



OLYMPIC VALLEY PUBLIC SERVICE DISTRICT

BOARD REPORT



SUBJECT: Village at Palisades Tahoe Specific Plan Project Update

EXHIBIT:

F-1, 1 Page

AUTHOR: Charley Miller, General Manager

MEETING DATE:

February 24, 2026

RECOMMENDED ACTION:

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

DISCUSSION:

Background

The Placer County Board of Supervisors certified the EIR and approved the Village at Palisades Tahoe Specific Plan in November 2024. Following CEQA litigation and a subsequent Settlement Agreement executed in June 2025, the Revised Project is proceeding through County review with updated technical analysis and mitigation measures.

February 2026 Update

Since the January Board meeting, District staff have met on multiple occasions with Palisades Tahoe and Placer County staff to finalize mitigation measures associated with the Revised Project. These discussions have resulted in agreement in principle on the fire and emergency medical service mitigations necessary to support the modified development program.

The next step is to finalize and execute a formal agreement between the District and the Developer memorializing the agreed-upon mitigation measures, funding commitments, and implementation benchmarks.

The Developer has indicated its intent to bring the Revised Project forward to the Placer County Planning Commission in March 2026. Staff will continue coordinating with County representatives to ensure the District's service requirements and mitigation terms are clearly reflected in the staff report and associated project conditions.

Work continues on updating the water and sewer system capacity analyses and the buildout water demand projections. Staff and DOWL are evaluating water supply and demand data to develop current water and sewer demand factors. DOWL is currently performing hydraulic modeling of the water and sewer systems. Draft technical memorandum updates are expected in mid-March, pending receipt of snowmaking and irrigation well pumping data from Palisades Tahoe and Everline Resort.

Staff will return to the Board with any agreements requiring approval prior to execution.

ATTACHMENTS: None.

DATE PREPARED: February 12, 2026