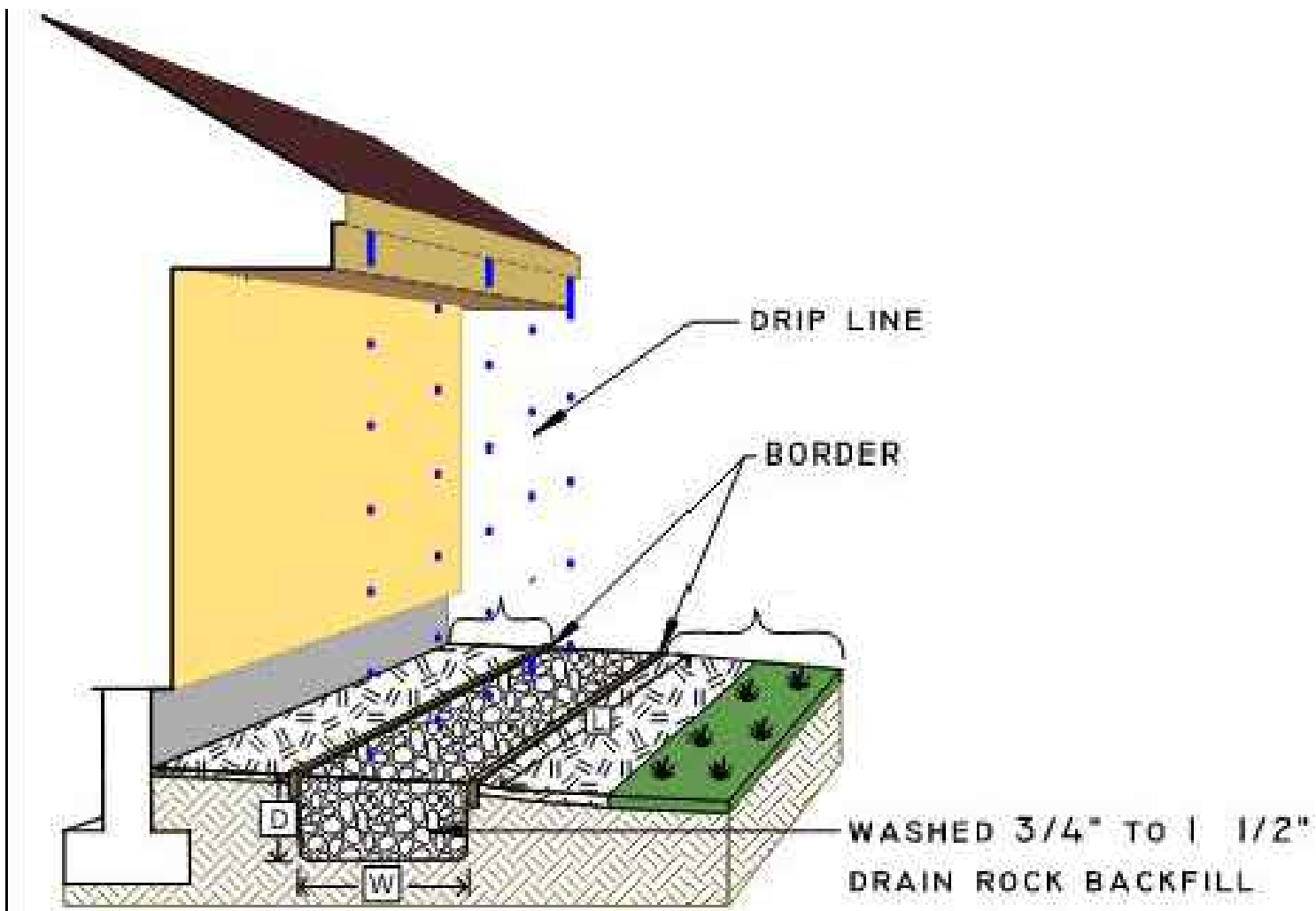
DAO No.: 2021-038

JANUARY 19, 2023

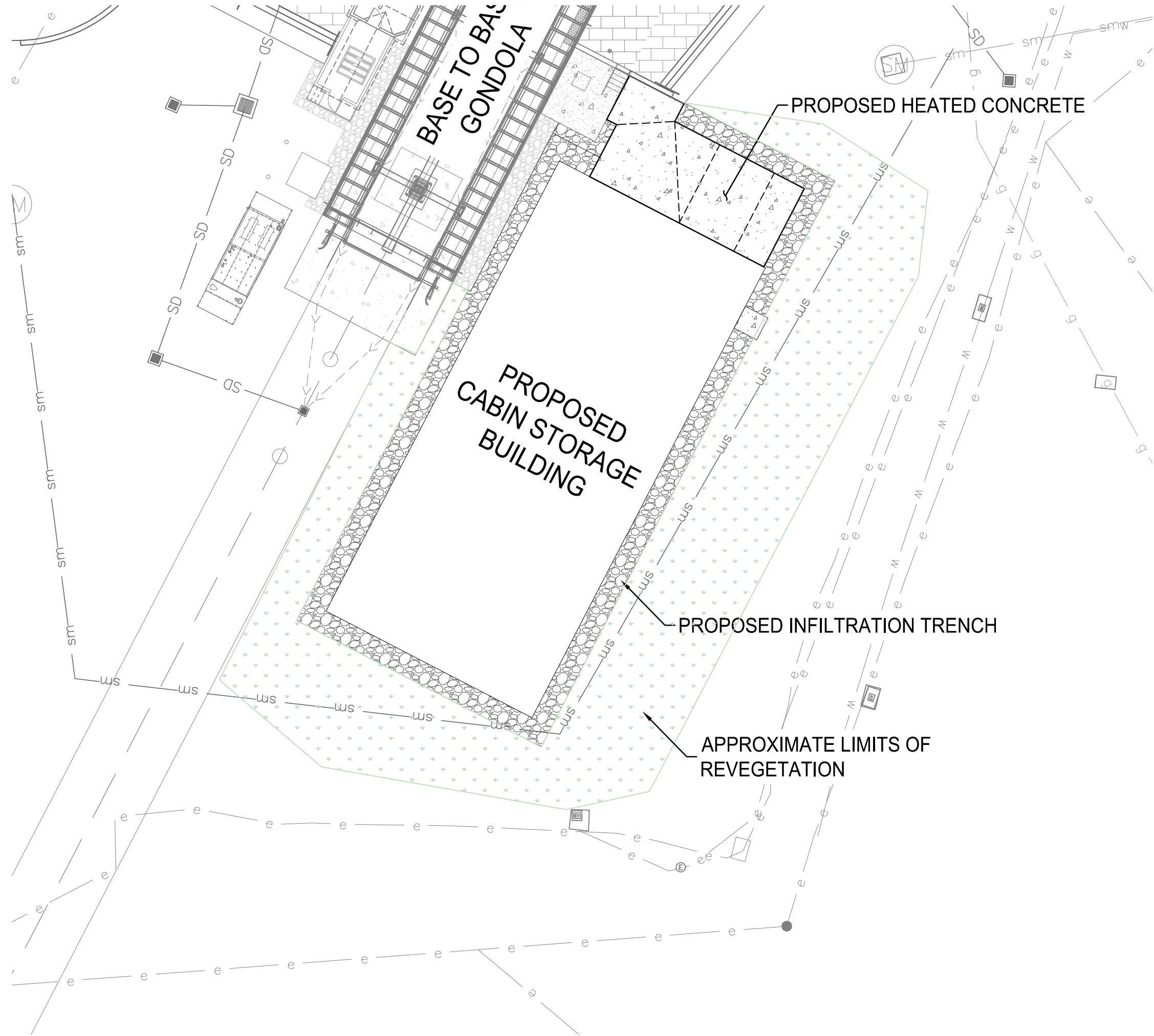
Proposed Grading Plan



1 CONCEPTUAL SEED MIX
NOT TO SCALE



2 D RIP LINE TRENCH AND GRAVEL
NOT TO SCALE



1. PERFORM SEEDING WORK ONLY AFTER PLANTING AND ALL CONSTRUCTION AFFECTING THE GROUND SURFACE IS COMPLETE.
2. PROTECT EXISTING UTILITIES, PAVING, IRRIGATION SYSTEMS AND OTHER FACILITIES FROM DAMAGE. REPAIR ANY DAMAGE THAT IS CAUSED BY THE SEEDING OPERATION.
3. PRODUCT MEASURED IN POUNDS PER LIVE SEED PER ACRE. FERTILIZER GRANULAR, 16 - 20 - 0 AMMONIA PHOSPHATE (200 LBS/ AC.) *WOOD CELLULOSE FIBER1 MOISTURE CONTENT, 127. (+/- 3Y.> AT TIME OF MANUFACTURE• pH RANGE, 4.5 - 6.5 <1800 LBS I AC) TACKIFIER• 70~ PURE PLANTING BASE DILUTED WITH WATER AND CONTAINING NO HARMFUL AGENTS. MYCORRHIZAL INOCULUM SHOULD BE APPLIED PRIOR TO OR IN THE SAME APPLICATION AS THE SEED EXECUTION
4. LIMIT PREP AREA TO THOSE AREAS TO BE SEEDED IMMEDIATELY. DISK ALL AREAS COMPACTED BY CONSTRUCTION TRAFFIC TO 4' DEEP PARALLEL TO CONTOURS. DO NOT EXCEED 85% COMPACTION LEVELS. HAND PLANTING IS ENCOURAGED WHERE FEASIBLE.
5. LOOSEN ALL OTHER AREAS THAT ARE TO RECEIVE THE SEED MIX BY HAND TO A DEPTH OF 4'. APPLY SEED WITH A GEAR TYPE PUMP WITH PADDLE AGITATION. APPLY SEED, MYCORRIZAL FUNGI MULCH FERTILIZER AND TACTIFIER IN A ONE STEP PROCESS. SLURRY MIX OF WATER, 26 LBS I AC. OF PLS SEED. 200 LBS I AC. OF FERTILIZER, 100 LBS I AC.OF TACTIFIER AND 1800 LBS OF *WOOD FIBER MULCH. PROVIDE PROTECTIVE DEVICES AS NEEDED TO PROTECT THE SEEDED AREA FROM TRAFFIC FOR 30 DAYS.
6. REPAIR AND RESEED AREAS DAMAGED BY EROSION OR POOR GERMINATION OR CONSTRUCTION TRAFFIC. PROVIDE A NATURAL TRANSITION BETWEEN PLANTING AREA AND THE REVEGETATION SEED MIX AREAS.



1" TO 1-1/2" LIGHT GREY DRAIN ROCK FROM TAHOE SAND AND GRAVEL
(COMMONLY USED FOR BMP'S)

SYMBOL	DESCRIPTION	QTY
	HERBACEOUS SEED MIX	5,410 SF
	DRIPLINE TRENCH	1,405 SF
	CONCRETE	774 SF

Herbaceous Mix	
0 - Common Name	0 - Botanical Name
Brewer's Angelica	Angelica breweri
Paint Brush	Castilleja spp.
Sulfur Buckwheat	Eriogonum umbellatum var. nevadense and var. modocense
Brewer's aster	Eucephalus breweri
Lupine	Lupinus spp.
Coyote Mint	Monardella odoratissima
Woolly Mule's Ears	Wyethia mollis
Mountain Sagebrush	Artemisia tridentata ssp. Vaseyana
Beard Tongue Penstemon	Penstemon spp.
Penstemon	Penstemon spp.
Wild Buckwheat	Eriogonum spp.
Frosted Buckwheat	Eriogonum incanum
Lobb's Buckwheat	Eriogonum lobbii
Mountain Pride Penstemon	Penstemon newberryi
Stonecrop	Sedum obtusatum
Jewel Weed	Streptanthus tortuosus
Sandberg bluegrass	Poa secunda
squirreltail	Elymus elymoides
Tufted hair grass	Deschampsia cespitosa
California brome	Bromus carinatus
Yarrow	Achillea millefolium
Blue wildrye	Elymus glaucus

SUPPLIERS:

PACIFIC COAST SEED
1925 N MACARTHUR DR
#100,
TRACY, CA, 95376
UNITED STATES
TELEPHONE: 800.733.3462
EMAIL:
INFO@PCSEEDS.COM

TAHOE SAND AND GRAVEL
1096 INDUSTRIAL AVENUE,
SOUTH LAKE TAHOE, CA
96150
UNITED STATES
TELEPHONE: 530.541.6862
EMAIL:
TAHOESANDANDGRAVEL@YAHOO.COM

Palisades Tahoe
Base Parking Building

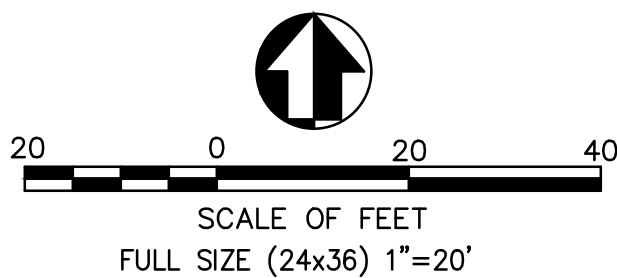
1960 SQUAW VALLEY ROAD
Olympic Valley, CA 96146

DAO No.: 2021-038

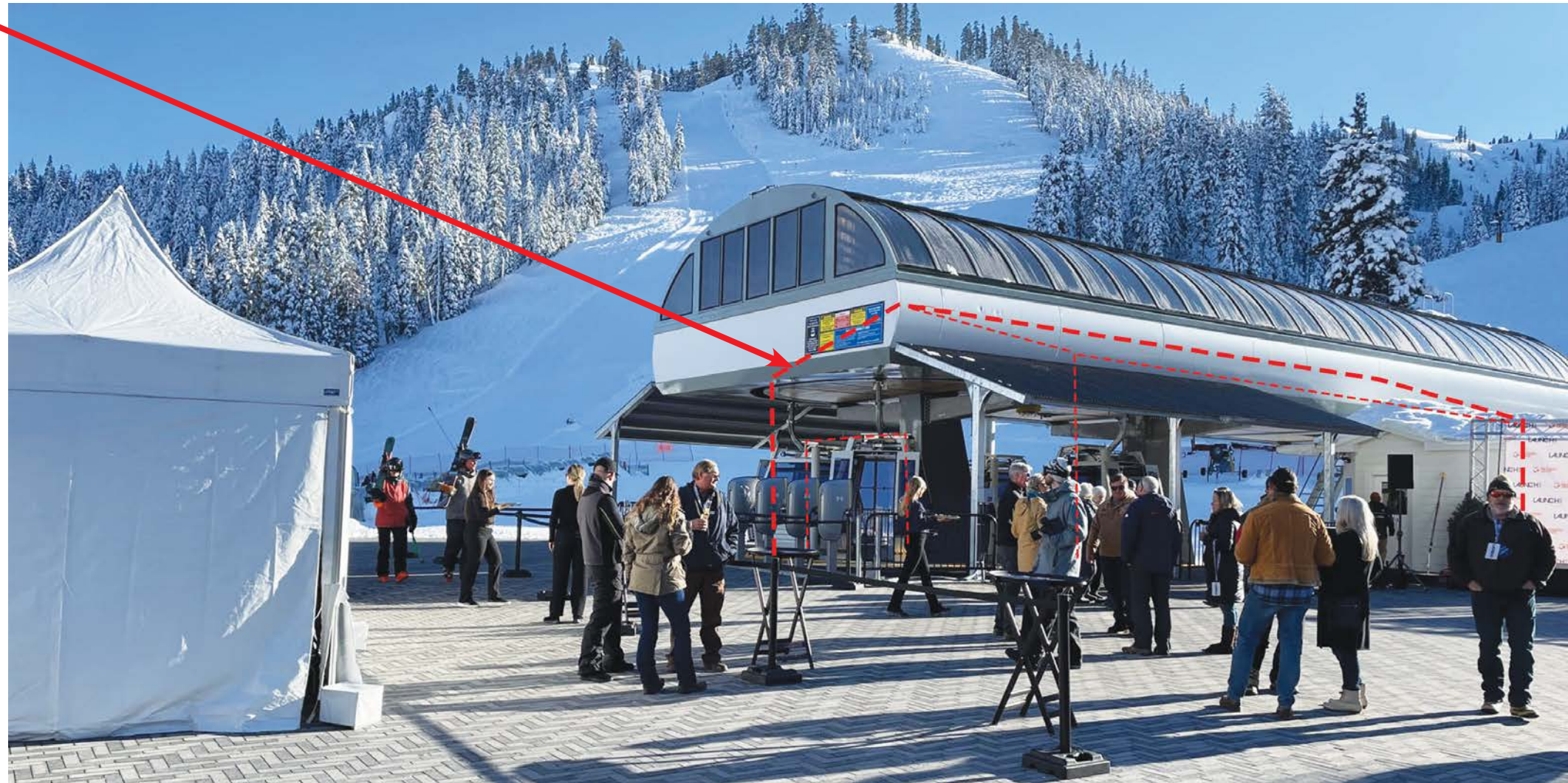
JANUARY 19, 2023

Landscape Plan

06



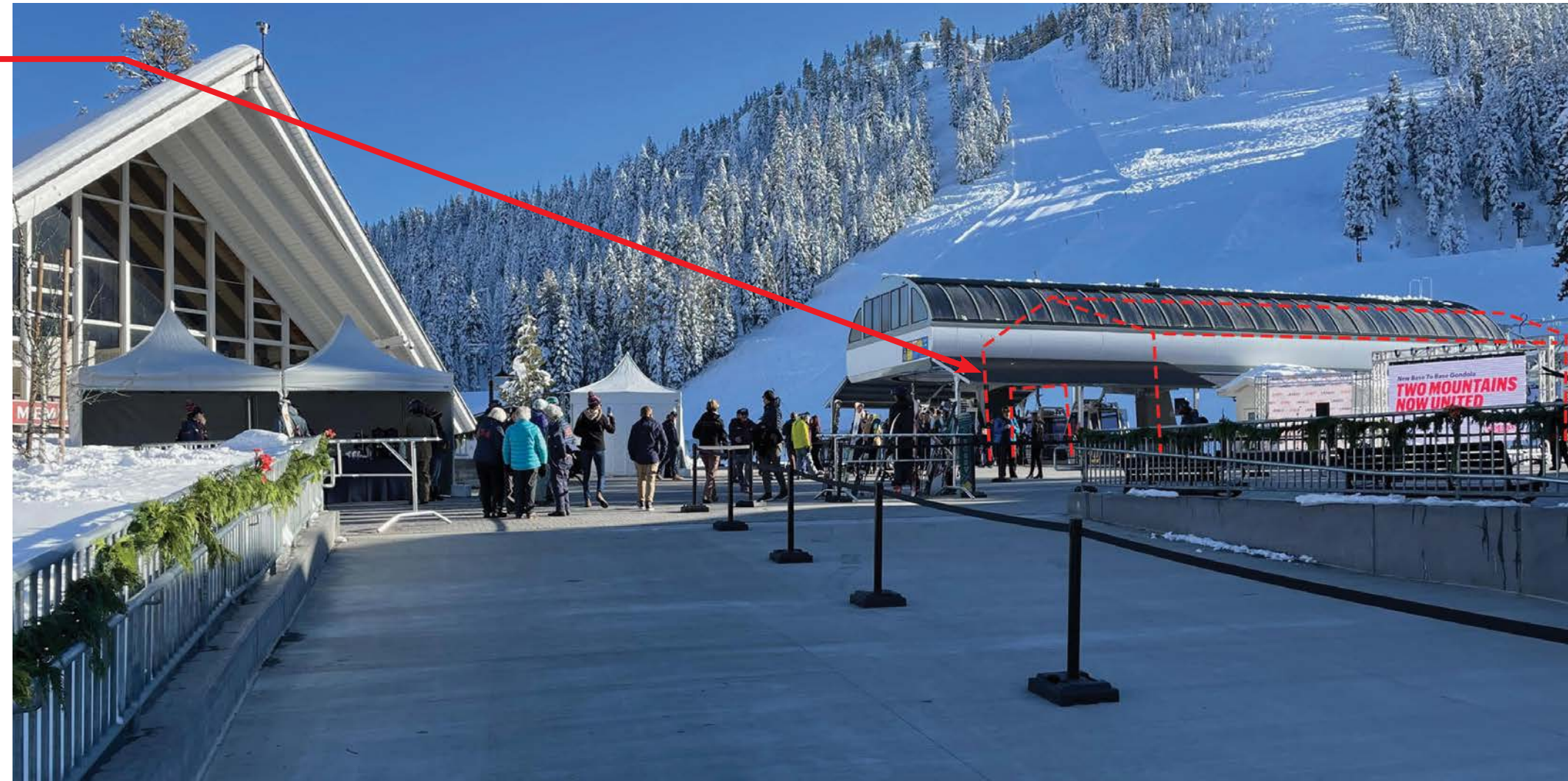
APPROXIMATE BUILDING OUTLINE
BEHIND TERMINAL



1 Site From Plaza

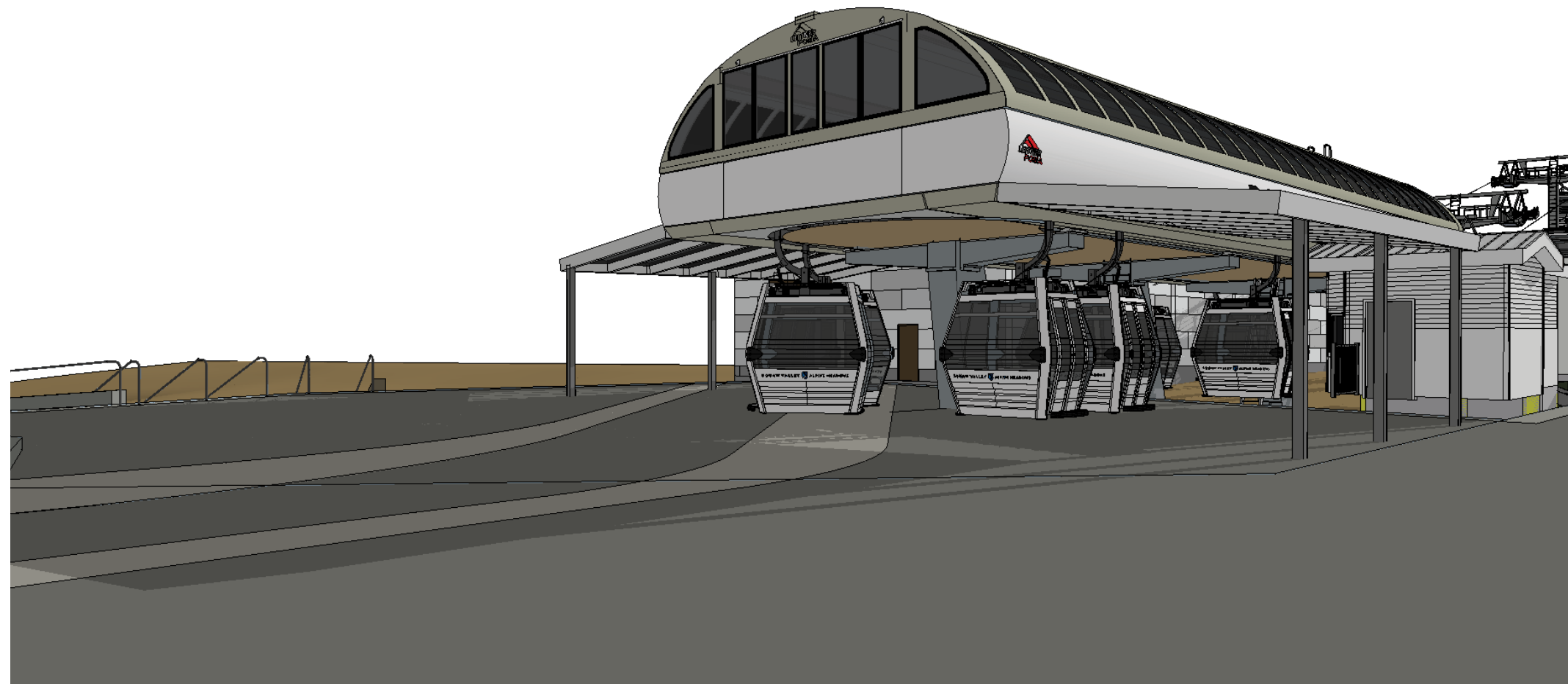
NTS

APPROXIMATE BUILDING OUTLINE
BEHIND TERMINAL



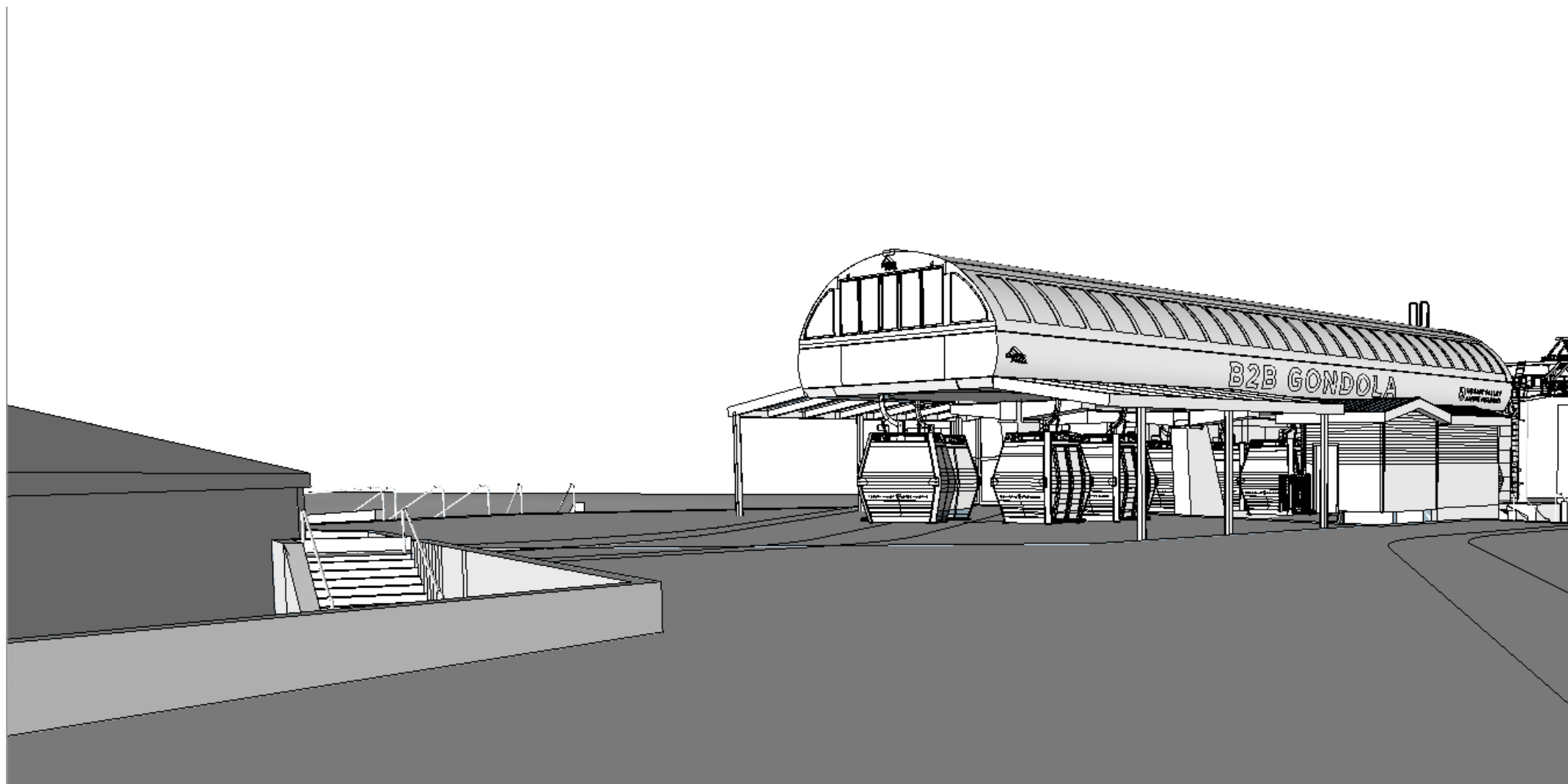
2 Site From Plaza

NTS



2 Simulated View From Plaza

NTS



4 Simulated View From Plaza

NTS

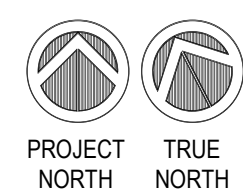
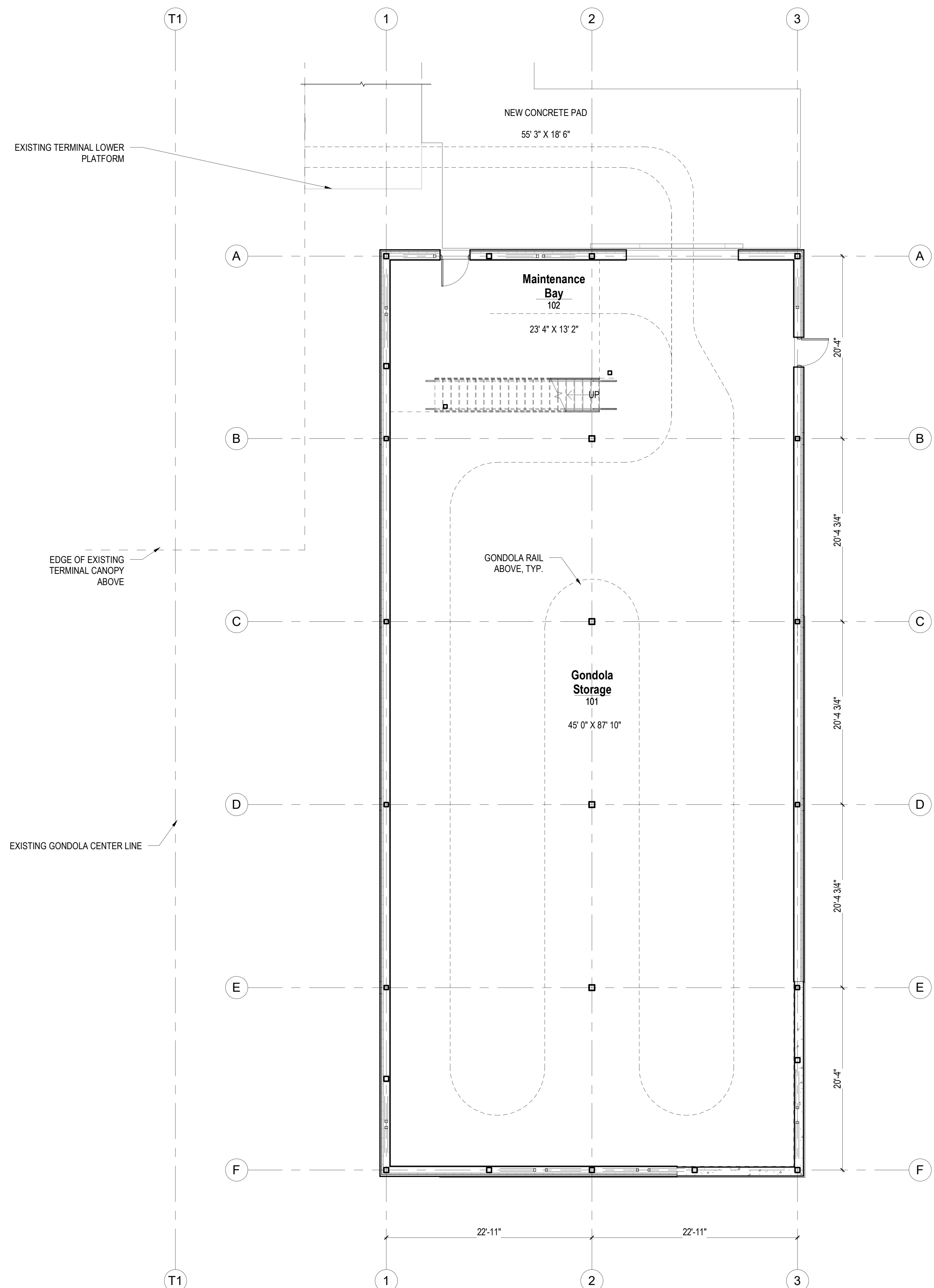
Base to Base Gondola
Palisades Tahoe Base

1960 SQUAW VALLEY ROAD
Squaw Valley, CA 96146

DAO No.:2020-012

JANUARY 19, 2023

Annotated Site Photos

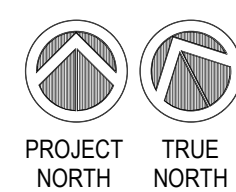
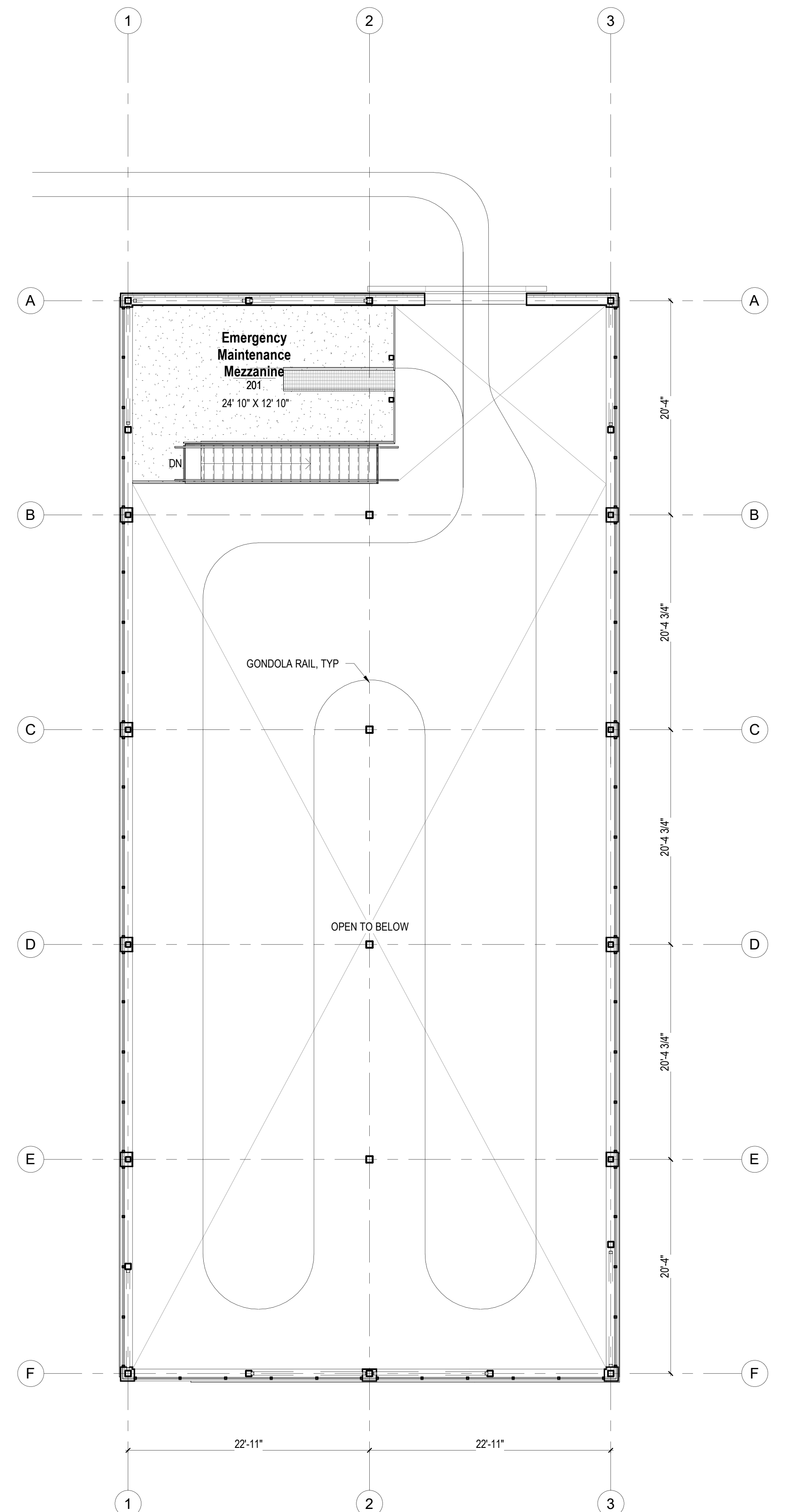


1 Main Level Floor Plan

SCALE: 1/8" = 1'-0"

MAIN LEVEL FUNCTIONS

- GONDOLA CABIN STORAGE
- LIFT MAINTENANCE (EMERGENCY ONLY)



2 Mezzanine Floor Plan

SCALE: 1/8" = 1'-0"

TOP LEVEL FUNCTIONS

- LIFT MAINTENANCE (EMERGENCY ONLY)

Palisades Tahoe Base Parking Building Palisades Tahoe Base

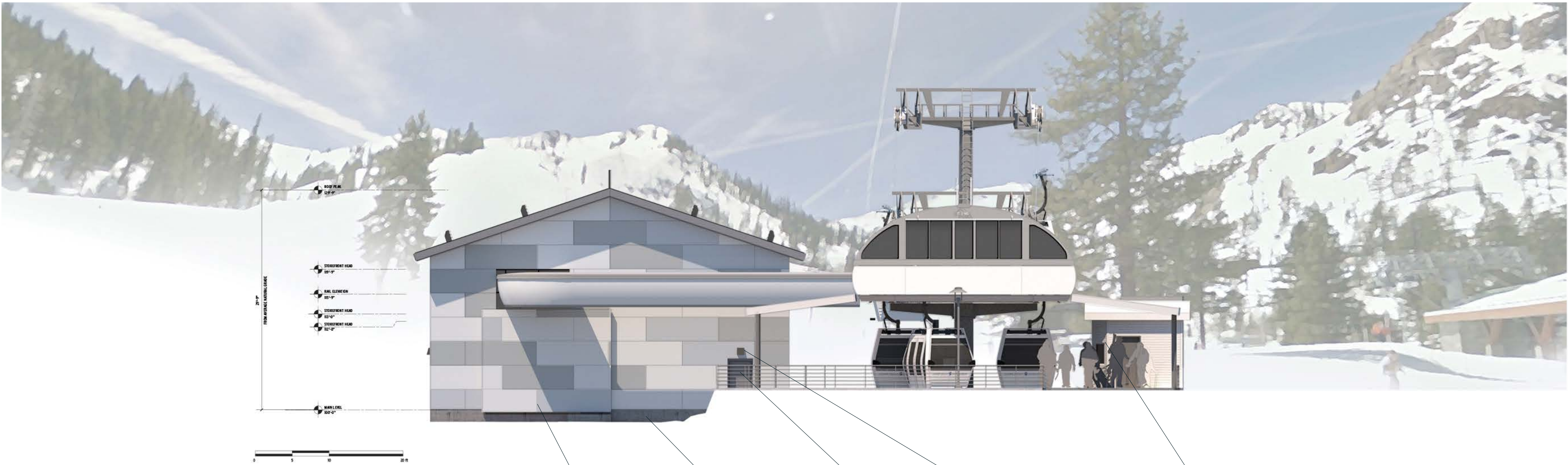
1960 SQUAW VALLEY ROAD
Olympic Valley, CA 96146

DAO No.:2021-038

JANUARY 19, 2023

Building Floor Plan

08



1 North Elevation
SCALE: 1/8" = 1'-0"

- Cabin Door
Metal Panel Pattern
Continues from Cladding
- Foundation Walls
Cast-in-Place Concrete,
Gray
- Metal Door and Frame
Painted Gray to Match BM
CC-54 Overcoat
- Wall Pack Light
EW-1
- Existing Gondola and
Plaza



2 West Elevation
SCALE: 1/8" = 1'-0"

- Existing Gondola and
Plaza
- Asphalt Shingle
Timberline HDZ RS
Birchwood
- Wall Cladding
Metal Panel, Varies White
to Light Gray, See Material
Board for Color Selections

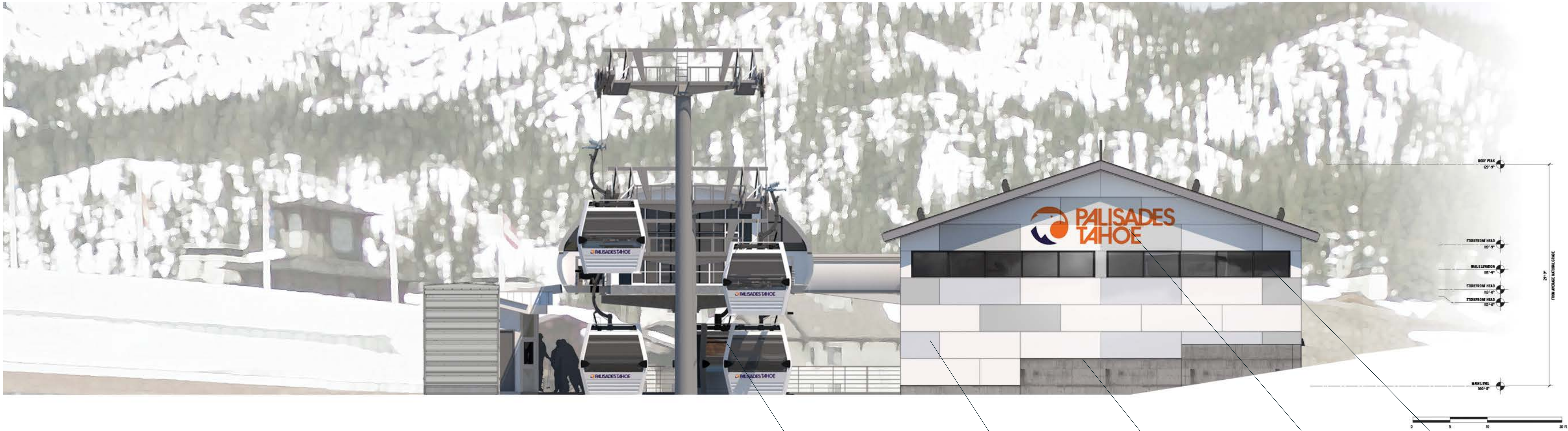
**Base to Base Gondola
Palisades Tahoe Base**

1960 SQUAW VALLEY ROAD
Squaw Valley, CA 96146

DAO No.:2020-012

JANUARY 19, 2023

Building Elevations



1 South Elevation
SCALE: 1/8" = 1'-0"

Existing Gondola and Plaza

Wall Cladding
Metal Panel, Varies White to Light Gray. See Materials Board for Color Selections

Foundation Walls
Cast-in-Place Concrete, Gray

Resort Logo
Painted Graphics on Metal Panel to Match Brand Standards, 64 sf

Storefront Fenestration
Dark Bronze Frames with Gray Glazing



2 East Elevation
SCALE: 1/8" = 1'-0"

Wall Cladding
Metal Panel, Varies White to Light Gray. See Materials Board For Color Selections

Foundation Walls
Cast-in-Place Concrete, Gray

Metal Door and Frame
Painted Gray to Match BM CC-54 Overcoat

Wall Pack Light
EW-1

Storefront Fenestration
Dark Bronze Frames with Gray Glazing

Asphalt Shingle
Timberline HDZ RS Birchwood

Existing Gondola and Plaza

**Base to Base Gondola
Palisades Tahoe Base**

1960 SQUAW VALLEY ROAD
Squaw Valley, CA 96146

DAO No.:2020-012

JANUARY 19, 2023

Building Elevations



1 **Southeast Perspective**
NTS

**Base to Base Gondola
Palisades Tahoe Base**

1960 SQUAW VALLEY ROAD
Squaw Valley, CA 96146


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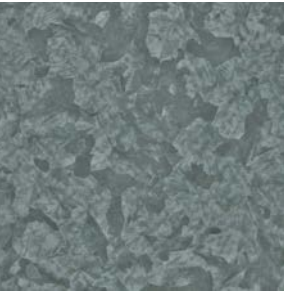
Perspective Views

Building Materials and Colors


Cabin Storage Building




Snow Fence
Galvanized Steel




Asphalt Shingle
Timberline HDZ RS
Birchwood



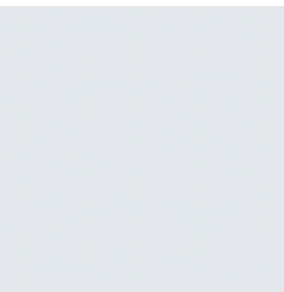
Fascia
Pre-Finished to match Grey
BM CC-990 Super Nova



Storefront Fenestration
Dark Bronze Frames with
Gray Glazing RAL 7046




Wall Cladding
Metal Panel, Varies White
to Light Gray In a Random
Pattern




Wall Pack Fixture
See Below

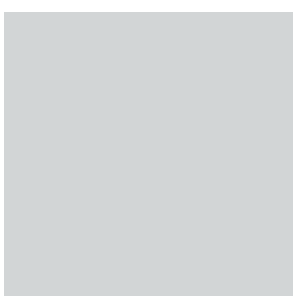
Hollow Metal Doors
Painted Gray to Match BM
CC-54 Overcoat



Foundation Walls
Cast-in-Place Concrete,
Gray



Colors:
Alucobond Magnolia



Colors:
Alucobond Bunny Grey II



Colors:
Alucobond Cadet Grey

LIGHTING



EW-1 BUILDING WALL LIGHT FIXTURE
Bega 24219

Base to Base Gondola
Palisades Tahoe Base

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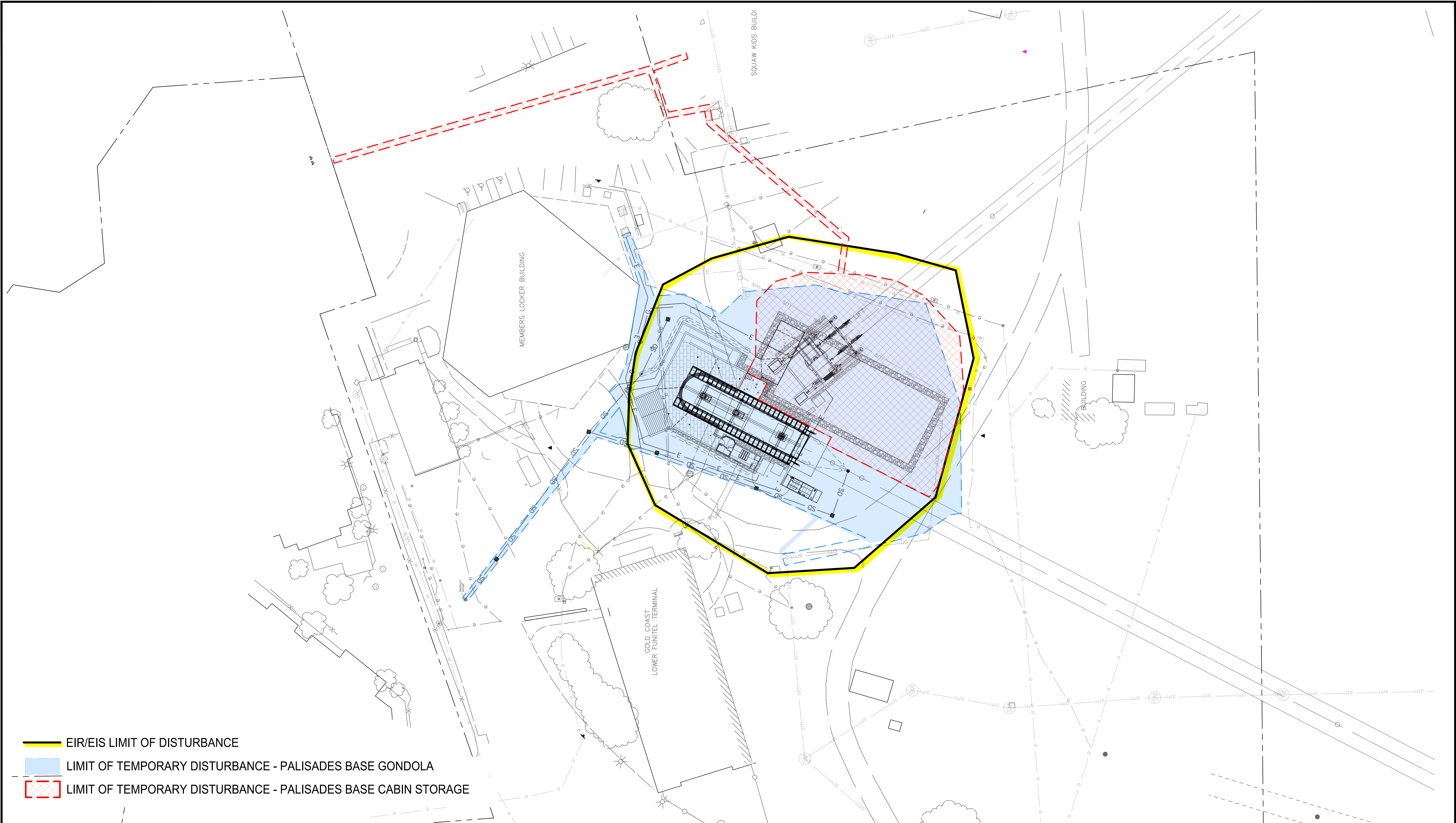
DAO No.:2020-012

JANUARY 19, 2023

Materials Board

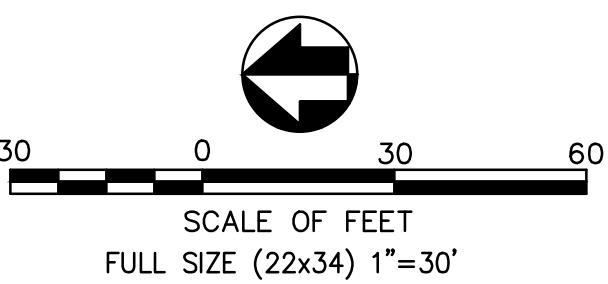
1/19/2023 10:54 AM P:\BAMC010500\CADD\DESIGN\EXHIBITS\2023-01-18 LOD EXHIBIT\LOD EXHIBIT - PERM. V TEMP.DWG TORI WEAVER

- EIR/EIS LIMIT OF DISTURBANCE
- LIMIT OF TEMPORARY DISTURBANCE - PALISADES BASE GONDOLA
- LIMIT OF TEMPORARY DISTURBANCE - PALISADES BASE CABIN STORAGE



LOD COMPARISON EXHIBIT

PALISADES BASE



PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777

**Palisades Tahoe/Alpine Meadows Base-to-Base Gondola
Palisades Tahoe Base Cabin Parking Building
Olympic Valley Design Review**

PROJECT DESCRIPTION

January 2023

Introduction and Background

The Base-to-Base Gondola currently has chair storage in the maintenance building in Alpine Meadows. Palisades Tahoe (PT) proposes to construct additional chair storage at the PT base terminal. The Conditional Use Permit and Gondola Base-to-Base terminal anticipated that chair storage would be provided at both Palisades Tahoe and Alpine Meadows.

A Conditional Use Permit was approved for the Gondola in July 2019 by the Placer County Board of Supervisors. Because a portion of the project will be located on national forest lands, the US Forest Service also had to approve the project in August 2019. An Environmental Impact Statement/Environmental Impact Report (EIS/EIR) was prepared for the project in compliance with NEPA and CEQA. The EIS/EIR included a wide range of Resource Protection Measures (RPMs) that must be implemented by the project. In addition, the Alpine Meadows base terminal must meet the Visual Quality Objectives and the Built Environment Image Guide for the USFS North Pacific Province.

The Gondola was constructed during 2021 and 2022, and began operation in December 2022. The constructed elements include two terminals (one at each of the ski resort base areas), two mid-stations and associated ski towers that cross over the ridgeline between the two ski resorts, a chair storage and maintenance building at the Alpine Meadows base terminal, and an avalanche structure at the Alpine Meadows mid-station. No chair storage is currently provided on the Palisades Tahoe side.

The Gondola will operate only during the ski season. During the off-season, when the Gondola is not in operation, cabins will be removed from the line and stored at the base terminals. Gondola cabins could also be stored off the ropeway at night during the winter, particularly during storm or wind events. Cabin storage is planned to be provided at both base terminals in aboveground, enclosed structures. As stated above, the Alpine Meadows chair storage has been constructed. Approximately 40 percent of the cabins are planned to be stored at Palisades Tahoe and 60 percent are planned to be stored at Alpine Meadows. To perform maintenance, some cabins will need to be put on the line for limited periods during the summer (fewer than 10 times during the summer for running all cars on the line, and 3-5 days per month for limited numbers of cars moved across the line).

Palisades Tahoe Chair Storage

The Palisades Tahoe terminal is located between the old Red Dog lower lift terminal to the east (the Red Dog Terminal was relocated in 2022) and the Gold Coast terminal to the west, and a plaza to the north and west (also constructed in 2022).

The proposed chair storage building will be constructed immediately south of the Gondola terminal. The building provides storage for 38 chairs and will have a small emergency repair area. The building will be 4,889 square-feet on one level. The building will be approximately 29.75 feet tall, which is consistent with the 30-foot height limit in this area.

The site will require re-grading to meet the operational needs of the project. Approximately 16,000 square feet of area will be disturbed. Graded areas will amount to 125 cubic yards of export and 600 cubic yards of import with a net import of 475 cubic yards.

Building Design

The building design is intended to be compatible with the adjacent lift terminal. The building will have a sloped gable roof. Siding material will be aluminum composite metal panel. The siding panel color will vary from white to light gray. The trim and fascia will be dark gray. There will be aluminum storefront system windows on the east, west and south sides of the building. The roof will be composite shingles, and the snow-fencing will be galvanized steel.

Elevations and examples of materials and colors are provided in the design drawings. The north elevation of the building will have an oversized door that provides access for the cabins. The east and west elevations will be composed primarily of composite metal panel with high banks of windows. The east side will also have a standard door for staff that serves as a second means of egress for the building. The south elevation will be similar to the north, but there will be a bank of high windows, and there will not be a door. The siding on all four elevations will vary from white to gray. Window glazing will be dark gray, similar to the windows on the Gondola cabins.

Access for the cabins will be provided via the oversized door on the north side of the building. A separate entry for staff and emergency personnel will also be on the north side of the building. The only utilities within the building will be electricity and a water line used solely for fire suppression. No restrooms or other plumbing fixtures will be included within the building.

Utilities

Existing utilities on the project site include a high voltage power line that currently runs east of the site to existing electrical vaults near the Members Locker Room building. There are existing electrical vaults previously associated with the Red Dog ski lift with corresponding electrical conduit. A snow making line with below-grade vaults runs in the north-south direction east of the new Cabin Storage Building. Additionally, there are existing dry utilities and below grade utility vaults located between the proposed Cabin Storage Building and Palisades Kids Ski School.

The nearest water main is located northeast of the project site in the existing cul-de-sac. An existing water service lateral extends from the water main to Palisades Kids Ski School building. An existing sanitary sewer service lateral is located in the asphalt drive aisle north of the Palisades Kids Ski School building. The existing storm drainage system was installed with the Base to Base Gondola. Stormwater runoff is collected in the drain inlets and routed to the storm drain main north of the Funitel Plaza.

The existing water service lateral that extends from the water main at the existing cul de sac to Palisades Kids Ski School will be re-routed to accommodate the required 20-foot utility easement. The fire water suppression service lateral to the new storage building as well as the new fire hydrant will connect to the re-routed water service lateral.

Utility connections to the new storage building include a 6-inch PVC C900 fire suppression system lateral. The fire-water lateral will connect at the northeast side of the building near the ground level entry door. A dry standpipe system located interior of the building is proposed for additional water suppression support as agreed to with Olympic Valley Fire.

A new fire hydrant and supply lateral is proposed at the accessible parking stalls north of the Palisades Kids Ski School.

Drainage and storm water improvements will include a drip-line trench that extends around the perimeter of the building to provide erosion control and stormwater management.

Plan Consistency

During consideration of the Conditional Use Permit for the Gondola, the County evaluated its consistency with the applicable planning documents, including the County General Plan, Palisades Tahoe General Plan and Land Use Element (SVGPLUO) and Alpine Meadows General Plan. The approvals for the Gondola included an amendment to the SVGPLUO to explicitly provide for a lift connecting the Alpine Meadows and Palisades Tahoe ski resorts, and the alignment of that lift. In addition, a land use designation amendment and rezoning were required for the base terminal at Alpine Meadows. The original designation and zoning were for commercial uses, which did not allow for ski lifts. The amended designation and zoning are Open Space, consistent with most of the Alpine Meadows ski area. With these changes, the Gondola project, including the terminals, maintenance facility and cabin storage, was found to be consistent with the applicable plans.

The footprint of disturbance would be contained within the Forest Recreation zoning district, where ski infrastructure is allowed.

VPTSP EIR Consistency

The proposed Palisades Tahoe Gondola chair storage design is generally consistent with the terminal described in the EIS/EIR. While it did not provide specific details, the Draft EIR states that cabin storage would be provided at both base terminals in above ground, enclosed structures, and that 40 percent of cabins would be stored at Palisades Tahoe (DEIR page 2-14). The proposed cabin storage would include above ground storage in an enclosed structure, and would house approximately 40 percent of the cabins, so it is consistent with these EIR assumptions.

The area of temporary disturbance associated with construction of the PT cabin storage building, in combination with the adjacent terminal, would be similar to the area shown in the EIS/EIR. The total disturbance areas would be similar as well, and would occur in areas that had been disturbed in the past. In addition, much of this area was disturbed recently when the Gondola terminal was installed, and the Red Dog lower terminal was relocated.

Furthermore, construction of the cabin storage building would implement all applicable mitigation measures and conditions of approval (e.g., air quality, erosion control) during construction.