

Notice of Determination

To: Office of Land Use and Climate Innovation From: County of Placer
P.O. Box 3044 P.O. Box 3044
Sacramento, CA 95812-3044 Sacramento, CA 95812-3044
 County Clerk County of Placer
2952 Richardson Avenue
Auburn CA 95603
Meghan Schwartz, 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 (VPTSP)

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:
Olympic Valley, Placer County

Project Applicant/Owner:
Alterra MTN CO Real Estate Development Inc., and Palisades Tahoe Real Estate, LLC

Project Description:
In November 2016, the County certified the EIR for the Village at Palisades Tahoe Specific Plan and approved the project. In November 2024, the County certified the Partially Revised EIR and approved the project, which was essentially the same as the version of the project approved in 2016. The applicant is currently proposing changes to the approved project. Most notably, the number of bedrooms that can be constructed in the Village would be reduced from 1,493 to 896 (a 40 percent reduction) and the commercial square footage would be reduced by 20 percent. In addition, the zoning for Specific Plan Lots 16 and 18 would be changed from Village Commercial-Neighborhood to Village-Forest Recreation. This would preclude lodging development previously proposed for these lots from occurring. Modifications to zoning in other parcels/lots, changes in allowable building heights, and other minor plan changes are also proposed. These project changes are the focus of the Addendum to the certified EIR.

The project would amend the Olympic Valley General Plan and Land Use Ordinance 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 project allows for a maximum of 896 bedrooms within the main Village area and beds to accommodate a minimum of 200 employees on the East Parcel and/or in the main Village. The project would also allow for development of up to 242,000 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. In addition, the project includes comprehensive stream restoration of Washeshu Creek.

Entitlement(s):
Amendments to the Previously Approved Specific Plan and Appendix B: Development Standards and Design Guidelines, Large Lot Vesting Tentative Subdivision Map, and Development Agreement

This is to advise that Placer County (Lead Agency or Responsible Agency) has approved the above-described project on May 12, 2026, 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 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.

State of California -- Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/16)

| | |
|--|--------------------|
| RECEIPT# | 31-160249 |
| STATE CLEARING HOUSE# (If applicable) | 2012-102023 |

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

| | | | |
|--|-----------------------|-------------------------------------|--------------------------|
| LEAD AGENCY PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE AGENCY | | DATE 11/16/2016 | |
| COUNTY/STATE AGENCY OF FILING PLACER COUNTY CLERK AUBURN | | | |
| PROJECT TITLE VILLAGE AT SQUAW VALLEY SPECIFIC PLAN | | | |
| PROJECT APPLICANT NAME PLACER COUNTY COMMUNITY DEVELOPMENT RESOURCE AGENCY | | PHONE NUMBER 530-745-3132 | |
| PROJECT APPLICANT ADDRESS 3091 COUNTY CENTER DRIVE STE 190 | CITY AUBURN | STATE CA | ZIP CODE 95603 |

PROJECT APPLICANT (Check appropriate box):

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

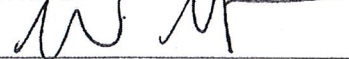
- | | | |
|---|------------|--------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$3,070.00 | \$ <u>3,070.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND) (ND) | \$2,210.25 | \$ _____ |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$850.00 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP) | \$1,043.75 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ <u>50.00</u> |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | |
| <input type="checkbox"/> DFG No Effect Determination (attach) | | |
| <input type="checkbox"/> Other _____ | | \$ _____ |

PAYMENT METHOD:

Cash Credit Check Other _____

Journal Entry

SIGNATURE

X 

TOTAL RECEIVED **\$3,120.00**

TITLE

W. Nickle, DEPUTY

PROJECT APPLICANT COPY

CDFW/ASB COPY

LEAD AGENCY COPY

COUNTY CLERK COPY

FG 753.5a (Rev. 01/16)