



PLACER COUNTY
COMMUNITY DEVELOPMENT RESOURCE AGENCY

COUNTY OF PLACER
PLANNING COMMISSION
ACTION AGENDA
THURSDAY, JANUARY 19, 2023
10:00 A.M.

DUE TO WEATHER CONDITIONS THE MEETING WAS HELD IN AUBURN.

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

The designated physical location identified above was open to in-person attendance. Regardless of the physical location of the meeting, the public were able to observe the hearing by accessing the following web link: <https://www.placer.ca.gov/2403/Planning-Commission>. Written public comments before the meeting were encouraged. Public comment was 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.

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: Chris Pahule, introduced himself as the new Planning Director. Chris noted that the Defay Variance that went before the Planning Commission on January 12th has been appealed to the Board of Supervisors (Board). On February 28th the Board will be reviewing the Beekeeping Code Amendments which the Planning Commission recommended for approval to the Board on November 10th. The February 9th Planning Commission meeting looks like it will likely be cancelled and the next meeting will be on February 23rd.

PUBLIC COMMENT: *The opportunity to comment on matters not included on the current agenda was provided. There were two public commenters.*

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>

There were 23 public commenters.

COMMENT ITEM ONLY – NO ACTION TAKEN