



OLYMPIC VALLEY PUBLIC SERVICE DISTRICT BOARD REPORT



SUBJECT:	Village at Palisades Tahoe Specific Plan Project Update	EXHIBIT:	F-2, 2 Pages
AUTHOR:	Charley Miller, General Manager	MEETING DATE:	Nov 18, 2025

RECOMMENDED ACTION:

This report is informational only; no action is requested from the Board.

DISCUSSION:

The discussion section below provides information on the Village at Palisades Tahoe Project (Project). It has been added to the District's agenda to allow discussion of the project without violating the Brown Act's requirement that no action or discussion be undertaken on any item not on the agenda. This report is prepared to provide current information and recent progress on issues that are not the subject of a separate report. This item is informational only and there is no action requested of the Board.

On November 19, 2024, the Placer County Board of Supervisors certified the updated Environmental Impact Report (EIR) and approved the Village at Palisades Tahoe Specific Plan. Within weeks of that approval, Sierra Watch and the League to Save Lake Tahoe filed a CEQA lawsuit (December 6, 2024) challenging the County's actions.

Over the following months, Palisades Tahoe, Sierra Watch, the League, and the County engaged in settlement discussions to address the issues raised. These discussions resulted in a comprehensive Settlement Agreement, finalized in June 2025, which outlines substantial modifications to the approved project. Key components include:

- Reducing total bedrooms in the Main Village from 1,493 to 896;
- Reducing commercial square footage by 20%;
- Eliminating the proposed indoor waterpark;
- Reducing the Mountain Adventure Camp to 72,000 sq. ft.; and
- Permanently protecting Lots 16 and 18 under a conservation easement; and
- Updating mobility, transit, and workforce housing commitments;

Since execution of the Agreement, Palisades Tahoe and the County have been preparing the Revised Project and working through the steps needed to bring the modified plan forward for public review and approvals.

In September 2025, the Board approved two professional service agreements to ensure the District has independent, current technical information to support review of the Revised Project. These included a contract with Citygate to update the fire and emergency services

impact and mitigation analysis, and a contract with DOWL to update the District's water and sewer capacity studies and future demand projections.

In recent months, OVPSD staff have continued coordination with County staff, Palisades Tahoe, and Citygate on the development of a District-specific Development Agreement. These discussions will continue as the County advances the Revised Project through its required public review and hearing schedule.

ATTACHMENTS: None.

DATE PREPARED: November 13, 2025