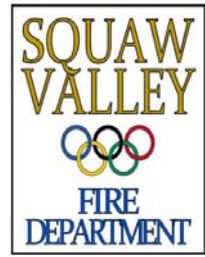




SQUAW VALLEY PUBLIC SERVICE DISTRICT



VILLAGE AT SQUAW VALLEY PROJECT

DATE: July 26, 2016

TO: District Board Members

FROM: Mike Geary, General Manager

SUBJECT: *Village at Squaw Valley* - Project Update & Status – Informational Only

BACKGROUND: The discussion section below provides information on the *Village at Squaw* Project. It is included in the District's monthly agenda to allow discussion of the project without violating the Brown Act's requirement that there be no discussion undertaken on any item not on the agenda. This report is prepared to provide new 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.

Staff, District counsel and consultants continue to share and negotiate business points to prepare a Development Agreement with Squaw Valley Real Estate (SVRE) for the proposed project. Current work includes updating the District standard Development Agreement; customizing it for the Village at Squaw Valley Project. Progress in the last month has been on Fire Protection and Emergency Medical Services (EMS) and phasing of mitigations to the sewer collection system.

Development triggers for required infrastructure and facility improvements are being identified. The six separate analyses of project impacts and proposed mitigations completed by the District in 2014 and early 2015 are being used in conjunction with development triggers proposed by SVRE in its Master Phasing Plan for these purposes.

The flexible phasing of development allowed by the County and the length of the time anticipated for project development (25 years) makes the negotiation of a Development Agreement that protects, maintains, and improves the District's existing customers, our water and sewer systems, and our current levels of services challenging.

Staff will provide updates to the status of negotiations to the Village Ad Hoc Committee and the whole Board as additional progress is made.

DISCUSSION: Water

There is no new information to report since last month's Board Meeting.

Sewer

Staff met internally and with SVRE's consultant to progress towards finalization of a defined phasing plan of capital improvements and replacements to the District's sewer collection system necessary to serve the proposed project.

Fire / EMS

As noted above, Development Agreement negotiations for Fire and EMS are ongoing; staff have met internally many times and with representatives from SVRE once in late June, 2016.

ATTACHMENTS: None.

DATE PREPARED: July 21, 2016