

## **Development Review Committee Wednesday, March 4, 2026**

**Placer County Community Development Resource Center  
3091 County Center Drive, Auburn, CA 95603  
Birch Conference Room  
In Person Attendance Only**

**Committee Members:** Nick Trifiro (Chair), William Alexander, Mike DiPietro, or others as may be designated by the CDRA Director.

**1. CALL TO ORDER**

A. The meeting was called to order at 10:01 AM.

**2. ROLL CALL**

A. Committee members present: Nick Trifiro, Mike DiPietro, William Alexander

**3. PUBLIC COMMENT**

The public will be offered the opportunity to comment on matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Development Review Committee.

A. No public comment.

**4. CONSENT AGENDA**

All items on the Consent Agenda have been recommended either for recommendation or for approval by County staff. All items will be considered by the Development Review Committee by a single-roll call vote. Anyone may ask to remove a Consent item prior to the Development Review Committee taking action, and the item will be removed for discussion.

**A. Approval of minutes from February 18, 2026.**

**B. Item(s) for Review and Recommendation to Planning Commission**

- i. **Project Title:** Village at Palisades Tahoe Specific Plan - Amendment to the Specific Plan, Development Standards and Design Guidelines, Large Lot Vesting Tentative Subdivision Map, Development Agreement, Addendum to the Previously Certified 2024 Village at Palisades Tahoe Specific Plan Environmental Impact Report (PSPA 20110385), Supervisorial District 5

**Description:** Property owners Alterra MTN CO Real Estate Development Inc. and Palisades Tahoe Real Estate, LLC, are proposing to 1) amend the previously approved 2024 Village at Palisades Tahoe Specific Plan (2024 VPTSP or 2024 Specific Plan) and Appendix B: Development Standards and Design Guidelines; 2) approve a Large-Lot Vesting Tentative Subdivision Map; and 3) approve a Development Agreement. The VPTSP project was originally approved in 2016 as a large-scale, mixed-use development plan with 1,493 medium- and high-density resort residential lodging bedrooms, and a variety of commercial and recreation uses, as well as parking and other visitor amenities, employee housing and pedestrian/open space land uses. Following years of

litigation, in 2025, the applicant entered into a settlement agreement with Sierra Watch and the League to Save Lake Tahoe. To be consistent with their settlement agreement, the applicant proposes to amend the VPTSP including, but not limited to: a 40% reduction in the maximum number of hospitality bedrooms and 20% reduction in the commercial floor area allowed within the Village; and change the land use designation for Parcels 16 and 18 from Village Commercial - Neighborhood to Village - Forest Recreation.

**Location:** The Village at Palisades Tahoe Specific Plan (VPTSP) is located in Olympic Valley in northeastern Placer County. Located west of State Route 89, it is approximately nine miles south of the Town of Truckee and seven miles northwest of Tahoe City and Lake Tahoe. The Plan area encompasses a total of approximately 93.3 acres consisting primarily of the 84.5-acre resort village area referred to as Main Village at the west end of the Valley primarily in and around the vicinity of the existing ski resort base area. In addition, an approximately 8.8-acre area referred to as the East Parcel, is located at the east end of Olympic Valley approximately 1.3 miles east of the Main Village area and 0.3 mile 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.

**APNs:** 096-230-035-000, 096-340-035-000, 096-340-023-000, 096-540-022-000, 096-540-021-000, 096-540-015-000, 096-221-021-000, 096-060-066-000, 096-060-065-000, 096-221-029-000, 096-221-046-000, 096-221-018-000, 096-221-017-000, 096-104-001-000, 096-221-014-000, 096-221-039-000, 096-221-012-000, 096-221-013-000

**Plan Area:** Olympic Valley General Plan and Land Use Ordinance

**Zoning:** SPL-VPTSP (Specific Plan – Village at Palisades Tahoe Specific Plan)

**Applicant:** Arden Hearing, Chief Development Officer, Alterra Mountain Company

**Staff:** Patrick Dobbs, Senior Planner

- ii. **Project Title:** Shane Property Vesting Tentative Subdivision Map, Minor Use Permit and Design Site Review (PLN24-00361), Tahoe Basin Area Plan Conformity Checklist, Supervisorial District 5

**Description:** The applicant is requesting approval of a Vesting Tentative Subdivision Map, Minor Use Permit, and Design Site Review Agreement to allow for the creation of ten lots, including eight townhome lots (lots 1 through 4, 1,104 square feet; lots 5 through 8, 1,073 square feet), one, single-family, residential lot (Lot 9, 2,480 square feet) and one common area lot (Lot A, 36,823 square feet), and to construct a nine-unit, market-rate, residential development with individually saleable residential units. The residential units are comprised of one, 4,498-square-foot, detached, single-family residence with an attached, two-car garage, and eight 2,078-square foot townhomes with ground floor, single-car garages across four duplex structures. Also included is an internal circulation driveway, four additional surface parking spaces, a trash enclosure, and perimeter fence.

**Location:** West Lake Boulevard, Homewood, CA (Address not assigned)

**APN:** 097-140-005-000

**Plan Area:** Tahoe Basin Area Plan

**Zoning:** West Shore Mixed Use Subdistrict - Homewood Village Center

**Applicant:** Robert Wood, Millennium Planning and Engineering on behalf of property owner Mathew Shane

**Staff:** Heather Beckman, Senior Planner

**C. Improvement Plan(s) for Review and Approval**

- i. **Project Title:** Winchester Phase 6A Improvement Plans (ESD25-00018)  
**Project Location:** The 25-lot subdivision project is located on the east side of Winchester Club Dr between Long View Dr and The Point Rd in the Winchester Subdivision within the Meadow Vista Community Plan area.  
**Staff:** Nicholas Capuchino
  
- ii. **Project Title:** Placer Vineyards Property 1A Phase 5 Lot 12 Park Improvement Plans (ESD25-00392)  
**Project Location:** The approximately 5-acre private park project is located on Lot 12 between the previously approved Villages 4, 5A, and 5B of Property 1A of the Placer Vineyards Specific Plan. The Placer Vineyards Specific Plan is located between Baseline Rd on the north, the Sacramento County Line to the south, the Sutter County Line to the west, and Walerga Rd to the east. Property 1A is an Active Adult Community located on the west side of Walerga Rd, the south side of Baseline Rd, and north of the Dry Creek tributary.  
**Staff:** Nicholas Capuchino
  
- iii. **Project Title:** Creekview Ranch Mass Grading Phase 3 Improvement Plans (ESD25-00131)  
**Project Location:** The approximately 30-acre mass grading project for the future Creekview Ranch Villages 4A and 4B development is located on the southeast corner of the intersection of PFE Road and Antelope Road in the Dry Creek Community Plan area.  
**Staff:** Nicholas Capuchino

**MOTION** to approve the Consent Agenda, Items A - C: Alexander/DiPietro: 3:0

**5. INFORMATION ITEM**

- A. **Next Meeting:** March 18, 2026

**6. Adjournment**

- A. The meeting was adjourned at 10:02 AM.