



# OLYMPIC VALLEY PUBLIC SERVICE DISTRICT



## VILLAGE AT PALISADES TAHOE PROJECT

**DATE:** December 17, 2024

**TO:** District Board Members

**FROM:** Charley Miller, General Manager; Brad Chisholm, Fire Chief;  
Dave Hunt, District Engineer

**SUBJECT:** *Village at Palisades Tahoe Specific Plan* - Project Update & Status  
Information Only

**BACKGROUND:** The discussion section below provides information on the *Village at Palisades Tahoe Specific Plan* (VPTSP 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.

**DISCUSSION:** For the status of the *Village at Palisades Tahoe Specific Plan*, refer to the Placer County's website [<https://www.placer.ca.gov/8213/Village-at-Palisades-Tahoe-Specific-Plan>].

On November 26th, Placer County sent a letter to OVFD Fire Chief Brad Chisholm and Cal Fire Director Joe Tyler informing them that the December 10th Board of Supervisors (PCBOS) meeting would include consideration of an exemption to the State Minimum Fire Safe Regulations and a Vesting Large-Lot Tentative Subdivision Map for the VPTSP. The exemption request specifically pertains to the requirement for a second means of egress for dead-end roads exceeding one mile, a regulation designed to ensure adequate emergency access and evacuation routes in case of fire or other emergencies.

To ensure the District's considerations were communicated, Chief Chisholm and Charley Miller submitted a letter (attached) to Placer County on December 6th. The letter highlighted considerations and alternatives related to the proposed exemption and development. This proactive measure provided input for the County's decision-making process.

On December 10th, Placer County postponed consideration of the VPTSP-related items, citing the input received from OVFD and other stakeholders.

Charley Miller also contacted Amy Ohran, President and COO of Palisades Tahoe, and Arden Hearing, Head of Real Estate Development Alterra Mountain Co. to initiate discussions on the Development Agreement. Follow-up meetings will be scheduled for the coming weeks.

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

**ATTACHMENTS:** December 6<sup>th</sup> letter from Chief Chisholm to Placer County Clerk of the Board

**DATE PREPARED:** December 12, 2024



# OLYMPIC VALLEY PUBLIC SERVICE DISTRICT



December 6, 2024

Placer County Board of Supervisors  
175 Fulweiler Avenue  
Auburn, CA 95603  
Attn: Clerk of the Board  
Sent via email: [BoardClerk@placer.ca.gov](mailto:BoardClerk@placer.ca.gov)

RE: Village at Palisades Tahoe Specific Plan – State Minimum Fire Safe Regulations Exception

Dear Placer County Board of Supervisors,

The Olympic Valley Fire Department appreciates the opportunity to provide input on the request for an exception to the State Minimum Fire Safe Regulations under **California Code of Regulations, Title 14, Section 1273.08(a)**, which limits the length of dead-end roads in State Responsibility Areas (SRAs) and Very High Fire Hazard Severity Zones (VHFHSZs). While we acknowledge the unique topographical and environmental constraints of the area, it is essential that the risks associated with a dead-end road exceeding the prescribed 5,280-foot length are fully mitigated to ensure public safety and emergency readiness.

The State Minimum Fire Safe Regulations allow exceptions if they provide the "same practical effect" toward ensuring defensible space. This means that alternative measures must achieve equivalent outcomes in terms of safe emergency access for fire equipment, efficient civilian evacuation, signage that facilitates timely emergency response, sufficient water for fire suppression, and effective fuel modification for safety. With this understanding, we propose the following mitigations as necessary conditions to address the increased risks posed by the requested exception:

#### 1. Evacuation Corridor Enhancements:

- Creation of a legitimate three-lane evacuation corridor on Olympic Valley Road that meets County dimensional standards (with shoulders). This would allow for necessary inbound emergency response during heavy traffic periods, while also providing adequate means for exiting civilian traffic.
- Hardening and modifying Highway 89 as an evacuation corridor. This includes reducing vegetation to reduce the intensity of wildfire and widening the roadway to appropriately allow for a dedicated public transit lane and contra-flow traffic. This is of particular importance due to the impact the "Mouse Hole" may have during times of heavy traffic or emergency situations.

**2. Enhanced Communication Infrastructure:**

- Installation of robust new radio repeaters capable of penetrating both existing and proposed building structures to ensure uninterrupted communication for emergency responders.
- Integrate ongoing planning efforts for the Village and Everline project to integrate and expand this infrastructure effectively.

**3. Dedicated Fire Monitoring Resources:**

- Installment of an A.I.-capable fire camera system, strategically positioned to monitor Olympic Valley, the adjacent backcountry, and Highway 89. This system will provide real-time situational awareness for early wildfire detection and response coordination.

**4. Support for Regional Aerial Resources:**

- Initial and sustaining contributions to the Regional Helicopter Program hosted by Tahoe Douglas Fire Protection District, which plays a critical role in rapid aerial response and suppression in our region.

These proposed measures address the critical requirements of the Fire Safe Regulations and aim to uphold public safety by maintaining the same practical effect as the original regulatory standards. Adopting these mitigations will help ensure safe access for emergency personnel, facilitate orderly evacuation, and minimize fire risks for the residents, visitors, and surrounding environment.

We appreciate your attention to these critical safety considerations and stand ready to collaborate on the implementation of these measures.

Respectfully,



Brad Chisholm  
Fire Chief  
Olympic Valley Fire Department

CC: Stacy Wydra ([swydra@placer.ca.gov](mailto:swydra@placer.ca.gov)); Alexander Fisch ([afisch@placer.ca.gov](mailto:afisch@placer.ca.gov)); Patrick Dobbs ([PDobbs@placer.ca.gov](mailto:PDobbs@placer.ca.gov)); Christopher Pahule ([cpahule@placer.ca.gov](mailto:cpahule@placer.ca.gov))