



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
SECOND UPDATED AGENDA (as of 2:30pm)
THURSDAY, JANUARY 19, 2023
10:00 A.M.

DUE TO WEATHER CONDITIONS THE MEETING WILL BE HELD IN AUBURN.

**MEETING LOCATION:
PLANNING COMMISSION HEARING ROOM
3091 COUNTY CENTER DRIVE, AUBURN, CA 95603**

PUBLIC COMMENT WILL ALSO BE AVAILABLE IN PERSON AT:

**NORTH TAHOE EVENT CENTER
8318 N. LAKE BLVD., KINGS BEACH, CA 96143**

The designated physical locations identified above will be open to in-person attendance. In addition, the public may observe the hearing by accessing the following web link: <https://www.placer.ca.gov/2403/Planning-Commission>. Written public comments before the meeting are encouraged. Public comment will be offered in-person and virtually through a Zoom meeting webinar <https://us06web.zoom.us/j/84463664666> utilizing the "raise hand" function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 844 6366 4666.

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn CA 95603.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require disability-related modifications or accommodation, please contact the Planning Services Division at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT ONLINE OR IN PERSON IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 a.m. FLAG SALUTE

ROLL CALL: Robyn Dahlgren, District 1; Nathan Herzog, District 2; Anthony DeMattei, District 3; Daniel Woodward, District 4; Vacant, District 5; Richard Johnson, At-Large West of Sierra Crest; Bridget Powers, At-Large East of Sierra Crest.

REPORT FROM THE PLANNING DIRECTOR: Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT: Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

TIMED ITEMS: The following timed items are to be discussed at the time indicated.

**1) 10:05 a.m. [VILLAGE AT PALISADES TAHOE SPECIFIC PLAN \(FORMERLY VILLAGE AT SQUAW VALLEY SPECIFIC PLAN \(PSPA 20110385\)\)](#)
PARTIALLY REVISED DRAFT ENVIRONMENTAL IMPACT REPORT - PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)**

Conduct a public meeting to receive comments on the Partially Revised Draft Environmental Impact Report for the Village at Palisades Tahoe Specific Plan (formerly Village at Squaw Valley Specific Plan). The Village at Palisades Tahoe Specific Plan Project proposes to amend the Squaw Valley General Plan and Land Use Ordinance (SVGPLUO) in order to comprehensively plan development of a recreation-based, all-season mountain resort community located on 93.33 acres of land in the Olympic Valley.

The project proposes to develop 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 new commercial, retail, and recreational land uses similar to uses currently allowed under the SVGPLUO. Some of these land uses include skier services, retail shopping, restaurants and bars, entertainment, and public and private recreation facilities. New and replacement commercial uses in the plan area would total up to 297,733 gross square feet.

The project proposes adoption of a Specific Plan, approval of a General Plan Amendment, approval of amendments to the Squaw Valley General Plan (a Community Plan), approval of a Development Agreement, and a Large-Lot Tentative Subdivision Map. The purpose of this meeting is to receive comments on the Partially Revised Draft Environmental Impact Report (REIR). This meeting is not an opportunity to discuss the merits of the project, as that discussion will occur at subsequent meetings on the project entitlements. A copy of the REIR is available for review from November 30, 2022 through January 30, 2023 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>

Project Location: The approximately 85-acre main Village area is located on the west side of the Olympic 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.

APN: 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, 096-540-022-000

Total Acreage: Approximately 93.33 acres

Community Plan Area: Squaw Valley General Plan

Applicant: Palisades Tahoe Development Company

County Staff: Planning Services– Patrick Dobbs, (530) 745-3060 or pdobbs@placer.ca.gov