



County of Placer

Olympic Valley Municipal Advisory Council

Mailing: 175 Fulweiler Avenue ▪ Auburn, CA 95603 ▪ (530) 889-4010
County Contact ▪ Bridget Powers ▪ (530) 889-4010

SPECIAL MEETING AGENDA – FINAL Posted 11/26/2025

6:00 pm, Monday, December 8, 2025

Olympic Village Event Center

1901 Chamonix Place

Olympic Valley, CA 96146

1. Call to Order & Pledge of Allegiance

2. Roll Call, Introduction of 2025 – 2027 Members

David Stepner, Steve Burke, Andrew Lange, Mark Nemeth, Keith Fountain, Mark Calhoun

3. Approval of November 6, 2025, MAC Meeting Minutes

4. Public Comment: Let us hear from you! Do you wish to share something that is NOT already on this agenda? We welcome your input and ask that you keep your comments to 3 minutes or less.

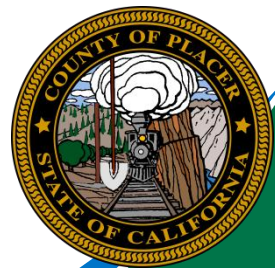
5. MAC Member Comments

6. Village at Palisades Tahoe Specific Plan (VPTSP) Amendment

Placer County staff and the project applicant will present proposed amendments to the approved VPTSP. On November 19, 2024, the Board of Supervisors certified the 2024 EIR for the project and adopted the VPTSP. Following a legal challenge, Palisades Tahoe entered into a settlement agreement with Sierra Watch and the League to Save Lake Tahoe, wherein Palisades Tahoe agreed to propose altering certain components of the VPTSP. Most notably, the proposed 2025 VPTSP amendments would reduce the number of bedrooms that can be constructed in the Village from 1493 to 896 (a 40% reduction) and the project's commercial square footage in the main Village would be reduced from 277,733 square feet to 222,000 square feet (a 20% reduction). In addition, the zoning for Parcels 16 and 18 at the base of Shirley Canyon would be changed from Village Commercial-Neighborhood to Village Forest Recreation, and the Mountain Adventure Camp would be reduced in size and building height. The VPTSP is located within the 4,700-acre Olympic Valley community in northeastern Placer County. The plan area still encompasses a total of approximately 93.33 acres consisting primarily of the main 85-acre resort village at the existing Palisades Tahoe Ski Resort base area. In addition, an 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 miles west of the intersection of SR 89 and Olympic Valley Road, across the street from the Olympic Valley Public Services District offices and fire station.

(continued on page 2)

The MAC is composed of appointed community members whose purpose is to advise the Board of Supervisors about activities and problems of the area represented. Residents are encouraged to attend and talk about issues important to them. More info at www.placer.ca.gov/bos/mac. Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in public meeting. If you require disability-related modifications or accommodations, including auxiliary aid or services, to attend or participate in this meeting, please contact the Board of Supervisor's Office.





Entitlements: The applicant requests adoption of an Addendum to the final Environmental Impact Report, approval of amendments to the VPTSP, Development Standards and Design Guidelines (Appendix B), and Development Agreement, and Vesting Large Lot Tentative Map.

County Presenters: Chris Pahule, Planning Director, and Patrick Dobbs, Senior Planner

Applicant: Arden Hearing, Amy Ohran and Ryan Lovett on behalf of Palisades Tahoe/Alterra Mountain Company

7. Correspondence

- A. Correspondence received for MAC between November 1, 2025, through November 26, 2025.

8. Adjourn



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REGULAR MEETING MINUTES - DRAFT

Thursday November 6, 2025

**Olympic Valley Public Service District Conference Room
305 Olympic Valley Rd, Olympic Valley**

1. Call to Order

Stepner called the meeting to order at 6:00 PM. A quorum was established.

2. Roll Call, Introduction of 2025 – 2027 Members

David Stepner, Steve Burke, Andrew Lange, Mark Nemeth, Keith Fountain, Mark Calhoun

MEMBERS PRESENT: Stepner, Fountain, Calhoun, Nemeth, and Lange

MEMBERS ABSENT: Burke

STAFF PRESENT: Powers and Friedman

There were 10 people in the audience, which included staff and presenters.

**3. Approval of March 6, 2025 MAC Meeting Minutes
CALHOUN/NEMETH/UNANIMOUS**

4. Public Comment

There were no comments on items not on today's agenda.

5. MAC Member Comments

Calhoun attended last night's Discover and Discuss. He spoke to Adam Wilson about instituting TART service on SR 89, given the number of homes along the route. Wilson invited him to bring that up during public comment at the next NTCA Board meeting. Powers noted the November 18 Supervisors meeting is in Kings Beach and includes a TART update.

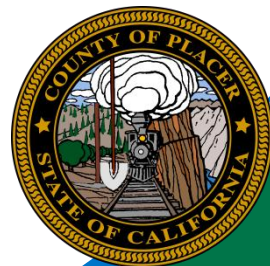
Nemeth asked for volunteers for the Olympic Valley Property Owners Association clean-up on Saturday.

Fountain said that thanks to the OV Firewise Designation, he received a 25% discount on his condo insurance.

6. Sierra Family Subdivision (PLN22-00064)

Review and comment on a request for an Olympic Valley General Plan Amendment, Rezone, and Tentative Map for the Sierra Family Meadows Subdivision located at 325 Olympic Valley Road in the Olympic Valley area. The General Plan Amendment and Rezone would allow for the Planned Residential Development and Tentative Map for the creation of an 8-lot Planned Residential Development Subdivision, including a lot for the existing residence and seven additional development lots, ranging from 0.5 to 2.73 acres, two Homeowner's

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Association lots for a private access road and a drainage basin, an Open Space area of 18.41 acres to be permanently protected with a conservation easement, and two public right-of-way lots totaling 2.38 acres of Olympic Valley Road and Resort Road right-of-way frontages, and additional off-site and on-site improvements associated with the build out of the proposed subdivision.

Placer County Planning Division Staff: Stacy Wydra, Principal Planner

Applicant Representative: Jackson Realo on behalf of the Sierra Family Meadows, LP, Owners

Wydra showed the site on a map and described features of the project, including the entitlements being requested, zoning, and density. The project will be done in two phases and will consist of 8 single family lots. Although the project will allow for 80 "bedrooms," rooms with other uses such as an office, media room, or playroom count toward that label. Next steps include an environmental review. Staff will take notes of comments made tonight to be included in the submittal to the Planning Commission. Ultimately, the project will be presented to the Board of Supervisors.

Discussion followed as the applicant's representatives answered questions from the Council and public clarifying the proposal, including property ownership and management, infrastructure and utilities, and environmental impacts to the creek.

There was agreement amongst Council members that overall this is a good, thoughtful plan, and much better than the originally proposed condominiums on the site. Stepner specifically asked that the environmental report include consideration of drainage and run off. He suggested a deed restriction be considered prohibiting the homes from being sold to multi-family or shared-ownership entities and that they not be "income producing" properties. Nemeth agreed.

7. Correspondence

A. Correspondence received for MAC between February 28, 2025, through October 31, 2025

Powers noted next Olympic Valley Forum may be moved from Thursday December 3 to Monday December 8. She will send out a "save the date" email and asked for prompt responses if Council members cannot attend.

Tonight's Olympic Valley Supervisor's Forum was cancelled.

8. Adjourn to the Olympic Valley Supervisor Forum

The meeting was adjourned at 7:46 PM.

Respectfully submitted,
Judy Friedman
Recording Secretary