



OLYMPIC VALLEY PUBLIC SERVICE DISTRICT BOARD REPORT



SUBJECT: Annual Report: Fire Impact Fee Program

EXHIBIT: F-1, 9 Pages

AUTHOR: Danielle Mueller, Chief Financial Officer

MEETING DATE: September 29, 2026

RECOMMENDED ACTION: Conduct a public hearing and adopt Resolution 2026-20 approving the Annual Report for the Fire Impact Fee Program, adopting a Capital Improvement Plan, approving the annual inflationary adjustment, and requesting the Placer County Board of Supervisors adopt and implement updated fire impact fees on behalf of the District.

DISCUSSION: Pursuant to the Mitigation Fee Act (AB 1600) codified in Government Code Section 66000 et seq., public agencies are required to adopt a development impact fee when there is a demonstrated reasonable relationship between the development project and the public services being funded. The Olympic Valley Public Services District ("District") has established fire impact mitigation fees for the Olympic Valley Fire Department. Government Code Section 66006(b) requires the District to make an annual accounting of fees collected and expended in the fund within 180 days after the last day of each fiscal year.

The attached resolution acknowledges the Annual Report for Fiscal Year 2025-26. These reports provide an overview of the Fire Impact Fee Program, including an accounting of collected fees, expenditures, and any future improvements to be funded by the fees. No refunds or reallocations of fees are required at this time, and the District is in full compliance with the applicable sections of the Government Code.

The attached report and resolution also identify an annual inflationary adjustment needed under the 2025 Fire Impact Fee Nexus Study, and the Fire Department's current Capital Improvement Plan. The proposed fees will be effective 60 days after approval by the Placer County Board of Supervisors.

Approval of the resolution and subsequent adoption by the Placer County Board of Supervisors will ensure the District remains compliant with Government Code Sections 66006 regarding the Fire Impact Fee Program.

FISCAL/RESOURCE IMPACTS: None.

STRATEGIC PLAN ALIGNMENT:

Focus Area: Service | **Goal:** Maintain and invest in infrastructure, facilities, and equipment to align with future growth, environmental resilience, and meet regulatory requirements.

ATTACHMENTS: Resolution 2026-20; Annual report for FY2025 – 2026; Public Hearing Notice

DATE PREPARED: September 10, 2026

RESOLUTION 2026-20

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE OLYMPIC VALLEY PUBLIC SERVICE DISTRICT APPROVING THE FIRE IMPACT FEE PROGRAM ANNUAL FINDINGS REPORT, ADOPTING A CAPITAL IMPROVEMENT PLAN, AND REQUESTING THAT THE PLACER COUNTY BOARD OF SUPERVISORS ADOPT AND IMPLEMENT UPDATED FIRE IMPACT FEES ON BEHALF OF THE DISTRICT

WHEREAS, the Olympic Valley Public Service District (District) is a public agency organized pursuant to California Water Code §30000, et seq; and

WHEREAS, AB 1600 was passed and codified in California Government Code Section 66000 ("Mitigation Fee Act"), allowing the establishment of a development impact fee as a condition of approval where the purpose and use of the fees are identified, and a reasonable relationship to the development project can be demonstrated; and

WHEREAS, the County of Placer ("County"), at the request of the Olympic Valley Public Service District ("District"), has established fire impact mitigation fees ("Reportable Fees") for the Olympic Valley Fire Department ("Department") within the District's boundaries; and

WHEREAS, Government Code Sections 66001(d) and 66006(b) require the District to make an annual accounting of the Reportable Fees collected and expended and to make additional findings every five years if there are any funds remaining in the Reportable Fees fund at the end of the prior fiscal year; and

WHEREAS, the District's Annual Findings Report for the Fire Impact Fee Program, FY 2025-26 ("Report") contains the requisite information and proposed findings concerning the collection and expenditure of Reportable Fees pursuant to Government Code Section 66006; and

WHEREAS, the District's Reportable Fees are imposed pursuant to the Fire Impact Fee Nexus Study (March 2025) prepared by SCI Consulting Group ("Nexus Study"), which the District's Board approved via Resolution 2025-06; and

WHEREAS, the Nexus Study's recommendations for the District's Fire Impact Fees include an annual inflationary adjustment to fund fire protection facilities, apparatus, and equipment necessary to mitigate the impacts caused by new development; and

WHEREAS, the District's Board wishes to implement that inflationary adjustment for the coming year; and

WHEREAS, the County of Placer ("County") Municipal Code § 15.36.010 provides that in any unincorporated area of the County where a local fire protection agency has adopted a capital improvement plan and identified a development fee in conformance with California Government Code Section 66000 et seq., and such fee is approved by the Board of Supervisors, payment of the fee shall be a condition of approval for any new development project within the area; and

WHEREAS, the District intends hereby to update its capital improvement plan as relevant to its Reportable Fees; and

WHEREAS, the District Board finds that this Resolution, which implements the Fire Impact Fee program, does not constitute a “project” under the California Environmental Quality Act (“CEQA”) as it merely provides a mechanism for funding necessary infrastructure without committing to any specific project that may cause a significant environmental impact (CEQA Guidelines § 15378).

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Olympic Valley Public Service District makes the following findings and takes the stated actions regarding the program as required by and in accordance with Government Code Section 66006(b):

- 1) The Board finds and determines that the foregoing recitals and determinations are correct.
- 2) Pursuant to Government Code Sections 66006(b)(1) and (2), the Board reviewed the Annual Report, which is incorporated by this reference and contains all of the information required by law
- 3) The five-year findings required by Government Code Section 66001(d) will be made at the same time as a future annual report required by Government Code Section 66006(b). However, no such five-year findings are required at this time.
- 4) The Board determines that the District is in compliance with Government Code Section 66000, et seq., regarding the receipt, deposit, investment, expenditure, and refund of Reportable Fees received and expended relative to improvements for Fiscal Year 2025-26.
- 5) The Board determines that no refunds and allocations of Reportable Fees, as required by Government Code Sections 66001(e) and 66006(b)(1)(H), are deemed payable at this time for Fiscal Year 2025-26.

FURTHER, IT IS HEREBY RESOLVED by the Board of Directors of the Olympic Valley Public Service District as follows:

- 1) The District Board hereby receives and approves the Fire Impact Fee Schedule and the Department's capital improvement plan (“CIP”).
- 2) Prior to the adoption of this Resolution, the Board conducted a public hearing at which oral and written presentations were made as part of the Board's regularly scheduled September 29, 2026 meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, has been published twice in a newspaper in accordance with Government Code Sections 66002 and 66018. Additionally, at least 14 days before the meeting, the District made available to the public, the CIP, data indicating the amount of the cost, or estimated cost, required to provide the service for which the fee or service charge is to be imposed pursuant to the Resolution by way of such public meeting, the District received the Mitigation Fee Report, attached as Exhibit A, which formed the basis for the actions taken pursuant to this Resolution.

- 3) After considering the Nexus Study, the Mitigation Fee Report and this Resolution, and after considering the testimony from the noticed public hearing as part of the District's regularly scheduled September 29, 2026 meeting, the District Board hereby approves the annual inflation adjustment for the Fire Impact Fee.
The following Fire Impact Fees on new development shall be collected upon the date of the final inspection or the issuance of the certificate of occupancy, whichever occurs first:

<u>Land Use</u>	<u>Fire Impact Fees</u>
<u>Residential Development</u>	<u>Per Building Sq. Ft.</u>
All Residential	\$2.85
ADUs < 750 sq. ft.	Exempt
ADUs => 750 sq. ft.	\$2.85
Retail / Commercial	\$3.17
Office	\$4.09
Industrial	\$2.28
Hotel / Lodging	\$2.65

- 4) The District Board formally requests that the County Board of Supervisors implement this approved Fire Impact Fee program on behalf of the District, with the District agreeing to be responsible for the proper accounting for and expenditure of said moneys and further agreeing to hold the County harmless from and to defend it from any action, claim, or damages related to said fees, including any challenge to the validity of or use thereof.
- 5) If any portion of this Resolution is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of the remaining portions of this Resolution.

PASSED AND ADOPTED this 29th day of September, 2026 at a regular meeting of the Board of Directors of the Olympic Valley Public Service District, by the following vote on roll call:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Dale Cox, Board President

ATTEST:

Jessica Asher, Board Secretary



Fire Mitigation Fees

FY 2025-2026

- 2025-2026 Annual Report
- 2026 Capital Improvement Plan
- 2026 Inflationary Adjustment Fee Schedule





OLYMPIC VALLEY PUBLIC SERVICE DISTRICT



ANNUAL REPORT: FIRE IMPACT FEE PROGRAM FY2025 - 2026

In accordance with Government Code Section 66006(b)(1) and (2), the Olympic Valley Public Services District ("District") provides the following information for the fiscal year 2025-26 for the Olympic Valley Fire Department ("Department") Fire Impact Fee Program.

BRIEF DESCRIPTION OF THE REPORTABLE FEE

The Department's fire impact fee ("Reportable Fee") will help maintain adequate service levels for fire protection in the Department. New development in the Department will increase the demand for fire protection services and associated facilities. The Reportable Fee will fund the construction of new or expanded fire facilities, apparatus, and equipment necessary to accommodate residential and nonresidential development in the District.

REPORTABLE FEE AMOUNTS

The District's Reportable Fees in effect at the end of fiscal year 2025-26 were as follows:

Land Use Category	Unit	Maximum Fire Impact Fee (2026)
All Residential	SqFt	\$2.77
ADU <750 sq ft	NA	Exempt
ADU >= 750 sq ft	SqFt	\$2.77
Retail/ Commercial	SqFt	\$3.08
Office	SqFt	\$3.97
Industrial	SqFt	\$2.21
Hotel/ Lodging	SqFt	\$2.57

REPORTABLE FEE ACCOUNT BALANCES

The balance of the Reportable Fee account at the beginning of FY 2025-26 was \$100,468. At the end of FY 2025-26, the balance of the fund was \$106,270.

REPORTABLE FEES COLLECTED AND INTEREST EARNED

The amount of Reportable Fees collected during FY 2025-26 was \$5,802.

USE OF REPORTABLE FEES

There were no reportable fees expended in FY 2025-26.

IDENTIFICATION OF INCOMPLETE IMPROVEMENTS

As of FY 2025-26, there are no incomplete improvements.

INTERFUND TRANSFERS AND LOANS

There were no other interfund transfers or loans from the Reportable Fee fund in FY 2025-26.

REFUNDS

The District issued no refunds of Reportable Fees in FY 2025-26.

CAPITAL IMPROVEMENT PLAN

Development impact fees may be determined based on a Capital Improvement Plan (“CIP”) or by the identification of facilities through broad classes, as permitted by Government Code Section 66001(a)(2). The District’s 2025 Nexus Study identifies facilities by broad classes — land, stations, apparatus, and equipment. However, the District’s 2025 Fire Department CIP was provided in Appendix D of the Nexus Study to give readers an indication of the specific future facilities, apparatus, and vehicles that may be funded by the District’s fire impact fee.

As a condition of imposing the fee on the District’s behalf, the County requires that the Department annually update its CIP, and that it be adopted by the District Board by resolution following the public notice and hearing procedures outlined in Government Code §66002.

Below is the Department's Capital Improvement plan, as of October 2026.

Type	Location	Size	Timing of Availability	Facilities	Apparatus	Equipment	Total Estimated Cost (2026\$)
Facilities							
New Station 22	West District	2,500 sq. ft.	TBD	\$5,000,000		\$250,000	\$5,250,000
Annual Regional Training Facility Contribution	TBD	TBD	TBD	\$50,000			\$50,000
Apparatus, Vehicles and Ancillary Equipment							
Aerial/Quint	Station 21	Aerial	TBD		\$2,000,000	\$200,000	\$2,200,000
Type 1 4wd Engine	Districtwide	Type 1	Spring 2028		\$1,400,000	\$200,000	\$1,550,000
Type 6 Engine	Districtwide	Type 6	TBD		\$450,000	\$180,000	\$630,000
E-Bikes (two)	Districtwide	Rescue	Spring 2027		\$20,000	\$2,000	\$22,000
Snow Removal Equipment (Stn. 22)	Districtwide		Spring 2028		\$80,000		\$80,000
Annual Administration thru 2040	Districtwide						\$56,280
Total Improvements				\$5,050,000	\$3,950,000	\$832,000	\$9,788,280

FIRE IMPACT FEE SCHEDULE

An updated Fire Impact Fee Nexus Study was completed by SCI Consulting Group and approved by the Olympic Valley Public Service District Board of Directors in April, 2025 by adopting Resolution 2025-06. The study was further adopted by the Placer County Board of Supervisors in June 2025. The complete Study is available online at www.ovpsd.org or by calling (530) 583-4692.

The purpose of the Fire Impact Fees is to finance the public facilities and equipment as described. Fixed-rate pricing structures are unable to keep pace with changing costs of facilities, vehicles, and general fire protection infrastructure requirements. Thus, consistent with the spirit of the enabling legislation and as defined in the District's 2025 Nexus Study, the District proposes to adjust the mitigation fee schedule.

The adjustment is calculated using the Construction Cost Index (CCI) published by the Engineering News-Record for the San Francisco Bay Area. The CCI change for the period July 2025 through June 2026 was 2.96%. As such, fee adjustments are as follows:

Land Use Category	Unit	Maximum Fire Impact Fee (2026)	Maximum Fire Impact Fee (2027)
All Residential	SqFt	\$2.77	\$2.85
ADU <750 sq ft	NA	Exempt	Exempt
ADU >= 750 sq ft	SqFt	\$2.77	\$2.85
Retail/ Commercial	SqFt	\$3.08	\$3.17
Office	SqFt	\$3.97	\$4.09
Industrial	SqFt	\$2.21	\$2.28
Hotel/ Lodging	SqFt	\$2.57	\$2.65

These fees will be effective 60 days after the Placer County Board of Supervisors approves the fee adjustment.



OLYMPIC VALLEY PUBLIC SERVICE DISTRICT



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of Directors of the Olympic Valley Public Service District (OVPSD) of Placer County intends to conduct a public hearing to review, explain, and allow for public input on the following item:

Consider a resolution concerning the approval of the Fire Impact Fee Program Annual Findings Report, updated District Fire Impact Fees charged on new development, and the Fire Department Capital Improvement Plan, pursuant to California Government Code Section 66000 et seq.

HEARING DATE: Tuesday, September 29th, 2026

HEARING TIME: 8:30 a.m., or as soon as the matter may be heard

PLACE: 305 Olympic Valley Road, Olympic Valley CA, 96146 - Community Room

NOTICE IS GIVEN that the Fire Mitigation Fee Annual Report, for the proposed fire impact fees, will be available for public review beginning no later than September 14th, 2026.

IF YOU WISH TO BE HEARD ON THESE MATTERS, a public hearing will be held at the time and place described above. The Board will accept public comments and should be submitted to the Board Secretary at info@ovpsd.org, by mail at P.O. Box 2026, Olympic Valley, California 96146 (the final mail collection prior to the meeting will be the day before the meeting at 2:00 p.m.), and in-person at the public hearing until the close of public comment on the item. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District at least 48 hours preceding the meeting. Any person challenging in court the decision made at the conclusion of the public hearing may be limited to raising only those issues raised at such hearing or in correspondence delivered to the District prior to the close of such hearing. Information on this matter may be obtained at 305 Olympic Valley Road, Olympic Valley, California, 96146, or by contacting the District at (530) 583-4692.