

**Notice of Determination**

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To:  Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of Placer  
2952 Richardson Avenue  
Auburn CA 95603

From: County of Placer  
Community Development Resource Agency  
3091 County Center Drive, Suite 190  
Auburn, CA 95603  
Shirlee Herrington, Senior CDRA Technician  
(530) 745-3132

Date received for filing at Placer County:

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code**

State Clearinghouse Number:  
2012102023

Project #:  
PSPA 20110385

Project Title:  
Village at Palisades Tahoe Specific Plan

APN(s):  
096-020-021-000, 096-060-065-000, 096-060-066-000, 096-104-001-000, 096-221-012-000, 096-221-013-000, 096-221-014-000, 096-221-017-000, 096-221-018-000, 096-221-021-000, 096-221-029-000, 096-221-039-000, 096-221-046-000, 096-230-035-000, 096-340-023-000, 096-340-035-000, 096-490-021-000, 096-540-015-000, and 096-540-022-000

Project Location:

The Village at Palisades Tahoe Specific Plan is located within the 4,700-acre Olympic Valley General Plan in northeastern Placer County, known as Olympic Valley. Olympic Valley is located west of State Route 89, approximately nine miles south of the Town of Truckee, and seven miles northwest of Tahoe City and Lake Tahoe. The plan area encompasses a total of approximately 93.3 acres consisting primarily of the 84.5-acre resort village area referred to as Main Village at the west end of the valley primarily in and around the vicinity of the existing Palisades Tahoe ski resort base area. In addition, an approximately 8.8-acre area referred to as the East Parcel, is located and the east end of Olympic Valley 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, across the street from the Olympic Valley Public Services District offices and fire station, Placer County

Project Applicant/Owner:

Alterra MTN CO Real Estate Development Inc., and Palisades Tahoe Real Estate, LLC,

Project Description:

The VPTSP project proposes to amend the Olympic Valley General Plan and Land Use Ordinance (OVGPLUO) to comprehensively plan development of a hospitality and recreation-based, all-season mountain resort community located on 93.3 acres of land in the Olympic Valley. The project would be developed over an estimated 25-year buildout period. At buildout, the VPTSP would consist of up to 850 hotel, condominium-hotel, and fractional ownership residential units, with a maximum of 1,493 bedrooms. The Specific Plan would also allow for development of up to 297,733 gross square feet of new and replacement commercial, retail, and recreational land uses like those uses currently allowed under the OVGPLUO, including skier services, retail shopping, restaurants and bars, entertainment, and public and private recreation facilities. Additionally, the Specific Plan includes construction workforce housing for a minimum of 250 and up to 300 total employees in 50 units on the East Parcel and comprehensive stream restoration of Washeshu Creek.

Entitlement(s):

Specific Plan, Development Standards and Design Guidelines, General Plan and Land Use Ordinance Amendments, Rezone, Development Agreement, and Water Supply Assessment.

This is to advise that Placer County ( Lead Agency or  Responsible Agency) has approved the above-described project on November 19, 2024, by the Board of Supervisors and has made the following determination regarding the project:

1. The project [ will  will not] have a significant effect on the environment.

2.  An Environmental Impact Report, consisting of the 2016 Draft and Final EIR and the 2024 Draft and Final Partially Revised EIR, was prepared for this project pursuant to the provisions of CEQA.

A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation Measures [ were  were not] made a condition of the approval of the project.

4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.

5. A Statement of Overriding Considerations [ was  was not] adopted for this project.

6. Findings [ were  were not] made pursuant to the provisions of CEQA.

7. California State Department of Fish and Wildlife Fees (SB 1535)

The project has been found to be exempt and not subject to the provisions of SB 1535.


\$50 for County processing fees (attach No Effect Determination Form)

The project is not exempt and is, therefore, subject to the following fees:

\$4,173.50 (\$4,123.50 Fish and Wildlife plus \$50 County recording fee) for review of an EIR

\$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Environmental Impact Report is available to the general public online at <https://www.placer.ca.gov/8213/Village-at-Palisades-Tahoe-Specific-Plan>.

Signature   
Environmental Coordination Services, Placer County

Date 11/20/24