

**COMMUNITY DEVELOPMENT/RESOURCE AGENCY  
Environmental Coordination Services Division**

**NOTICE OF AVAILABILITY OF A PARTIALLY REVISED DRAFT EIR FOR PUBLIC REVIEW**

Placer County has released a Partially Revised Draft Environmental Impact Report (EIR) for the project listed below:

**PROPOSED PROJECT:** Village at Palisades Tahoe (formerly, Squaw Valley) Specific Plan (PSPA 20110385)  
(State Clearinghouse No. 2012102023)

**PUBLIC REVIEW AND COMMENT PERIOD:** November 30, 2022, to January 30, 2023

**PROJECT LOCATION:** The Specific Plan area (plan area) is located within the 4,700-acre Olympic Valley in northeastern Placer County and within the Sierra Nevada. Portions of the plan area are located in both the west and east sides of Olympic Valley. The valley is located west of State Route (SR) 89, approximately 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 approximately 94 acres. The approximately 85-acre main Village area is located on the west side of the valley at the base of the Palisades Tahoe Ski Resort; the approximately 8.8-acre area referred to as the East Parcel is located approximately 1.3 miles east of the main Village area and 0.3 mile west of the intersection of SR 89 and Olympic Valley Road.

**PROJECT DESCRIPTION:** Palisades Tahoe Development Company (formerly Squaw Valley Real Estate, LLC) requests approval of a mixed-use development that includes resort residential, commercial, and recreation uses, as well as parking and other visitor amenities, and employee housing. The project applicant has requested the County concurrently process and approve the employee housing proposed on the East Parcel site under the Specific Plan. No changes to the project description have occurred since the project was approved in November 2016. The 85-acre main Village area proposes up to 1,493 bedrooms in up to 850 units, including a mixture of hotel, condo hotel, fractional ownership, and timeshare units. Approximately 297,733 square feet (206,211 square feet net new commercial) of commercial space is proposed for the entire plan area. The 8.8-acre East Parcel proposes employee housing for a maximum of 300 employees, off-site parking, shipping and receiving, and a small retail market. A conservation corridor is proposed for the length of Washeshu (formerly, Squaw) Creek through the plan area to support improvement of terrestrial and aquatic habitat conditions, improved water quality and sediment management, and increased flood conveyance capacity. Other improvements include circulation improvements, emergency vehicle access routes, bicycle facilities, a transit center, new/extended utility infrastructure, new/improvements to existing recreational facilities and amenities, and a Village open space network. The Specific Plan would be developed over an estimated 25-year buildout period.

**BACKGROUND AND PURPOSE OF PARTIALLY REVISED DRAFT EIR:** An EIR was prepared for the project and certified by the County in November 2016. A lawsuit challenging the adequacy of the EIR was subsequently filed, challenging the County's approvals, including the County's certification of the EIR, and asserting that the EIR analysis was inadequate for several reasons. The Placer County Superior Court rejected all of the plaintiff's arguments and upheld the adequacy of the EIR; the plaintiff appealed the decision. In August 2021, the Third District Court of Appeal partially reversed the trial court's decision. The ruling directed the trial court to enter a new judgment granting a petition for writ of mandate and specifying the actions the County must take to comply with CEQA consistent with the Court of Appeal's ruling (Ruling). In July 2022, the Placer County Superior Court entered judgment in favor of the plaintiff and issued a peremptory writ of mandate requiring that the County vacate its 2016 project approvals and not readopt the project approvals or certify a revised EIR unless and until the County complies with CEQA by correcting the deficiencies in the EIR found by the Court of Appeal.

The County has prepared the Partially Revised Draft EIR to address the CEQA adequacy issues in accordance with the direction provided by the Court, which is limited to 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).

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Revised Draft EIR identifies potentially significant project impacts with respect to transportation and circulation, air quality (cumulative), noise, and hazardous materials and hazards (wildfire). Most of these potentially significant adverse impacts would be mitigable to less-than-significant levels. The project would result in a significant and unavoidable impact related to construction noise.

**PUBLIC MEETINGS:** A public meeting will be held on January 19, 2023, to receive comments on the Revised Draft EIR. Public comment will be offered in-person and virtually through a Zoom meeting webinar:

- ▲ North Tahoe Event Center, 8318 N. Lake Boulevard, Kings Beach, California
- ▲ Zoom Webinar, <https://us06web.zoom.us/j/84463664666>, Webinar ID #844 6366 4666. Use 'raise hand' function to comment.

The Placer County Planning Commission meeting will begin at 10:00 a.m.; however, consideration of the proposed project is not time certain. Please refer to the meeting agendas at the following link up to one week prior to the meeting for updated information: <https://www.placer.ca.gov/AgendaCenter/Planning-Commission-53>

**WHERE DRAFT EIR MAY BE REVIEWED:** The Revised Draft EIR is available for review during normal business hours at the Tahoe City Library (740 North Lake Boulevard in Tahoe City), the Truckee Library (10031 Levon Avenue in Truckee), the Olympic Valley Public Service District (305 Olympic Valley Road in Olympic Valley), the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk's Office (2954 Richardson Drive, Auburn). The Revised Draft EIR is also available online at: <https://www.placer.ca.gov/8213/Village-at-Palisades-Tahoe-Specific-Plan>.

**SEND COMMENTS TO:** Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603; or email [cdraecs@placer.ca.gov](mailto:cdraecs@placer.ca.gov) no later than 5:00 p.m. on January 30, 2023. Pursuant to procedures set forth in Section 15088.5(f)(2) of the State CEQA Guidelines, reviewers are directed to limit their comments to the information contained in the Revised Draft EIR. Specifically, comments should be limited to the revised discussion of the project's potential impacts related to transportation and circulation, air quality, noise, hydrology and water quality, and hazardous materials and hazards (wildfire).

For more information on the project, please contact the senior planner, Patrick Dobbs, at (530) 745-3060.