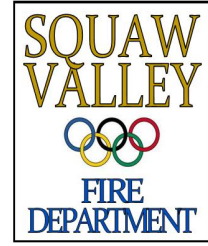




SQUAW VALLEY PUBLIC SERVICE DISTRICT



OLYMPIC MEADOW PROPERTY ACQUISITION

DATE: January 29, 2019

TO: District Board Members

FROM: Mike Geary, General Manager

SUBJECT: Olympic Meadow Property – Project Update – Information Only

BACKGROUND: The discussion section below provides information on the Olympic Meadow Property Acquisition. It is included in the District's monthly agenda to allow discussion of the project without violating the Brown Act's requirement that there be no discussion undertaken on any item not on the agenda. This report is prepared to provide new information and recent progress on issues that are not the subject of a separate report. This item is informational only and there is no action requested of the Board.

DISCUSSION: The Poulsen Estate accepted an offer by the Truckee Donner Land Trust (Land Trust or TDLT) to purchase 29.6 acres in Squaw Valley at the eastern end of the meadow at 325 Squaw Valley Road. Some details of the Purchase and Sale Agreement such as the offer price and terms of the purchase are confidential. A Closed Session item has been included on this agenda to allow for discussion as needed.

The Land Trust and the District are working together to split ownership of the property with the Land Trust holding approximately half the property as a Conservation Preserve to protect the high-value Sierra meadows in perpetuity. The District will manage the remaining property for public benefit. While the current focus is driven by the urgency to acquire the property within a short timeframe, the District is committed to a robust, transparent and inclusive public process to produce a Master Plan that captures the community's desires on how the property should be used. It's expected that this public process will occur in 2020 if acquisition is successful in 2019.

The short-term plan is to leverage the property's current facilities for immediate public access. Light-touch improvements are planned which will likely include:

modernizations to the existing 5,435 sf house to transform it to a public meeting space, trail development and other passive recreation amenities as well as parking upgrades. Soon after acquisition, the District plans to initiate a master planning process with extensive community engagement to determine the long-term uses of the property which will benefit the regional community and its visitors.

A critical step is raising funds from corporate and private donors as well as from available grants. To cover any shortfall, the District expects to hold an election in November 2019 to determine if Valley residents support a bond measure to fund the public acquisition of the property. Staff is currently working with Placer County staff to submit an application for funding from Transient Occupancy Tax revenue.

Recent work has included shaping and refining the scopes of work of proposed consultants that include an architect / planner to identify what improvements are needed to convert the single-family residence into a public space as well as a strategy and communications consultant to assist the Land Trust and District through the process envisioned in the next nine (9) months.

Director Ilfeld and staff are also developing a structure to engage with the community, to receive input and provide information. Currently, we envision there being three “groups” to guide the process, besides the Land Trust and PSD’s Boards of Directors. They are:

1. Ad Hoc / Steering Committee – composed of Directors Ilfeld and Hudson, TDLT’s Executive Director CEO Perry Norris, PSD staff, and consultants, the steering committee is proposed to be the decision-making body, especially around the financial parameters and the political campaign.
2. Parks & Recreation Committee – these are our “community meetings”, referred to as “Workshops”. The purpose of these workshops will be to have an open discussion with the public about crafting uses for the existing facilities.
3. Stakeholder Group – this is by invitation only and will consist of local and regional leaders that will guide the strategy to raise funds to acquire the property and conduct an election for a bond measure.

Staff, with support from consultants, are preparing four budgets to evaluate costs required to acquire the property as well as maintain and operate the property once it is acquired. The four budgets are the Acquisition Budget, Capital Improvements to be completed as part of Phase One, Annual Operating Budget, and Capital Replacement Budget.

The team will present at the Squaw Valley MAC Meeting on February 7, 2019 and will expand its efforts to raise awareness of the project both locally and regionally.

ATTACHMENTS: Project Phasing Exhibit. TDLT Press release. SVPSD Press Release.

DATE PREPARED: January 24, 2019

PHASING AND SCHEDULE

Jan '19

Phase One: Acquisition

- Community engagement via SVPSD meetings
- Fundraising (private, commercial, grant)
- Schematic design of phase one improvements
- Bond measure campaign and election

Dec '19

Phase Two A:

Phase One Construction

- House modernization for public use
- Trail development
- Picnic/parks amenities
- Parking/security improvements

Phase Two B:

Master Plan

- Master planning process to determine long-term vision
- Extensive community engagement (Olympic Meadows Forum)

Nov '20

Phase Three: Master Plan Fundraising

- Fundraising (Private, commercial, grant)
- Possible political campaign for bond measure

Dec '21

Phase Four: Master Plan Design and Construction

- Implement master plan, possibly with a phased approach

Nov '23

Disclaimer: Olympic Meadow Property Project is in very preliminary stages, schedule and phasing subject to change.



Contacts:

Greyson Howard

Greyson@tdlandtrust.org

Mike Geary

OMPinfo@svpsd.org

Truckee Donner Land Trust, Squaw Valley Public Service District under Contract to Buy Piece of Olympic Valley

OLYMPIC VALLEY, Calif. – Set in a beautiful meadow with Squaw Creek meandering through and the peaks of Squaw Valley towering above – roughly 30 acres of property owned by one of the valley’s founding families will be preserved by a unique joint effort between the Truckee Donner Land Trust and Squaw Valley Public Service District.

A one-of-a-kind parcel in an otherwise developed ski destination, the Olympic Meadow property has been owned by the Poulsen family since 1942 – when Wayne and Sandy Poulsen camped there as newlyweds.

“I grew up in a quieter Squaw Valley and have seen many changes over the decades, but the meadow has been one constant over time,” said Bill Hudson, a Squaw Valley Public Service District Board Member. “This acquisition will help guarantee that a large portion will be opened to the public and best serve the entire community.”

The District is working with with the Truckee Donner Land Trust to acquire the property within a very short time frame.

“This is a once-in-a-lifetime opportunity for the public to protect what is arguably one of the most valuable pieces of land in the valley,” said Mike Geary, General Manager of the Squaw Valley Public Service District. “The Truckee Donner Land Trust is responsible for creating this opportunity on behalf of the public, and the District is enormously grateful.”

While the Land Trust has protected more than 36,000 acres throughout the region, this will be its first project in Olympic Valley.

“At long last residents and visitors alike will be able to walk along Squaw Creek and picnic in the meadow in a valley otherwise dominated by private recreational opportunities,” said Perry Norris, Executive Director of the Land Trust.

With a contract signed to move forward, the Land Trust and District will work with the Poulsen family to set a final price.

“This is historic! There is no other way to put into words how significant this is for the community, for the region, for all those that love to recreate,” said Dale Cox, District Board President. “That’s what public service is all about.”

Once the necessary funds are raised through private donations and a potential property tax, parcel tax or bond issue, and the acquisition is successfully completed, a rigorous public outreach process will be used to determine the best uses for the portions of the property not earmarked for conservation. Those portions zoned for open space will be a priority for trails and public access.

“The one thing that will not happen on the property is another subdivision or massive development project,” Norris said.

“This is an unprecedented opportunity, and a chance to develop a new culture of collaboration within the Valley,” said Dr. Fred Ilfeld, Chair of the Squaw Valley Public Service District Parks and Rec Committee.

The meadow blooms with wildflowers each year, and a popular bike path running through the valley parallels the property, where many passersby enjoy the view.

“This is the most significant and exciting opportunity I’ve heard in my 50 years of living in Squaw Valley,” said Carl Gustafson, District Board Member. “I’ve spent many hours on the Poulsen property ranging from celebrating weddings to quietly observing wildlife – it’s such a beautiful place with all kinds of possibilities.”

Beyond its natural beauty, the property includes a recreational fishery and is in an important position for future watershed restoration that could improve water quality downstream in the Truckee River. The Friends of Squaw Creek recently received \$1.6 million grant for restoration, and planning is underway for projects to improve creek and meadow health.

“This acquisition opens up a great opportunity to restore 15 acres of montane meadow and creek,” said Dr. Ed Heneveld with Friends of Squaw Creek.

If you are interested in hearing more about this project and being involved in the public process, please join us at one of the next District meetings, all held in the community room at 305 Squaw Valley Road in Olympic Valley. If you are interested in being on the distribution mailing list for upcoming meetings, please contact Jessica Asher, OMPinfo@svpsd.org

- Board Meeting: January 29, 2019 at 8:30 AM
- Parks and Recreation Committee Meeting: Time and Location TBD
- Board Meeting: February 26, 2019 at 8:30 AM

About Truckee Donner Land Trust:

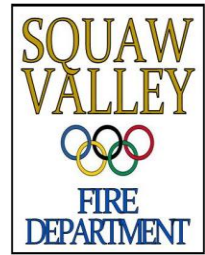
The Truckee Donner Land Trust preserves and protects scenic, historic and recreational lands with high natural resource values in the greater Truckee Donner region and manages recreational activities on these lands in a sustainable manner. Learn more at www.tdlandtrust.org

About Squaw Valley Public Service District:

The Squaw Valley Public Service District serves full-time and part-time residents, businesses, employees and visitors with high-quality and financially sound community services within Squaw Valley. These include, but are not limited to water, fire protection and emergency medical services as well as sewer and garbage collection. Learn more at www.svpsd.org



SQUAW VALLEY PUBLIC SERVICE DISTRICT



Olympic Meadow Property – Public Acquisition Initiated

The Poulsen Estate has accepted an offer from the Truckee Donner Land Trust and Squaw Valley Public Service District to purchase almost 30 acres in Olympic Valley for public benefit and use.

(Olympic Valley, CA – January 16, 2019) – The Truckee Donner Land Trust (Land Trust) and Squaw Valley Public Service District (District) are pleased to announce the acceptance of their offer to purchase 29.6 acres in Squaw Valley at the eastern end of the meadow at 325 Squaw Valley Road.

Held and safeguarded for decades by the Valley's founding family, this extraordinary land embodies all the elements which reflect the early mountaineering spirit of life in the Sierra Nevada. Protected and thoughtfully tended by the legendary Poulsen family since the early 1940's, spectacular big mountain views surround the land and the lush open meadow and groves of aspen trees and dense stands of pines welcome wildlife.

Mike Geary, General Manager for the District, said "This is a once in a lifetime opportunity for the public and we are excited to work towards providing the public with access to an objectively beautiful place, the kind of place that *call* so many to the mountains. With the financial support of the Truckee Donner Land Trust and the Valley's property owners and businesses, the District looks forward to collaborating across a broad spectrum of interests in the Valley and beyond to create and implement a vision that will support a strong and inclusive community and fulfill the District's Parks and Recreation Mission."

The Land Trust and the District are working together to split ownership of the property with the Land Trust holding approximately half the property as a Conservation Preserve to protect the high-value Sierra meadows in perpetuity. Perry Norris, Executive Director for the Land Trust, said "the meadows of the high Sierras are some of the most important natural resources in California" and he noted research that shows their value for carbon sequestration, water supply, and biodiversity.

The District will manage the remaining property for public benefit. While the current focus is driven by the urgency to acquire the property within a short timeframe, the District is committed to a robust, transparent and inclusive public process to produce a Master Plan that captures the community's desires on how the property should be used. It's expected that this public process will occur in 2020 if acquisition is successful in 2019.

The short-term plan is to leverage the property's current facilities for immediate public access. Light-touch improvements are planned which will likely include: modernizations to the existing

5,435 sf house to transform it to a public meeting space, trail development and other passive recreation amenities as well as parking upgrades. Soon after acquisition, the District will also initiate a master planning process with extensive community engagement to determine the long-term uses of the property which will benefit the regional community and its visitors.

Fred Ilfeld, Chairman of the District's Parks and Recreation Committee, said "this is an unprecedented opportunity and a chance to develop a new culture of collaboration within the Valley."

The Land Trust, District, consultants, stakeholders and the community will work over the next several months to acquire the property – it will take everyone coming together and considerable financial support to bring this dream to life. A critical step is raising funds from corporate and private donors as well as from available grants. To cover any shortfall, the District expects to hold an election in November 2019 to determine if Valley residents support a bond measure to fund the public acquisition of the property.

If you are interested in hearing more about this project and being involved in the public process, please join us at one of the next District meetings, all held in the community room at 305 Squaw Valley Road in Olympic Valley. If you are interested in being on the distribution mailing list for upcoming meetings, please contact Jessica Asher, OMPinfo@svpsd.org

- Board Meeting; January 29, 2019 at 8:30 AM
- Parks and Recreation Committee Meeting: Mid February, Time and Location TBD
- Board Meeting: February 26, 2019 at 8:30 AM

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Contacts:

Mike Geary, General Manager
Squaw Valley Public Service District
OMPinfo@svpsd.org
(530) 583-4692

Perry Norris, Executive Director
Truckee Donner Land Trust
perry@tdlandtrust.org
(530) 582-4711