Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2012102023

Project Title: Village at Palisades Tahoe (formerly, Squaw Valley) Specific Plan (PSPA 20110385)

Lead Agency: Placer County

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Project Location: Olympic Valley, Placer County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

The Specific Plan proposes development of a recreation-based, all-season, resort community consisting of hotel and resort residential uses (condo hotel, timeshare, and fractional units), employee housing, commercial, a Village Core, restoration of Washeshu Creek, forest recreation, conservation preserve, a Mountain Adventure Camp, transit center, and parking facilities. Development would occur over approximately 25 years. An EIR was prepared for the project and certified by the County in Nov 2016. A lawsuit challenging the adequacy of the EIR was filed by Sierra Watch. The Court of Appeals issued a ruling in Aug 2021, which identified CEQA adequacy issues related to transportation and circulation, air quality, noise, hydrology and water quality, and hazardous materials and hazards (wildfire). The County has prepared a Partially Revised EIR to address these issues.

The plan area is located within the 4,700-acre Olympic Valley in northeastern Placer County and within the Sierra Nevada. The valley is located west of State Route 89, approx. nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe, but outside of the Lake Tahoe Basin. The plan area encompasses a total of approx. 94 acres.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Consistent with the Ruling, this REIR addresses the following environmental impacts:

-Transportation and Circulation: Impact 9-7: Impacts to transit
-Air Quality: Impact 10-6: Project generated VMT effects on air quality in the Lake Tahoe Basin
-Noise: Impact 11-1: Construction noise impacts
-Hydrology and Water Quality: Impact 13-9: Project generated VMT effects on Lake Tahoe water quality and lake clarity
-Hazardous Materials and Hazards: Impact 15-4: Interference with an adopted emergency evacuation plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The County has prepared this REIR to address the CEQA adequacy issues provided in the Ruling, which include the project's potential impacts on the following resources:
- transportation and circulation,
- air quality,
- noise,
- hydrology and water quality, and
- hazardous materials and hazards (wildfire).

These could be considered the major areas of controversy associated with the project since certification of the EIR in 2016. The County and the project applicant have and will continue to respond to these issues, including most recently in the REIR.

Provide a list of the responsible or trustee agencies for the project.

FEDERAL
-USACE: Compliance with Section 404 of the CWA for discharge of fill to Waters of the US and/or fill of any wetlands that cannot be avoided by the project; including compliance with Section 106 of the NHPA, in coordination with the California State Office of Historic Preservation, for effects to eligible cultural or historic resources.
-EPA: Concurrence with CWA Section 404 permit.
-USFWS: Compliance with Section 7 of the federal ESA for federal agency approvals if there is potential take of listed species.
STATE
-CDFW, Region 2: Compliance with streambed alteration agreement requirements (California Fish and Game Code Section 1602) for any construction activities that occur within the bed or bank of a stream or creek, and Section 2081 of the Fish and Game Code if take of State listed species is likely to occur.
-CAL FIRE: Timber Harvest Plan and potentially a Timberland Conversion Permit for tree removal associated with project implementation.
-Caltrans, District 3: Encroachment permit for activities in the SR 89 right of way; approval of emergency heliport.
-California State Office of Historic Preservation: Compliance with Section 106 of the NHPA (for any federal action, such as issuance of a Section 404 permit).
-Lahontan RWQCB: NPDES construction stormwater permit (Notice of Intent to proceed under General Construction Permit) for disturbance of more than one acre, discharge permit for stormwater, and CWA Section 401 water quality certification or waste discharge requirements.
LOCAL
-Placer County Air Pollution Control District: Authority to construct (for devices that emit air pollutants); permit to operate; Air Quality Management Plan consistency determination.
-Placer County Department of Public Works: Encroachment permit.
-Squaw Valley Public Service District: Utilities and Infrastructure Plans; Development Agreement.
-Tahoe-Truckee Sanitation Agency: Utilities and Infrastructure Plans.