



Date: October 22, 2024

Honorable Mayor and Council Members:

Author and title: Denyelle Nishimori, Community Development Director

Title: **Village at Palisades Tahoe Specific Plan and Final Revised Environmental Impact Report Comment Letter**

Jen Callaway, Town Manager

---

**Recommended Action:** That Council direct staff to submit a comment letter to the Placer County Board of Supervisors on the Village at Palisades Tahoe (formerly Squaw Village) Specific Plan and Final Environmental Impact Report (FEIR) and authorize the mayor and Town Manager to sign the final letter on behalf of the Council.

**Discussion:** At the August 27, 2024 Council meeting, Council authorized the mayor to sign a comment letter to the Placer County Planning Commission on behalf of the Town Council. The Town's letter was submitted to the Placer County Board Clerk on September 4, 2024 for the September 5, 2024 Placer County Planning Commission meeting. At the hearing, the applicant team presented amendments to the "Mountain Adventure Camp" portion of the draft specific plan including removal of the following previously proposed land uses:

- Simulated Sky Diving
- Skate Park
- BMX Park and Course
- Action River
- Lazy River
- Rafting
- Stand Up Paddle Boarding
- Wake Boarding
- Water Games
- Water Skiing
- Water Slides
- Waterfalls
- Wave Pool
- Waver Rider

The applicant also proposed to delete references to "indoor water parks, slides" and "themed attractions" in the text of the draft specific plan. No other modifications were proposed. The Planning Commission (4 in favor, 1 abstain) voted to recommend approval to the Placer County Board of Supervisors on all requested actions, with no modifications beyond those listed above. This action included recommending approval of the Village at Palisades Tahoe Specific Plan, Village at Palisades Tahoe Specific Plan Environmental Impact Report (SCH# 2012102023), amendments to the Olympic Valley General Plan and Land Use Ordinance, rezoning, vesting tentative map, as well as adoption of the Development Agreement and Water Supply Assessment.

Following the Planning Commission meeting, staff met with various Placer County staff to discuss the Town's September 3, 2024 comment letter. Based on these discussions, staff is proposing that Council submit an updated comment letter to the Placer County Board of Supervisors (Attachment #1) for their November 18, 2024 meeting. The primary changes proposed by staff include a more concise transportation comment section, identification that the full-time equivalent employee generation calculation remains unclear, and identification that additional funding assigned specifically to include fire and law enforcement staff levels for Olympic Valley during significant fire potential conditions could help reduce impacts.

**Priority:**

<input type="checkbox"/>	Enhanced Communication	<input checked="" type="checkbox"/>	Climate and Greenhouse Gas Reduction	<input checked="" type="checkbox"/>	Housing
<input checked="" type="checkbox"/>	Infrastructure Investment	<input checked="" type="checkbox"/>	Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/>	Core Service

**Fiscal Impact:** Fiscal impacts are limited to staff time.

**Public Communication:** Notice was provided with the regular agenda noticing.

**Attachments:**

1. September 3, 2024 Town Council Comment Letter
2. [August 27, 2024 Town Council Staff Report](#)