



OLYMPIC VALLEY PUBLIC SERVICE DISTRICT

BOARD REPORT



SUBJECT: Village at Palisades Tahoe Specific Plan
Project Update

EXHIBIT: F-1, 2 Pages

AUTHOR: Charley Miller, General Manager

MEETING DATE: January 27, 2026

RECOMMENDED ACTION:

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

DISCUSSION:

The discussion 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 provides current information and recent progress on issues not covered in a separate report.

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.

Current Activities

Since the execution of the Agreement, Palisades Tahoe and the County have been preparing the Revised Project and working 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 December 2025, the General Manager authorized a professional services agreement, in the amount of \$18,500, with Andy Heath to prepare a financial analysis of the Revised Project. This analysis will assess projected ad valorem revenue generated from reassessment of the new development as well as the District's ongoing costs associated with providing the mitigations and services required to support the project.

On January 8th, 2026 Palisades Tahoe and Placer County presented proposed amendments to Appendix B: *Development Standards and Design Guidelines for the Village at Palisades Tahoe Specific Plan* to the Olympic Valley Design Review Committee (OVDRC) . OVPSD staff were in attendance. The item was postponed for approval due to agreed-upon clarifications between the OVDRC and the Developer.

On a separate Board item this month, the Board will consider a scope of work with UES to support the District with hydrogeologist consulting services for the Water/Sewer service agreement.

Staff continue to coordinate with Placer County and Palisades Tahoe to finalize terms of a service agreement for Fire and Emergency Medical Services and Water/Sewer "will-serve" letters.

ATTACHMENTS: None.

DATE PREPARED: January 22, 2026