



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

### REGULAR MEETING AGENDA - FINAL

6:00 pm, Thursday, March 5, 2026

Olympic Valley Public Service District, Conference Room  
305 Olympic Valley Road, 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. Selection of 2026 MAC Chair and Vice Chair

#### 4. Approval of December 8, 2025, Special MAC Meeting Minutes

#### 5. Information Items:

##### A. Granite View Condominiums (PLN21-00265)

Placer County staff will present the Granite View Condominiums project, which proposes 19 condo-hotel units in three detached buildings. The project site consists of an irregularly-shaped parcel located north of Chamonix Place, approximately two miles west of the intersection of State Route (SR) 89 and Olympic Valley Road, in Olympic Valley. The project would be developed within the 1.31-acre Village Commercial-zoned portion of the 7.82-acre site (APN 096-540-017-000) located in Olympic Valley. Access would be provided by a new 26-foot-wide road, through an off-site easement on the adjacent Lot 16 parcel within the Village at Palisades Tahoe Specific Plan to the south, connecting to Chamonix Place.

Each condo-hotel unit would be three stories over a partially buried private garage, with a maximum height of 35 feet. The project includes 12 three-bedroom units, five four-bedroom units, and two five-bedroom units, totaling 66 bedrooms. All units would be individually owned and include covered balconies. The three-bedroom units would contain 2,736 square feet (sf) of living area and a 471-sf garage. The four- and five-bedroom units would contain 3,680 sf of living area, plus a 513-sf garage. The project requires 66 parking spaces under the Olympic Valley General Plan and Land Use Ordinance but proposes 61 garage spaces, requiring approval of a parking variance. Utilities would include a 2,500-gallon underground propane tank and connections to existing sewer and water lines. A portion of the Granite Chief Trail currently crosses the site, and the project proposes modifying the trail and establishing a new official trailhead behind the Olympic Village Inn parking lot.



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](http://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 Environmental Impact Report, approval of a Vesting Tentative Map, Conditional Use Permit, Design Review, and Variance for parking standards.

**County Presenter: Patrick Dobbs, Senior Planner**

6. **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.
7. **MAC Member Comments**
8. **Correspondence**
  - A. Correspondence received for MAC between November 27, 2025, through February 25, 2026.
9. **Adjourn**

# PLACER COUNTY BOARD OF SUPERVISORS



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## Olympic Valley Community/Supervisor Forum

**Thursday March 5<sup>th</sup>, 2026, Following Olympic Valley MAC meeting**  
Olympic Valley Public Services District  
305 Olympic Valley Road, Olympic Valley

### 1. Public Safety Reports – 15 Minutes

- Olympic Valley Fire Department
- CAL FIRE
- California Highway Patrol
- Placer County Sheriff's Office

### 2. Community Reports – 15 Minutes

- County Report: Supervisor Gustafson
- Tahoe City Public Utility District
- Olympic Valley Public Service District
- Others

### 3. Open Discussion for Community Members – 15 Minutes

- **We want to hear from you!** This is an open, informal opportunity for community members to raise topics, ask questions, and engage in discussion.

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**REGULAR MEETING MINUTES - DRAFT**  
**Monday December 8, 2025**  
**Olympic Village Event Center**  
**1901 Chamonix Place**  
**Olympic Valley, CA 96146**

**1. Call to Order**

Stepner called the meeting to order at 6:04 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, Burke and Lange

MEMBERS ABSENT: None

STAFF PRESENT: Gustafson, Powers and Friedman

There were approximately 70 people in the audience, including staff and presenters.

**3. Approval of November 6, 2025 MAC Meeting Minutes**  
**NEMETH/FOUNTAIN/UNANIMOUS**

**4. Public Comment**

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

**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**



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**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. 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**

Supervisor Gustafson thanked all attendees, saying it was public input and collaboration along the way that led to the recent settlement. This is the first of several public meetings and the public can reach out to County staff at any time with additional comments or questions.

Pahule said all comments will be considered when staff reports to the Planning Commission and Board of Supervisors are prepared.

Dobbs presented the updated Village at Palisades Specific Plan Amendments, including the changes as a result of the recent settlement. He reviewed overall design features, the requested entitlements, and environmental review requirements.

Arden Hearing provided more detail, including the phases. Ryan Lovett discussed the benefits of the reduced plan and showed photo simulations comparing the currently planned project with what was previously approved.

RYAN LOVETT: discussed the benefits of this reduced plan;;;;; more open space and a more walkable, and compact Village;;;showing photo renderings of 2024 plan compared with the current proposal;;;;;; aerials from Shirley Canyon;;; and the emphasis on the car-free trail and pedestrian network;;;;;; he reviewed architectural components including rooflines, colors, materials, ;;;;;; VISUAL SIMULATIONS;;;;;;

The Council asked questions clarifying the presentation;;;;;

BURKE: greater revenue contribution with more rooms? Concerns about noise and light intensity? What's in it for me? What shld neighbors expect to see in early years that benefit me?



FOUNTAIN: Mtn Adventure Center, Park, timing is important to implementing the vision...anchoring vision seems linked to that and transit center and Mtn Adventure Center;;;timing of build out? And when transit center? Timing of various components?

NEMETH: can staff explain parking for day skiers & staff before addtl parking is built? For Cty, Creekside Charter School, have you looked at how changing school site will impact families and has a permanent site been identified?

STEPNER: east ridge: 1<sup>st</sup> of 3 primary entryways...currently 39' wide, proposed 53'???. will there be lights on the bridge for pedestrians;;; 2) circulation & parking 3) Master Phasing Plan approved in draft form? What is in Phase 1?

TOM MOORES – Keep Squaw True – thanks to thousands who have been involved in this effort over the yrs;;;proud to work on a resolution;;;this is good news for the Valley and broader region; our job now is to make sure the project fits within the parameters agreed to;;;this is a milestone but not an end

JOSHUA TOW: appreciate the revised plan;;;1) Creekside, several areas zoned for school but not specific site set aside for the school;;;;; 2) Parks & Rec, will anticipated funds stay in the Valley as opposed to going elsewhere in the area or to the Cty

BOB BARNETT: 1) shelter in place? What specific locations? How will air quality be addressed? 2) locker room in same location with adjacent parking? Seniors need that access

BRIAN ... part of Creekside School Board;;;;; encouraged by today's mtg w/our board;;;heard a lot of words abt community values and benefits;;;critical statements;;;reiterate Creekside's commitment to the community;;;;; QUES for Cty: we can't do it alone and want to make sure you're committed to us also;;; meet with us

JOHN HARSH: parent at Creekside;;;thanked Alterra for mtg with us;;;;;and appreciate the support in land use, ski team, etc for our kids;;; need to remain in a forested space to continue our exceptional educational programming;;; noted 20% reduction in commercial..... school doesn't have to be in commercial space....**asked MAC to issue a statement noting benefits of Creekside Charter School and asked that Cty staff work w/Creekside to make sure we are not displaced without a new site identified;**

MEGAN GANONG SHIRLEY: as a mom of 2 kids at Creekside and on the Board; also encouraged by conversations w/Alterra;;; hopeful and excited abt continued improvements to our school thru collaboration with Alterra and other partners to find space to stay in the Valley;;;;;

JEFF GARONZA: ED of Creekside;;;thanks to Alterra for it's contributions to our school;;; we've changed the fabric of the Valley, people moving here because of the



school;;;thanksto generosity Arden & Amy have shown in working with us, excited abt partnership;,,,,,; BELIEVE THE MAC can support our work...we don't have dollars other public schools have, but needsupport of lots of different playes to move the school, let's work collaboratively, we need your support to continue such a special thing.....

ED HENVEVELD: thanked Alterra team, League to Save LT, and Keep Tahoe True;;;a couple of red flags still;;; 1) propane farm proposed at base of Shirley ;; ..mainly wanted to mention the Creek, needs help, too; disfunctional into trapezoidal channel;;;when will restoration plan be implemented? Is this going to Design Review? How will it be moved from conceptual to design to inpmementation and how and when

EVERYONE THANKED ALTERRA

PUBLIC COMMENT CLOSED: MAC:

BURKE: re-circulation of water? Can others use the pool,etc;;; local businesses suffer, what's being done to solicit and retain good businesses in the Village;;; Valley produces green waste, good program in Northstar, can we take some of that to change into fuel, too?

CALHOUN: asked abt phasing and timing???

FOuNTAIN: transit? How do plans dovetail w/current service?

NEMETH: question abt propane safety; understand it's complicated;;;does Cty see a role to play in propane storage

STEPNER: allows for fractional ownership and timeshares: really? What is new FTE of employees at buildout? Relates to housing...,,,,,; can you clarify & share obligated financial numbers resulting in reduction? Park Dedication Fees? CSA fees???

Policy PU-10 regarding alternative energy: why aren't heat pumps being considered to reduce use of propane;;;

What reviews are planned moving forward for MAC and Design Review?? As each phase is built out

CHRIS PAHULE: provided answers to questions as possible;;;the FAQs on the project webpage will be updated to provide information that may not be addressed tonight and questions can be submitted to Cty staff thru that site;;

QUES to CTY: 1) MAC's role in subsequent project reviews: most of the projects that will be submitted by altera will come to MAC for subsequent reviews as phases;;;and CEQA conformity review, those entitlements... ;,,,,; ''

DOBBS: dark sky, noise, etc...NOISE: project requires construction project management plan that includes noise per Cty thresholds;;; LIGHTING: a number of guidelines in



the standards that address light needed for security but also trespass into night sky; it is the minimum necessary, but not "dark sky compliant" per se

ARDEN (from ALTERRA) – re: phasing: when will Mtn Ad Center be built? Not sure, but not in Phase 1 and there will be opportunity for public use;;; Parking Structure likely in Phase 2 or 3, but in early years other amenities, hotel, restaurant, retail;;; timing of bridge enhancements depend on building of parking structures;;; Timeshares & fractionals: could be a timeshare fractional component, but not in current plan;;; This bldg.? is within plan for possible development but some time out.....

Park Dedication Fees – have been able to continue current fees such as traffic mitigation, but park & school fees will be reduced from original plan per current plan

Environmental planning lady – regarding parking, reviewed parking spaces and how next phase needs are calculated;

Employee Housing and full time employee equivalence – estimated 388 new employees and required to provide housing for half;;; committed to 200 newly constructed beds (see above) and replacement housing for existing units that will be displaced;;;

AMY: thank and deep appreciation for Creekside community tonight and that they shared the importance of Creekside to our community;;; and yes, we share their commitment to the area and appreciate how it was articulated;;; and yes, we will continue to collaborate and be a strong partner in determining the next phase;;;

Acknowledge around alternative fuels and solutions: was involved in biomass at Northstar and yes, excited in opportunity to explore options

Comments & recommendations to Planning Commission

BURKE: this has taken way too long to get where we're at;;; you have sat for 14 yrs on property that YOU own and I wouldn't have taken that hair cut;;; commend you on commitment to task.....build it tomorrow

CALHOUN: my family's been involved in this community since the 50s and I've been watching this project too;;; happy to see Shirley Canyon pulled from plan, still some issues but overall it's a good plan;;; I've lost business because of my support of the plan;; from a biz perspective, we are not viable and now with no snow...this goes a long way to getting us competitive with other major areas and we need the amenities to bring people here;;;

IFOUNTAIN: noted original purpose of the Specific Plan to bring this area to a world class resort ;; when I got involved in this project those words still ring true;;; noted the many ways he has been involved in this;;; it's been a decade, that is frustrating, but I admire and applaud Alterra in finding a way forward;;; like what I've seen...in connecting old village



w/new, Shirley canyon, and feel we are on the verge of moving forward to creating a top notch, four season resort;;;hope Planning Commission and BOS will expedite this process;;; and anything we can do to make it move faster, I applaud, I want to see it move forward in an expeditious and thoughtful way

LANGE: hope Palisadescan find room for Creekside to continue and I support the project

NEMETH: acknowledge reduction in sq footage, shirt of parcels into forest recereatoin, restoration of the creek, and expanded transit...appreciate it;;; appreciate comment and collaboration w/Creekside;;;;; key is working together.....some concerns do remain, evacuation, propane safety, but I recommend a yes vote;;

STEPNER: agree project shld move forward but a list of items for Alterra to consider;;; applaud Cty, Alterra, League, & Sierra Watch for coming together on a plan we can agree on

Recommendation 1) concerns Bldg 12 A & 12 B, height and abuting creek restoration;;;these buildings do not fall within set back criteria;;;wld like Alterra to consider providing set backs for these bldgs.;;;;;

2) regarding employee housing: requirement is to provide 50% of Full time employees, but 50% of that needs to be provided within OV;;;wld like Alterra to consider comitmeing to 300 in Valley so those employees to not need to commute

3) SV General Plan & guiding goals says vibrant throughout the year;;;how will this be achieved without considering shoulder seasons? Need convention facilities or other opportunity for financial activity during shoulder seasons?

4) re: OV Park – it is in sorry shape, the field is being fenced off, and there is no plan from Cty on what to do with the Park;;;recommend, encourage Cty, Alterra, and the community to get together to consider how to rehabilitate OV Park;;

**NEMETH: there was a request for MAC to make a statement that we support keeping Creekside as an integral part of OV .....agreement**

## **7. Correspondence**

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

## **8. Adjourn**

The meeting was adjourned at 8:49 PM.

Respectfully submitted,  
Judy Friedman  
Recording Secretary



Creekside Charter Management Board  
Mary Kate Baker, Libby Toub, Megan Shirley, Eric Garayoa, James Schwartz, and Mark Nemeth

Jeff Kraunz  
Executive Director Creekside Charter

December 12, 2025

Re: Thank you for your advocacy of Creekside Charter

Dear MAC Members,

On behalf of the Creekside Charter School Board, our staff, students, and families, thank you for your public support of Creekside and for recognizing the important role our school plays in the vitality of Olympic Valley.

Creekside is more than a school site; it is part of the fabric of this community. For years, the school has helped sustain year-round community life in the Valley by serving local families, supporting the workforce, and strengthening Olympic Valley as a place where people can live, work, and raise children. Your acknowledgment of this matters deeply to our community.

We are especially grateful for the public comments you offered in support of keeping Creekside in Olympic Valley. In moments like these, public statements from trusted community leaders carry real weight.

Thank you as well for your commitment to continued advocacy, including engagement with Palisades Tahoe and the Placer Board of Supervisors. We appreciate your partnership and would welcome opportunities to share updates, provide information, and coordinate messaging as appropriate.

Thank you again for standing with Creekside and for supporting a future where families can continue to have a thriving public school in Olympic Valley.

With gratitude,  
Jeff Kraunz, Executive Director  
Creekside Charter Management Board

**NOTICE OF PUBLIC HEARING  
PLACER COUNTY ZONING ADMINISTRATOR**

WHERE: Planning Commission Hearing Room, 3091 County Center Drive, Auburn, CA 95603

WHEN: January 22, 2026, at 10:00 AM, or as soon thereafter

SUBJECT: PLN25-00344, Ferreri – Front Setback Variance and Administrative Approval, Categorical Exemption, Supervisorial District 5

NOTICE IS HEREBY GIVEN that the Zoning Administrator will conduct a public hearing at the above place and time to consider a request from the applicant John Henneman, on behalf of the property owner, Tiffany Ferreri, for approval of a Variance to the front setback for the construction of a residential addition (approximately 1,307 square feet combined across two stories) located 25.5 feet from the front property line, a new one-car garage (approximately 322 square feet) located 28.5 feet from the front property line, and a covered front entry (approximately 61 square feet) located 19 feet from the front property line, whereas 30 feet is otherwise required. The applicant also requests approval of an Administrative Approval – relief from standards, for a height of 35 feet and ten inches, whereas 35 feet is otherwise allowed. The subject property, Assessor's Parcel Number 069-440-017-000, comprises approximately 0.2 acres, is currently zoned RS-B-X-6,500 (Residential Single-Family, combining minimum building site of 6,500 square feet), and is located at 1072 Serene Road, Soda Springs, CA 95728 in the Serene Lakes area.

The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 and 15305 of the California Environmental Quality Act Guidelines and Placer County Code Sections 18.36.050 (Class 3 – New construction or conversion of small structures) and 18.36.070 (Class 5 – Minor alterations in land use limitations).

Accommodations for disabled or non-English speaking residents will be made available upon advance request; please contact the Zoning Administrator Clerk at (530) 889-4020, between the hours of 8:00 AM and 5:00 PM on Monday through Friday.

You may direct written comments to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603 or you may telephone the clerk at (530) 889-4020.

Interested persons are invited to attend the hearing through the means provided on the meeting agenda, found at <https://www.placer.ca.gov/AgendaCenter#cat20>. All letters, written materials, studies or reports, should be delivered to the Zoning Administrator Clerk at 175 Fulweiler Avenue, Auburn, CA 95603, or emailed to the clerk at [zoningadministrator@placer.ca.gov](mailto:zoningadministrator@placer.ca.gov)

The Community Development Resource Agency contact for this project, Heather Beckman, can be reached at 530-388-6484 or [hbeckman@placer.ca.gov](mailto:hbeckman@placer.ca.gov).

Zoning Administrator  
Zoning Administrator Clerk  
Community Development Resource Agency Staff: Heather Beckman, Senior Planner