



# OLYMPIC VALLEY PUBLIC SERVICE DISTRICT BOARD REPORT



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<b>SUBJECT:</b>	Village at Palisades Tahoe Specific Plan Project Update	<b>EXHIBIT:</b>	F-4, 9 Pages
<b>AUTHOR:</b>	Charley Miller, General Manager	<b>MEETING DATE:</b>	May 26, 2026

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## 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.

### May 2026 Update

On May 12, 2026, the Placer County Board of Supervisors approved the Revised Village at Palisades Tahoe Specific Plan project and associated entitlements. District staff attended the hearings and discussions related to the development, project phasing, and mitigation requirements associated with District services.

Over the past several months, District staff have continued coordinating with Palisades Tahoe, Placer County, DOWL, Citygate, and the District's fiscal consultant, Andy Heath, regarding the long-term operational and financial impacts associated with the revised development program. A primary focus of current work efforts has been completion of a planning-level fiscal impact analysis evaluating the anticipated long-term revenue and expenditure impacts of the proposed development on Fire/EMS and Water/Wastewater utility operations. The analysis evaluates projected property tax growth, utility revenues, development impact fees, staffing needs, apparatus requirements, and potential future facility obligations associated with phased project buildout.

The fiscal analysis assumes phased project buildout through approximately 2041 and identifies anticipated mitigation triggers tied to development benchmarks, including additional staffing, apparatus acquisition, and future fire substation needs. The analysis also concludes that utility-related growth costs are anticipated to be funded through development-generated revenues, connection fees, property taxes, utility rates, and other project-related funding mechanisms attributable to the development rather than subsidized by existing ratepayers.

With respect to Fire/EMS services, the analysis identifies periods where operational expenditures associated with required mitigation measures may precede the full accrual of

ongoing property tax revenues generated by completed development phases. Consistent with Mitigation Measure 14-7b, if development-generated revenues are insufficient to fully fund required staffing, equipment, or facility obligations, the project applicant would be responsible for providing additional funding necessary to maintain adopted service levels.

Staff anticipate returning to the Board in the coming months with updated technical studies related to Water and Wastewater utility operations, additional information related to mitigation implementation measures, Development Agreement(s) pertaining to Fire/EMS and Water/Wastewater services, and any related agreements requiring Board consideration or approval.

**FISCAL/RESOURCE IMPACTS:** This report is informational only and does not authorize any expenditures or agreements. The draft fiscal impact analysis is intended to support long-term planning efforts related to future staffing, infrastructure, operational, and facility needs associated with the proposed development.

**STRATEGIC PLAN ALIGNMENT:**

**Focus Area:** Proactive Planning | **Goal:** Build district capacity to meet the needs of future development.

**ATTACHMENTS:** Fiscal Impact Overview – Village at Palisades Tahoe Development (Draft Executive Summary)

**DATE PREPARED:** May 19, 2026