

Village at Palisades Tahoe Specific Plan – Amendments to the Previously Approved Specific Plan and Appendix B: Development Standards and Design Guidelines, Large Lot Vesting Tentative Subdivision Map, and Development Agreement (PSPA 20110385)

Planning Staff: Patrick Dobbs, Senior Planner



Vicinity

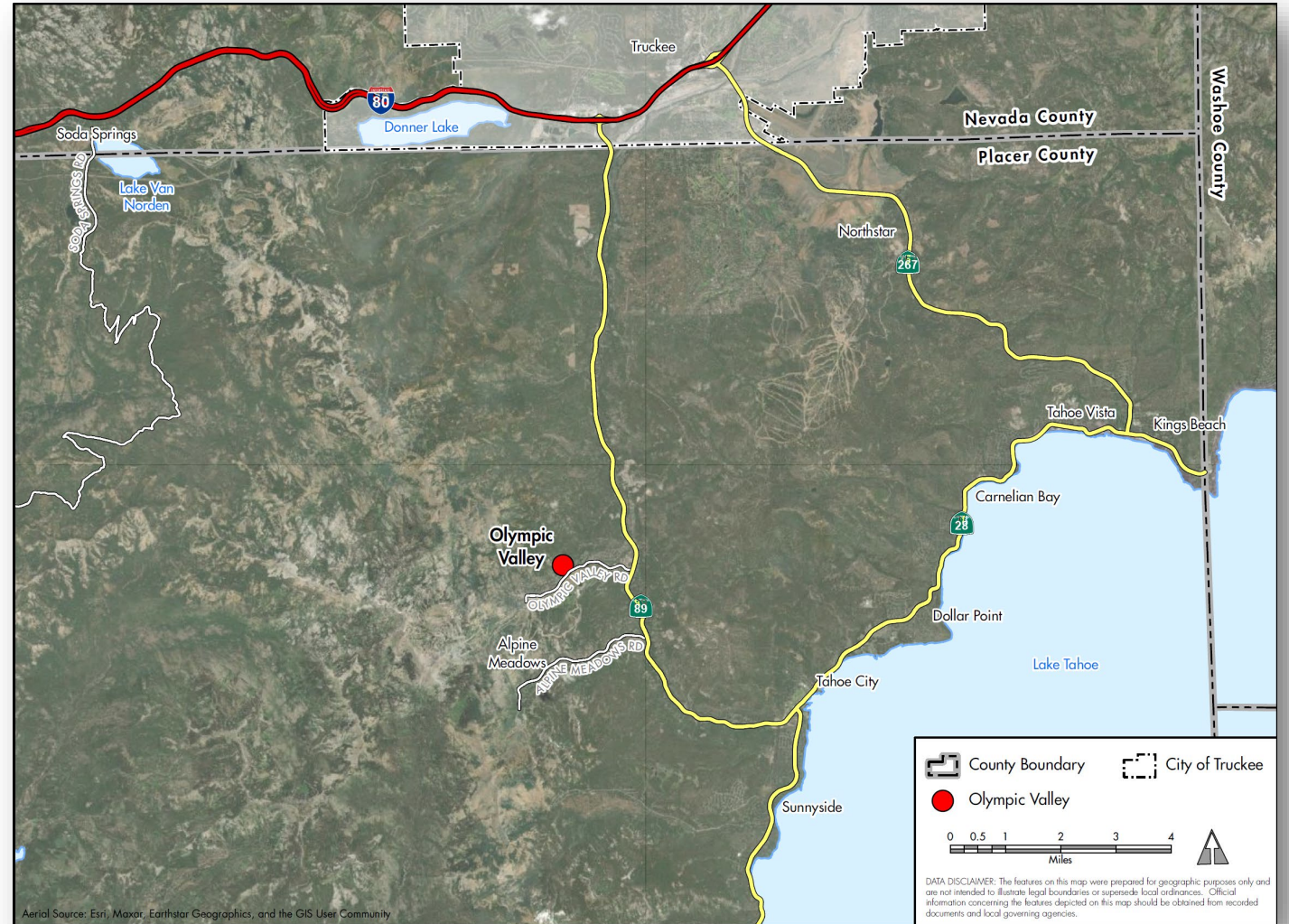
Eastern Placer County

Olympic Valley General Plan
and Land Use Ordinance
(Formerly Squaw Valley General Plan
and Land Use Ordinance)

Specific Plan Area

93.3 acres

(Main Village and East Parcel)



Specific Plan Area

- Main Village
- East Parcel (inset)



Main Village

- 84.5 acres
- Existing resort base area
- West end of Olympic Valley

Approved for:

- Medium- and high-density resort residential
- Commercial and parking uses
- Pedestrian, open space, and recreation uses
- Year-round destination resort amenities



East Parcel

- 8.8 acres
- Across from OVPD and Fire Station
- East end of Olympic Valley

Approved for:

- Employee Housing
- Shipping and Receiving Facility
- Neighborhood Market
- Parking



VPTSP Timeline

Application Submitted
3,187 Rooms

Specific Plan Approved
Lawsuit Filed

Court of Appeals Ruling
2016 EIR Analysis Deficient in
Four Areas:

- Public Transit
- Construction Noise
- Hydrology, Water Quality & Air Quality in the Lake Tahoe Basin
- Wildfire Evacuation

Specific Plan Re-Approved
Lawsuit Filed

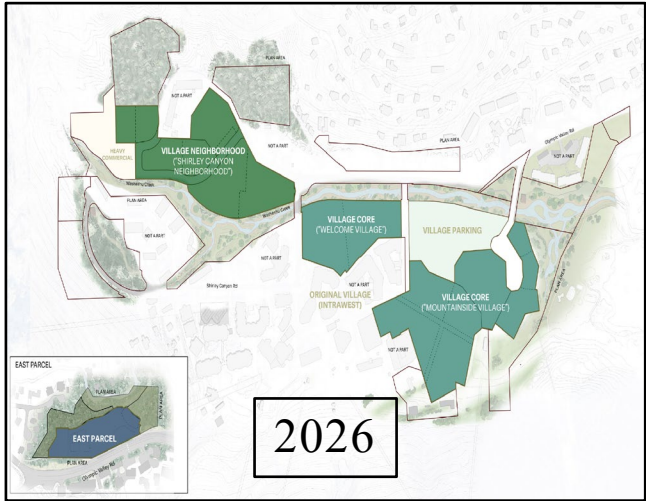
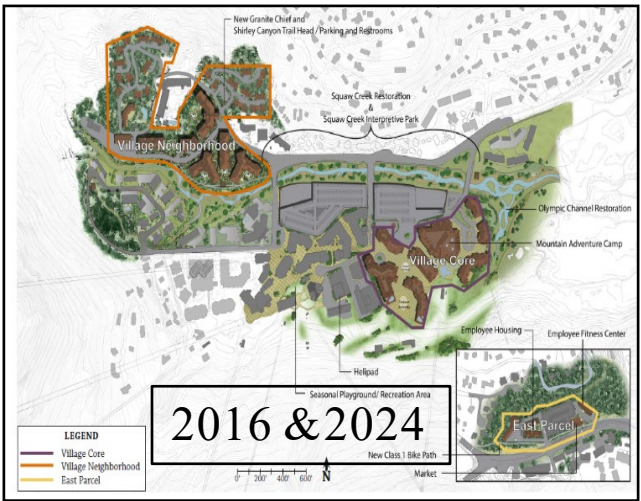
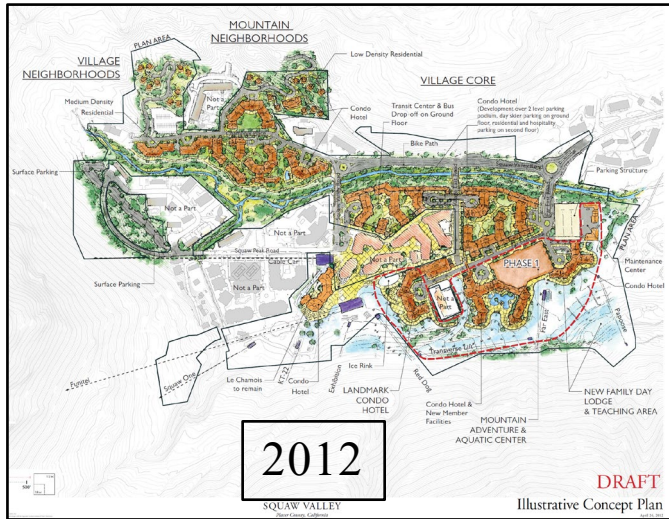
2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026

Reduced Plan
1,493 Rooms

Superior Court Rules
in Favor of County
Appeal Filed

BOS Decertifies EIR
and Rescinds Specific
Plan Approval

Settlement Agreement
896 Rooms



Requested Entitlements

1. Addendum to the 2016 EIR and 2024 REIR
2. VPTSP Amendment
3. Appendix B - Development Standards and Design Guidelines Amendment
4. Large Lot Vesting Tentative Subdivision Map
5. Development Agreement

Updated Attachments

- Master Phasing Plan
- Emergency Preparedness Plan

2024 Re-Approval Not Required (No Changes)

- General/Community Plan Amendments
- Rezone (SPL-VPTSP)
- Water Supply Assessment



Land Uses

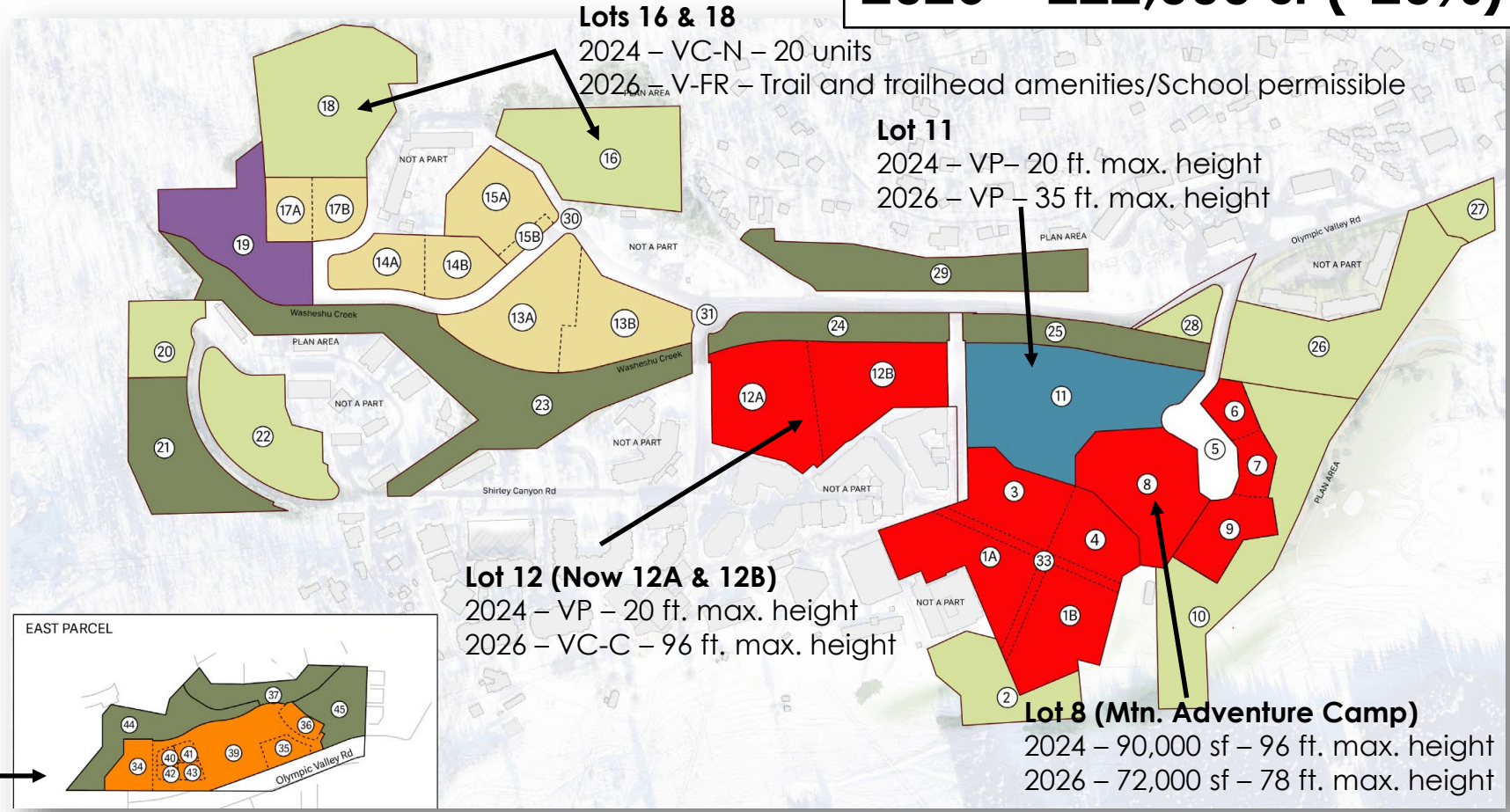
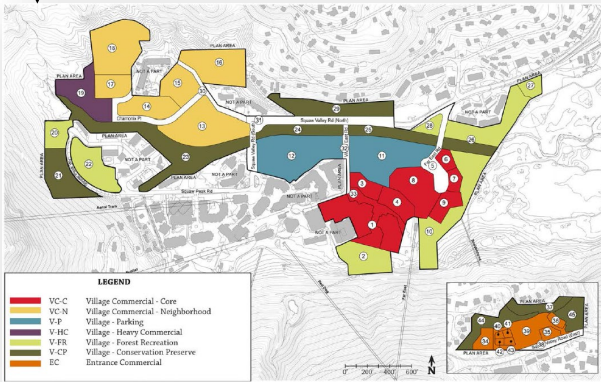
Village Max. Bedrooms
2024 – 1,493
2026 – 896 (-40%)

Village Max. Commercial
2024 – 278,000 sf
2026 – 222,000 sf (-20%)

VC-C	Village Commercial - Core
VC-N	Village Commercial - Neighborhood
VP	Village - Parking
V-HC	Village - Heavy Commercial
V-FR	Village - Forest Recreation
V-CP	Village - Conservation Preserve
EC	Entrance Commercial

↑ Land Use Designations

↓ 2024 Approved Land Use Map



Subsequent Land Use Permits

2024 Approved Conditional Use Permit and Design

TABLE 3.2– ALLOWED USES (NOVEMBER 2024)

A. Residential							
Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Single-family Dwellings	--	C	--	--	--	--	--
Community Care Homes	--	C	--	--	--	--	--
Fractional Ownership Residential Properties	CUP	CUP	--	--	--	--	--
Multi-family Residential	CUP	CUP	--	--	--	--	--
Planned Unit Developments	CUP	CUP	--	--	--	--	--
Timeshare Condominiums	CUP	CUP	--	--	--	--	--
Condominiums	CUP	CUP	--	--	--	--	--
Rooming and Boarding (not to exceed 4 persons)	A	A	--	--	--	--	--
Employee Housing	MUP	MUP	--	--	--	--	MUP
Accessory Buildings	A	A	--	--	--	--	A

2026 Proposed Zoning Clearance/Conformity Review and Design

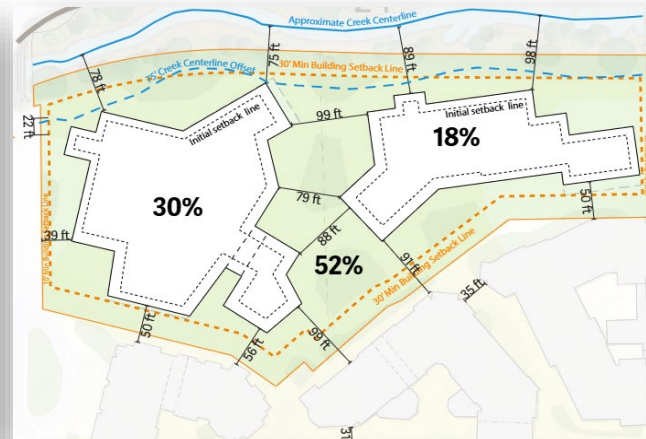
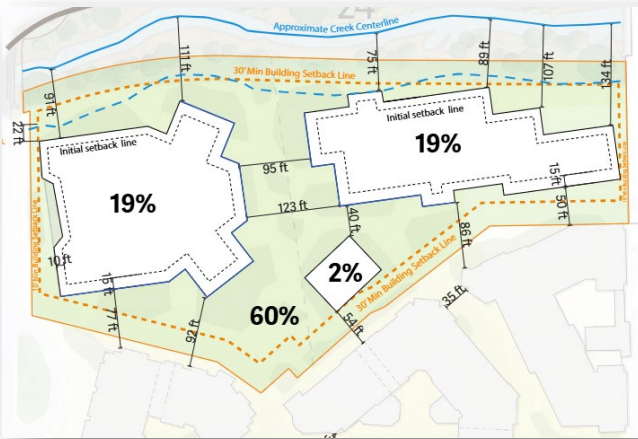
TABLE 3.2– ALLOWED USES

A. RESIDENTIAL							
Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Single-family Dwellings	--	C	--	--	--	--	--
Community Care Homes	--	C	--	--	--	--	--
Fractional Ownership Residential Properties	C	C	--	--	--	--	--
Multi-family Residential	C	C	--	--	--	--	--
Planned Unit Developments	C	C	--	--	--	--	--
Timeshare Condominiums	C	C	--	--	--	--	--
Condominiums	C	C	--	--	--	--	--
Rooming and Boarding (not to exceed 4 persons)	A	A	--	--	--	--	--
Employee Housing	C	C	--	--	--	--	A
Accessory Buildings	A	A	--	--	--	--	A

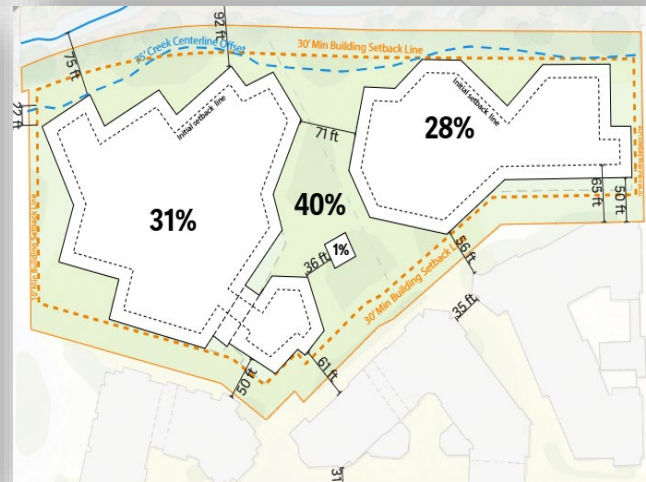
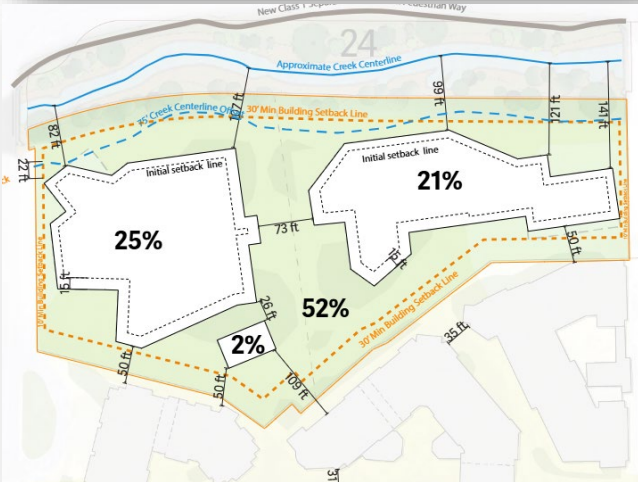
Consistent with other County approved Specific Plans

Building Placement

Not overly prescriptive

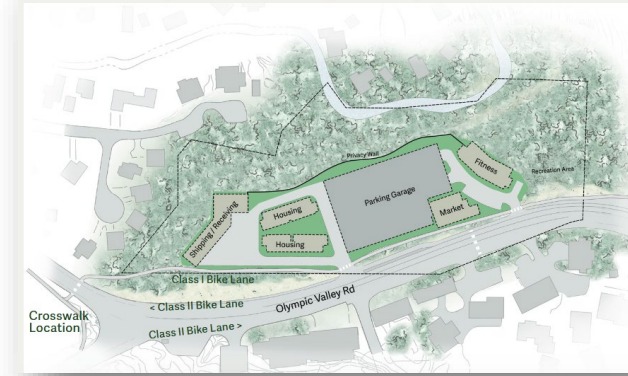


← Lot 12 Illustratives

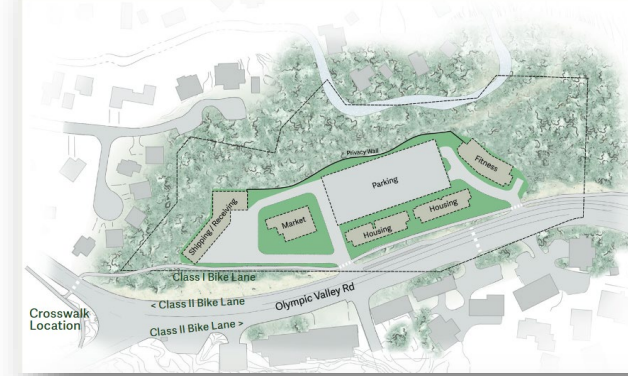


East Parcel Illustratives →

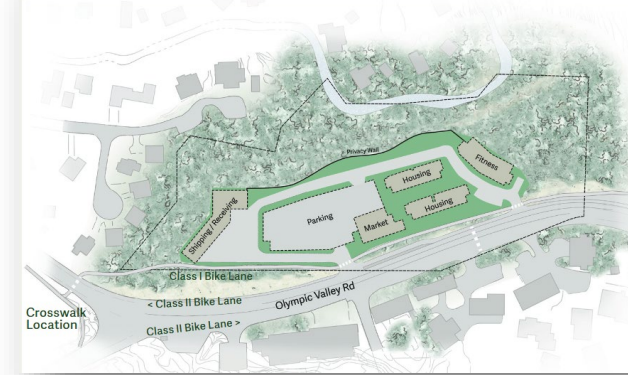
Illustrative Concept Plan - Potential Layout Example A



Illustrative Concept Plan - Potential Layout Example B



Illustrative Concept Plan - Potential Layout Example C



Open Space

Expanded Pedestrian Network

04 VILLAGE OPEN SPACE NETWORK

LEGEND

PEDESTRIAN-ONLY CORRIDORS

- New Primary Pedestrian Corridors
- ▤ Existing Primary Pedestrian Corridors (Not in Plan)
- New Secondary Pedestrian Corridors
- ▤ Existing Secondary Pedestrian Corridors (Not in Plan)
- ▨ Flexible Zones where Pedestrian Corridors Shall Be Located Within

CORRIDORS ADJACENT TO VEHICLES

- New Buffered Pedestrian Corridors
- ▤ Existing Buffered Pedestrian Corridors (Not in Plan)

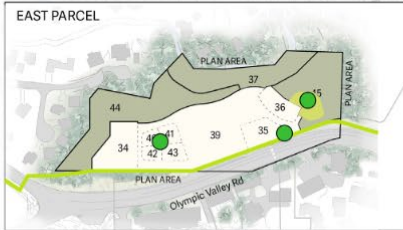
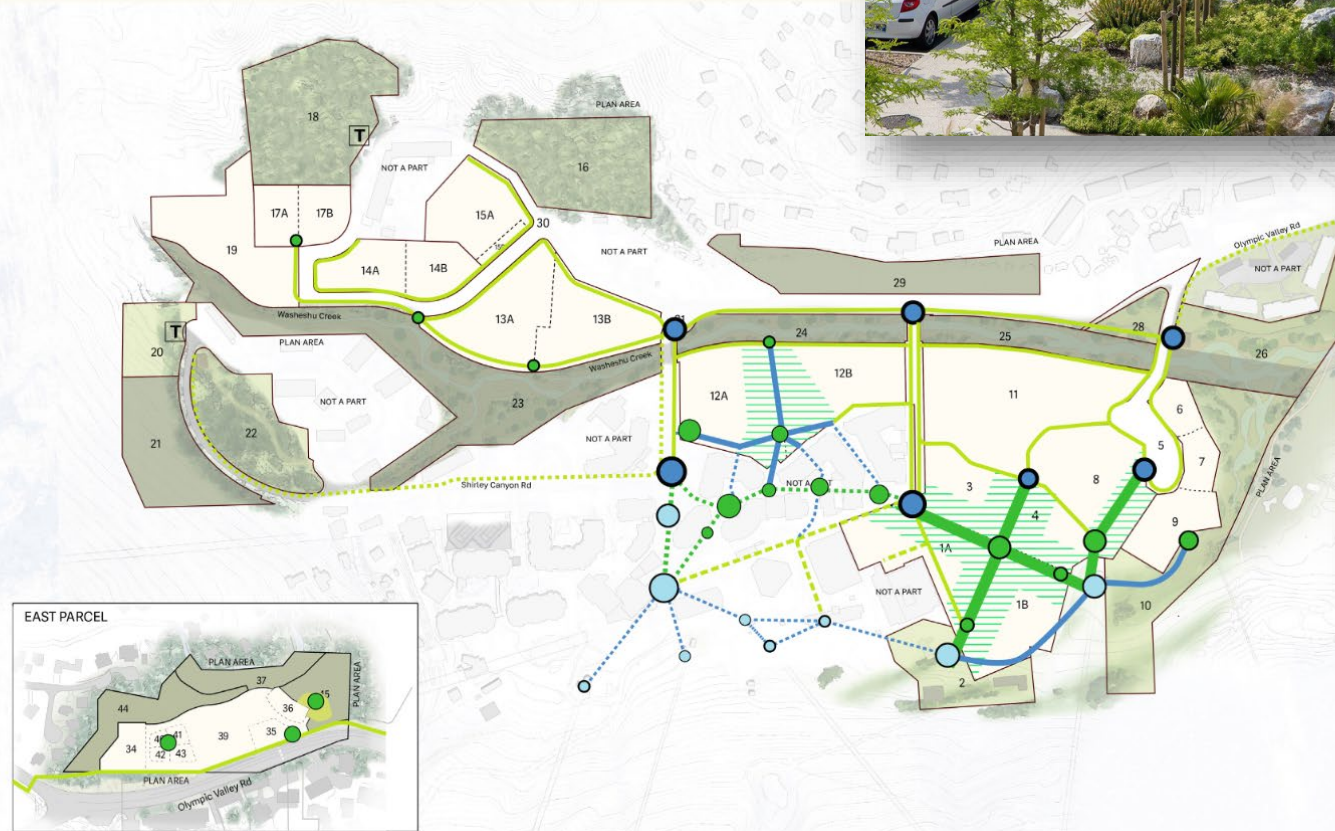
GATHERING, RECREATION & LANDSCAPE AREAS

- Washeshu Creek/Olympic Channel Corridor
- Recreation Areas
- Pedestrian-Only Zone (Except for EVAs)
- Snow Beach Area
- Gathering Space
- Ski Lift Destination Space
- Arrival Gateway Space
- T Trail-head

Note: The Open Space Network depicts a representative concept plan to show a set of relationships that identify approximately where gathering spaces may occur based on the zoning and design standards set forth in the Specific Plan.

The Specific Plan provides flexibility regarding the precise placement and design of corridors, individual gathering spaces and buildings. See Table B.5, Figures B.5.B.6, B.7, and B.9 for further information.

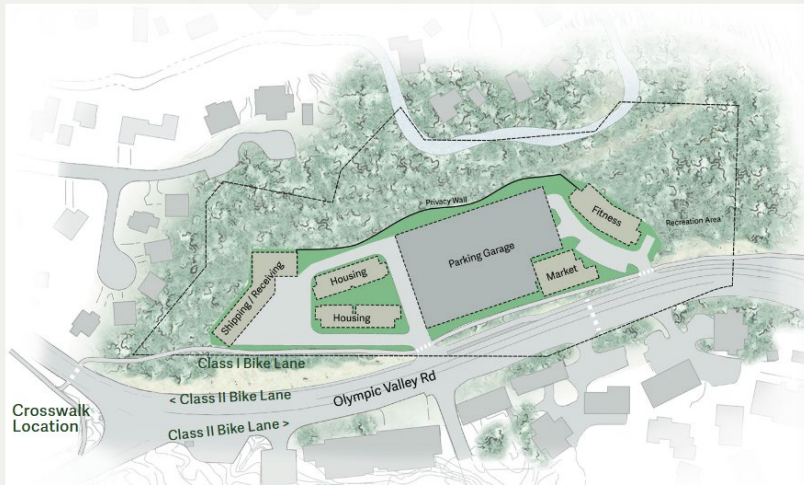
FIGURE 4.1—VILLAGE OPEN SPACE NETWORK



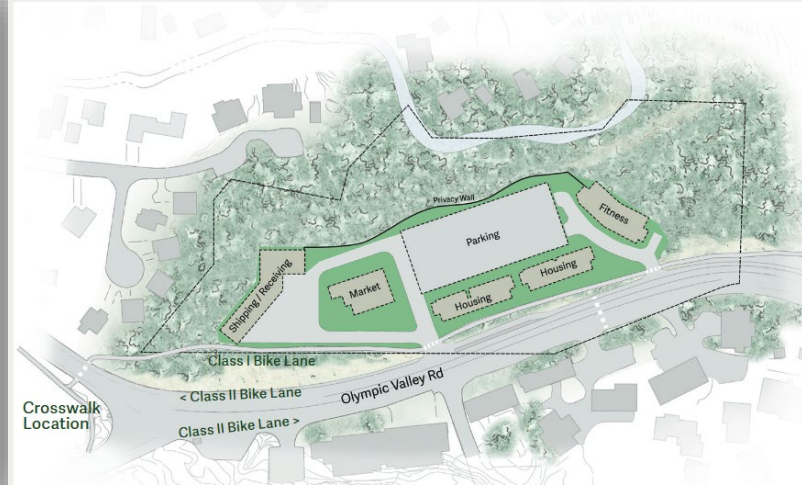
Workforce Housing Plan

- 2026 Amendments – Buildout generate 391 full time employees (FTE)
- Provide housing for 50% of FTE
- Replacement of existing employee housing (Courtside and Hostel)
- **Total obligation 296 employee beds** (2024 obligation - 386 beds)
 - Minimum housing for 200 employees constructed on East Parcel

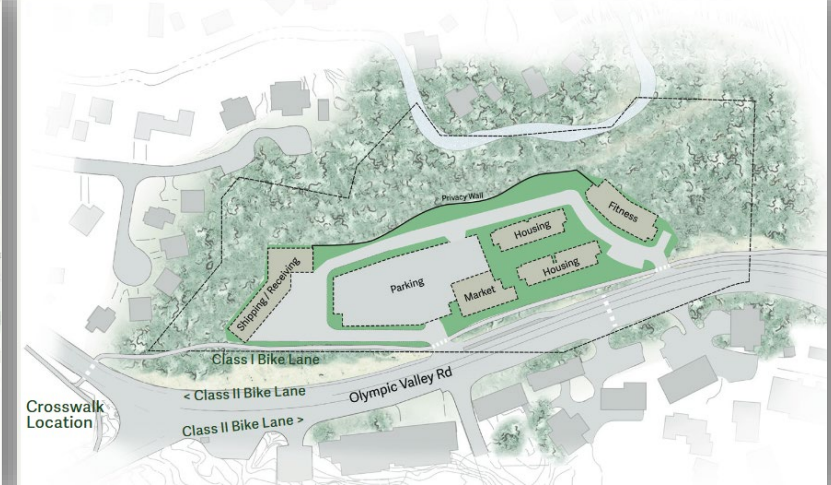
Illustrative Concept Plan - Potential Layout Example A



Illustrative Concept Plan - Potential Layout Example B



Illustrative Concept Plan - Potential Layout Example C



Parking Plan

- Podium level parking beneath lodging buildings for owners/guests
- Surface and structured parking lots constructed in phases
- Each phase required to demonstrate sufficient parking to meet all demand generated by that phase of development, including a **minimum 3,100 dedicated day skier parking spaces**
- Ongoing parking reservation system, shuttle program
- Resort focus on high occupancy vehicles and enhancing guest experience
 - Trip/VMT reduction measures (e.g., TRPA fee, Lodging fee, Regional Initiatives contribution)

LEGEND

- Areas where surface or structured parking is permitted for dayskiers, employees and other users.
- Existing structured parking facilities for day-skier use.
- Heavy commercial vehicle parking

DAY SKIER PARKING LOCATIONS

Parking Area	Spaces
Lot 11	1,500
Lot 8	600
East Parcel*	524
IntraWest P2	360
Preferred Parking	379
Lot 13	249
Lot 14	70
Lot 15	15
Lot 17	149
Total	3,846

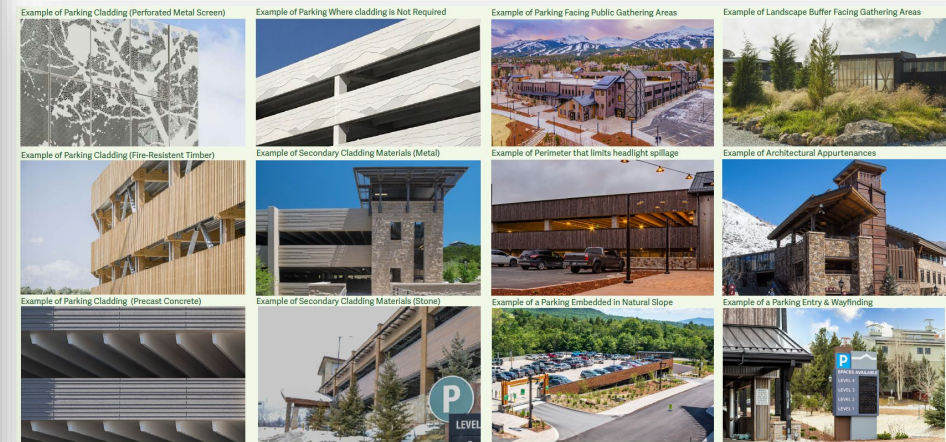
* Includes ~150 stalls for non-day skier parking

FIGURE 5.16--PARKING PLAN



Note: The Illustrative Concept Plan depicts a representative site plan to show the development that could occur based on the zoning and design standards set forth in the Specific Plan.

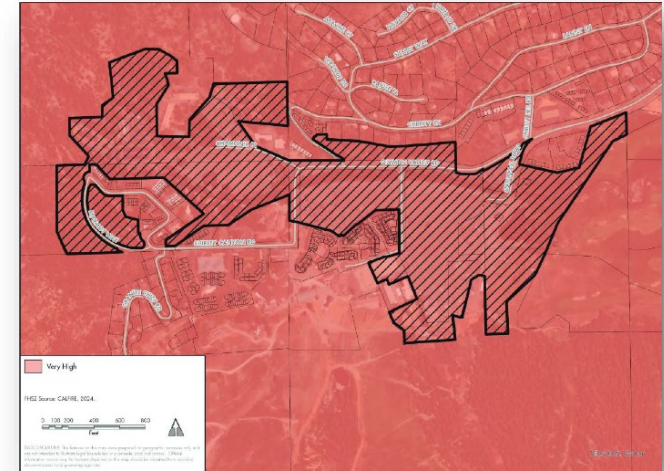
The Specific Plan provides flexibility regarding the placement and design of individual parking facilities. For this reason, the Illustrative Concept Plan is subject to change.



Fire Protection and Emergency Services

Olympic Valley Fire Dept. responsibility for Specific Plan Area
CALFIRE responsibility for State Responsibility Areas (SRA)

- 2024 Adopted VPTSP
 - Fair share contribution to a West Valley Fire Substation
 - Shelter in Place/Temporary Refuge Areas
 - Helicopter emergency access
- OVPSD agreement
- VPTSP Emergency Preparedness Plan (EPP)



Emergency Notifications

Everbridge/Placer Alert | Hi-Lo Siren/Door to Door | Ready Placer Dashboard

PlacerAlert | TahoeAlerts | 211 Placer your connecting point

Social Media | Types of Evacuations:

- Evacuation Warning
- Evacuation Order
- Shelter in Place
- Temporary Safe Refuge

Shelter Info:

- TEP (temporary Evacuation Point)
- Evac Shelter (overnight, food, red cross)

ATTACHMENT J

ASCENT | COUNTY Placer | DEER CREEK RESOURCES

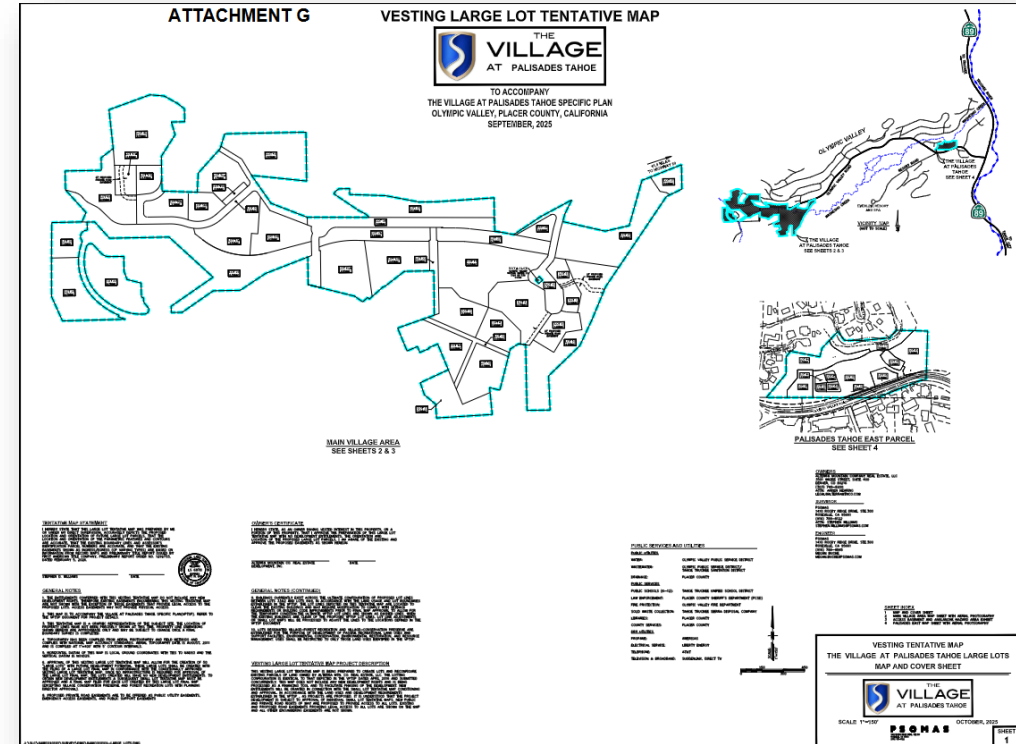
Emergency Preparedness Plan

THE VILLAGE AT PALISADES TAHOE
SPECIFIC PLAN

ADOPTION DRAFT, 2026

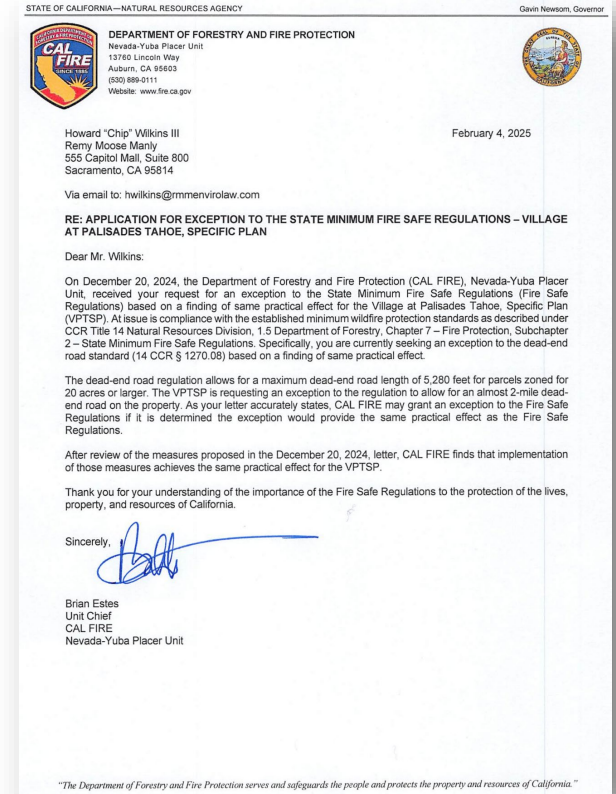
Large Lot Vesting Tentative Subdivision Map

- **Creates 51 Lots across 93.3 acres**
- General layout/location of land uses, backbone roadways, utility easements
- **LLVTSM does not confer development rights**
- **Requires Final Master Plan Approvals**
 - Water Master Plan
 - Sewer Master Plan
 - Drainage Master Plan
 - Parking Master Plan
 - Implementation Policies and Procedures Manual



State Minimum Fire Safe Regulations Exception

- California Board of Forestry and Fire Protection (CALFIRE) wildfire protection standards
- Associated w/ Large Lot Vesting Tentative Subdivision Map
- Dead-end roads shall not exceed cumulative length of 1-mile
- Exceptions for **“Same Practical Effect”**
 - New staffed fire station at west end of valley
 - Strategies and provisions for staff preparedness
 - Evacuation planning and communication protocols (EPP)
 - Temporary Refuge Locations
 - Water infrastructure
 - Vegetation management
- February 4, 2025, CAL FIRE approved exception
 - **Exception is still valid**
 - No changes to wildland fire protection and safety components



Schools as a Permissible Use on Lot 16

School is not proposed

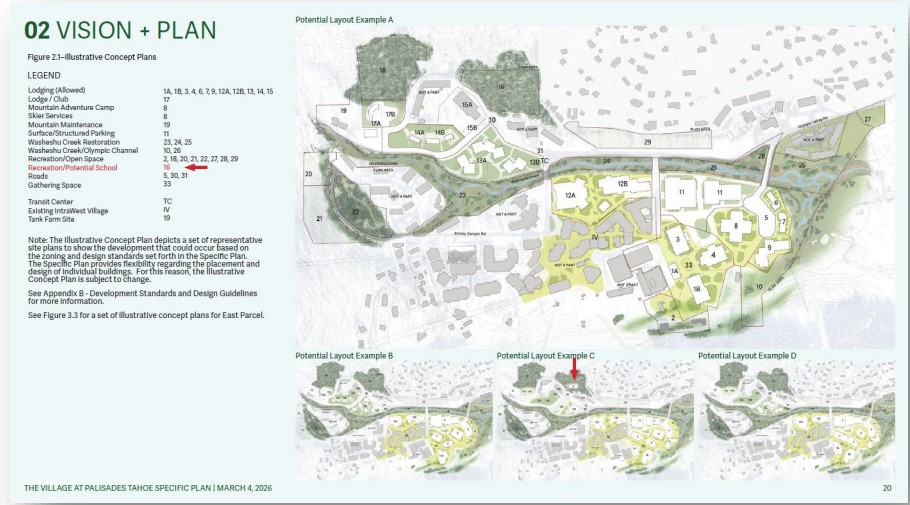
Allowable Use within VC-C, VC-N

Lot 16 currently VC-N

EIR analyzed Schools as a land use on Lot 16

Maximum 20,000 square feet

Discretionary approval -Minor Use Permit (MUP)



03 LAND USE

C. Recreation, Education, and Public Assembly

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Amusement and Recreational Enterprises	+	+	-	-	-	-	+
Child Day Care Centers	C	C	-	-	-	-	-
Houses of Worship	*	*	-	-	-	-	-
Helicopter Skiing	CUP	CUP	-	-	CUP	CUP	CUP
Linear Parks and Trails	A	A	A	A	A	A	A
Private Recreation Facilities	+	+	-	-	-	-	-
Public Recreation Facilities	+	+	-	-	-	-	+
Riding, Hiking, and Cross-country Ski Trails	-	A	-	A	A	-	A
Picnic Areas	A	A	-	A	A	-	A
Outdoor Amphitheater	MUP	MUP	-	-	MUP	-	-
Public and Private Playgrounds and Parks	A	A	-	-	MUP	-	A
Stables and Corrals	-	-	-	-	MUP	-	-
Ski Lifts, Ski Trails and Mountain Amenities	-	-	-	-	CUP	-	-
Tennis Courts	A	A	-	-	C	MUP	C
Schools (public or private)	C	C	-	-	MUP ¹	-	C
Arcades	A	A	-	-	-	-	A

D. Tourist Commercial

Land Use Designations	VC-C	VC-N	V-HC	V-CP	V-FR	V-P	EC
Clubs and Lodges	C	C	-	-	-	-	C
Hotels and Condo Hotels	C	C	-	-	-	-	-
Restaurants without drive-up windows	C	C	-	-	-	-	C
Nightclubs and Taverns	C	C	-	-	-	-	-
Spa	C	C	-	-	-	-	-

KEY TO PERMIT REQUIREMENTS (as defined Placer County Zoning Ordinance):

A	Allowed uses
MUP	Minor Use Permit
CUP	Conditional Use Permit
TOE	Temporary Outdoor Event
C	Zoning Clearance Required
-	Not Allowed
*	Projects under 20,000 gsf allowed; over 20,000 gsf require MUP
+	Projects that disturb less than 2,500 sf allowed; more than 2,500 sf of disturbance requires MUP
o	These events are allowed if attendance is less than 750 people. Events with more than 751 people shall require a TOE
o	Restricted to trail-head parking with a maximum of 20 spaces in any one location
++	Only applicable to Lots with Propane Utility Overlay

Note:

- 1 Refer to Appendix A- Definitions for land use definitions.
- 2 Existing uses are allowed to remain until they are no longer in use and/or are replaced. Clubs and Lodges, Restaurants without drive-up windows, nightclubs and taverns, and spas need MUP if over 20,000 sf.
- 3 All development within the VPTSP requires Design/Site Review approval pursuant to Section 8.3.8 Design/Site Review.
- 4 School facilities within V-FR shall be limited to Lot 16.

B DEVELOPMENT STANDARDS + DESIGN GUIDELINES

Table B.5 - Lot Specific Development Standards

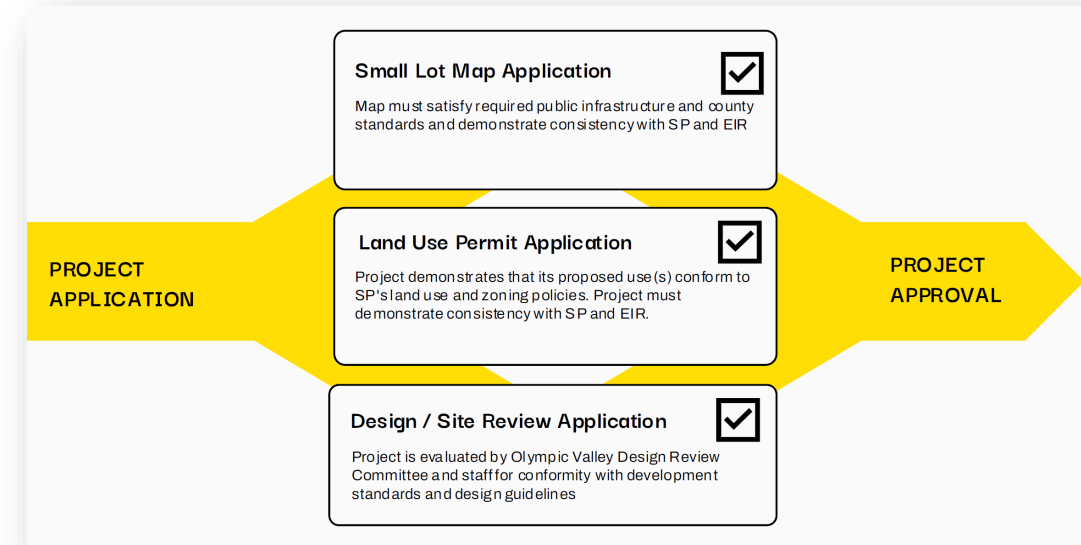
Lot ID	Lot Size		Land Use	Density	Dwelling Units			Building Envelope		Site			Site Setbacks + Building Location				
	Acres	Lot SF			Max FAR	Max SF	Max BRV/ Acres	Max Bedrooms	Max Building Coverage	Max Footprint (SF)	Max Height (Feet)	Max Stories	Open Space Req (% of lot)	Open Space Req (SF)	Min. Street Setback	Min. Creek Line	Min. Rear / Side Setback
Village Heavy Commercial - Lot 19	+/- 2.85	124,146	V-HC	01	12,415	0	0	N/A	N/A	35	2	N/A	N/A	10'	30'	25'	30'
Village Forest Recreation Total	+/- 24.27	1,057,637	V-FR	0.2	211,527	0	0	1000sf max / structure	25	1	N/A	N/A	10'	N/A	10'	50'	
Lot 2	1.99	86,684	V-FR	0.2	17,336	0	0	1000sf max / structure ¹	25	1	N/A	N/A	10'	N/A	10'	50'	
Lot 10	4.48	195,149	V-FR	0.2	39,029	0	0	1000sf max / structure	25	1	N/A	N/A	10'	100'	10'	50'	
Lot 16	3.65	158,894	V-FR	0.2	31,798	0	0	1000sf max / structure ¹	25	1	N/A	N/A	10'	N/A	10'	50'	
Lot 18	4.56	120,661	V-FR	0.2	24,132	0	0	1000sf max / structure	25	1	N/A	N/A	10'	100'	10'	50'	
Lot 20	1.24	54,014	V-FR	0.2	10,802	0	0	1000sf max / structure	25	1	N/A	N/A	10'	100'	10'	50'	
Lot 22	2.77	120,661	V-FR	0.2	24,132	0	0	1000sf max / structure	25	1	N/A	N/A	10'	100'	10'	50'	
Lot 26	4.29	186,872	V-FR	0.2	37,374	0	0	1000sf max / structure	25	1	N/A	N/A	10'	100'	10'	50'	
Lot 27	0.68	29,621	V-FR	0.2	5,924	0	0	1000sf max / structure	25	1	N/A	N/A	10'	100'	10'	50'	
Lot 28	0.62	27,007	V-FR	0.2	5,401	0	0	1000sf max / structure	25	1	N/A	N/A	10'	100'	10'	50'	

12. Except for a School use, which has a maximum size of 20,000 SF.

Specific Plan Implementation

- **Subsequent Entitlements Conformity Review**

- Tentative Subdivision Maps
- Specific Plan - Discretionary vs. Ministerial Land Use
- Design Review - Appendix B: Development Standards and Design Guidelines
- Infrastructure Phasing Plan
- Master Plan compliance
- Improvement Plans
- Buildings Permits

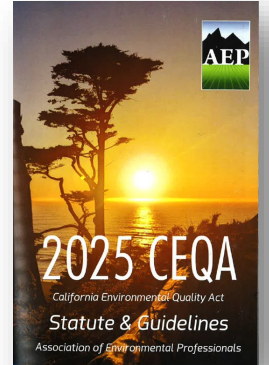


- **Must be consistent with certified EIR, All Mitigation Measures, Project Conditions, and DA requirements**

Supplemental CEQA Compliance Addendum to 2016 EIR and 2024 REIR

- **November 19, 2024, Board Certified VPTSP EIR consisting of:**

- 2016 Draft and Final EIR
- 2024 Draft and Final Partially Revised EIR (REIR)



- **Addendum to VPTSP REIR**

- Analysis of proposed changes since November 2024 approval
- All environmental resource areas evaluated
- Focus of Addendum:

Biological Resources	Noise
Visual Resources	Hydrology and Water Quality
Transportation and Circulation	Public Services and Utilities
Air Quality and Greenhouse Gas Emissions	Hazardous Materials and Hazards

- **2026 Amendments would not result in any new or substantially more severe significant environmental impacts**

Development Agreement – Key terms

- **Employee Housing**

- Workforce Housing (New and Replacement) for 296 Employees
- *Errata - Developer needs to obtain certificate of occupancy for minimum of 200 employee beds prior to/concurrent with certificate of occupancy for first lodging building*
- \$500,000 for Regional Employee Housing Contribution

- **Regional Initiative Fund**

- \$800,000 for Environmental Enhancement/Restoration, Open Space Acquisition, Public Trails or Public Safety Improvements

- **West Valley Fire Station**

- Station Constructed, Equipped, and Staffed

- **Washeshu Creek and Olympic Channel Restoration**

- Stream Channel Widening, Creation of Sediment Control Basins, Habitat Creation, Restoration/Creation of Wetlands, Enlargement of Floodplain Areas

Development Agreement – Key terms (Cont.)

- **Park and Recreation Improvements**
 - Park and Trail fee - \$4,050/residential unit
 - Develop and Dedicate - Active Parkland, Passive Recreation, and Recreational Trails
- **Transportation and Transit**
 - Traffic Management and Parking Plan
 - New Transit Center
 - Countywide Traffic Fee Program
 - TART Operating and Capital Expenses
 - Free TART Fares for Resort Employees
 - Continued Participation and Support of Microtransit and Business Improvement Districts for the Life of the Project

Development Agreement – Key terms (Cont.)

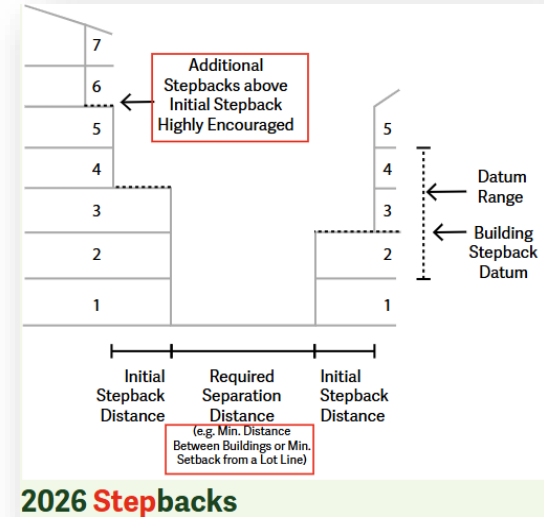
- **TRPA Mobility Fee**
 - \$2,000,000 of Funding for Lake Tahoe Basin Mobility Improvements
- **Lodging Fee**
 - 2.5% on Short-Term Lodging Stays, Generating an Estimated \$1,000,000 Ongoing Annual Funding at Project Buildout (Estimated at Approximately \$20,000,000 Total) to Fund VMT Reduction Projects
- **Mountain Adventure Camp**
 - Local's Discount and Non-Peak Access Privileges for Full-Time Eastern Placer County Residents
- **Net Positive Fiscal Benefit - \$5m Annually**

Outreach

- December 1, 2025, Virtual Community Meeting
- December 8, 2025, Olympic Valley Municipal Advisory Council
- January 8 & 30, 2026, Olympic Valley Design Review Committee
- Stakeholders and Agencies (OVPSD, Town of Truckee, TRPA)

➤ Public comments and issues:

- Parking/Traffic
- Intrawest Village
- CEQA Analysis
- Workforce Housing
- Evacuation
- Lot 12/Building Height
- Development Agreement
- Propane Farm
- Creekside Charter School



BUILDING STEPBACKS STANDARDS

Stepbacks are intended to increase daylight access and visibility to the sky. They are applicable when any building abuts the Open Space Network, including any of the following conditions: (i) abutting a Pedestrian Corridor, (ii) directly abutting a required Lot Line Setback, and / or (iii) when two separate buildings are less than 60' apart.

Initial Building Setbacks shall occur for at least 50% of the frontage where they apply. Projections and Accent Features (e.g. stacked balconies) may encroach into the Stepback area above the initial setback datum for no more than 25% of a Building's frontage. Building Stepback Datums may vary in height within the established range across an elevation to create more varied articulation. Additional Building Stepbacks above the Initial Stepback are highly encouraged to maximize sky exposure and daylight. Refer to Section B.5 Lot Specific Development Standards for Required Building Separation and Setback Distances.

Building Frontage	Initial Stepback Datum	Stepback Distance
Primary Pedestrian Corridors	2-3 Levels	15' Min.
Secondary Pedestrian Corridors	2-3 Levels	15' Min.
Buffered Pedestrian Corridors	2-4 Levels	10' Min.
All Other Frontage Types	2-4 Levels	10' Min.

- General agreement to support the amendments and advance the project forward

Planning Commission – April 16, 2026

Five written comments:

- Focused primarily on traffic impacts, wildfire evacuation, changes to Lot 12

Two virtual (Zoom) comments:

- Support of the amendments, including the allowance for schools to remain a permissible land use on Lot 16 under the proposed V-FR designation

Eight public comments:

- Collaborative agreement - Reduces overall density, intensity, and project impacts while retaining key benefits of the 2024 approved VPTSP
- Step towards healing community division
- Revised approach - working with the community to reduce the project scale while continuing Palisades commitment to supporting the local economy and environmental stewardship
- Support for Lot 16 change to Village–Forest Recreation (V-FR), some concerns to allow school
- Local construction labor unions support Alterra/Palisades commitment to using a local workforce
- Concerns: Parking; Deferred Washeshu Creek restoration; Recreation improvements/maintenance; Pedestrian crossing along Olympic Valley Rd.

Planning Commission unanimously recommended approval to the Board (5 yes – 0 no, 2 absent)

- Revisions to DA and Master Phasing Plan – Timing for Christy Hill Rd. Ped. Crossing/OV Interpretive Park

Recommendation

1. Staff forwards the Planning Commission's April 16, 2026, recommendations related to the previously approved Village at Palisades Tahoe Specific Plan, to take the following actions:
 - a. Adopt a Resolution adopting the Addendum to the previously certified Village at Palisades Tahoe Specific Plan Environmental Impact Report (State Clearinghouse #2012102023) consisting of the 2016 Draft and Final Environmental Impact Report and the 2024 Draft and Final Partially Revised Environmental Impact Report, prepared pursuant to the California Environmental Quality Act, adopting and Addendum to the Findings of Fact and Statement of Overriding Considerations, and adopting the Revised Mitigation Monitoring and Reporting Program prepared for the project.

Recommendation (Cont.)

- b. Adopt a Resolution approving amendments to the Village at Palisades Tahoe Specific Plan.
- c. Adopt an Ordinance approving amendments to the Village at Palisades Tahoe Specific Plan's Appendix B: Development Standards and Design Guidelines.
- d. Approve the Village at Palisades Tahoe Specific Plan Large Lot Vesting Tentative Subdivision Map, subject to the Recommended Conditions of Approval.
- e. Adopt an Ordinance to approve the Development Agreement and Errata related to the Village at Palisades Tahoe Specific Plan.