

Scott Carey

From: Richard Smothers <richard.smothers@barmail.ch>
Sent: Wednesday, November 2, 2022 8:31 PM
To: Scott Carey
Subject: 11/03 NTRPA GB Meeting Public Comment
Attachments: Roverud—FPPC Disclosure.pdf; 025-372-004-100_ELDCO Recorder.pdf; 025-372-004-100_HPI.pdf; Roverud—Friedrich—56-Acres Map.pdf; FPPC_56 Acres.pdf; Tahoe Coliseum.pdf; CIV § 1213.pdf; CIV § 2934.pdf; GOV § 81008.pdf; RTC § 602.pdf; RTC § 1602.pdf; BPC § 5657.pdf; CA CONS. ART. I SEC. 2.pdf; CA CONS. ART. I SEC. 3.pdf; 56-Acres—Council_Property COI.pdf; C-108-2021 JK Architecture.pdf

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Nevada Tahoe Regional Planning Agency Governing Board,

It's time to have an honest conversation about the [Director](#) of **Development** Services, [Hilary Roverud](#). First, in her capacity as a "*chief administrative officer or other public official who manages public investments*" she committed a [crime](#) by failing to disclose [her interest in real property](#) at "3235 Marlette Circle" as required under the Political Reform Act (G.C. §§ [81001\(b\)](#), [81002\(c\)](#), [81008](#), [87100](#), [87105](#), [87200](#), [87203](#), [87206](#), & [91000](#)) (*i.e.*, [Form 700—Schedule B](#); [2 CCR § 18115](#)).

Assessor Parcel Number	02537204100
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2015-0015456 • • GRANT DEED

Recording Date 04/16/2015 01:41 PM	Grantor (4) HODGES HILARY K ROVERUD ERIC A ROVERUD ERIC ROVERUD HILARY	Grantee (2) ROVERUD ERIC ROVERUD HILARY
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There is also a conflict of interest which is egregious from the scant information she does provide in her [mandatory disclosure](#) that her husband Eric works locally as a landscape architect for "[Design Workshop](#)"...

CA
FAIR
Nar

which is a huge problem because they're double-dipping by writing and implementing the [56-Acres](#) master plan!!!:



There are thousands of non-conflicting architecture and planning firms nationwide that could have done the same work for the City, other than the very firm of which Eric was a partner. Not only should she have [recused herself](#) from 56-Acres involvement, but the Manager should have never allowed any sort of contract between the City and her husband's firm which is illicit self-dealing ([G.C. § 1090](#)).

Hilary Roverud also failed to disclose that her husband Eric is working on the **massive underground [coliseum](#)** at Stateline, which goes by the euphemism "Events Center" and is not in any way an orchestra & chamber music hall as the LTVA publicly promised. Roverud should have [recused herself](#) of any involvement in Stateline redevelopment—such as staff recommendations for the February loop road vote—as she is materially invested in helping that outcome as well.

April 2021

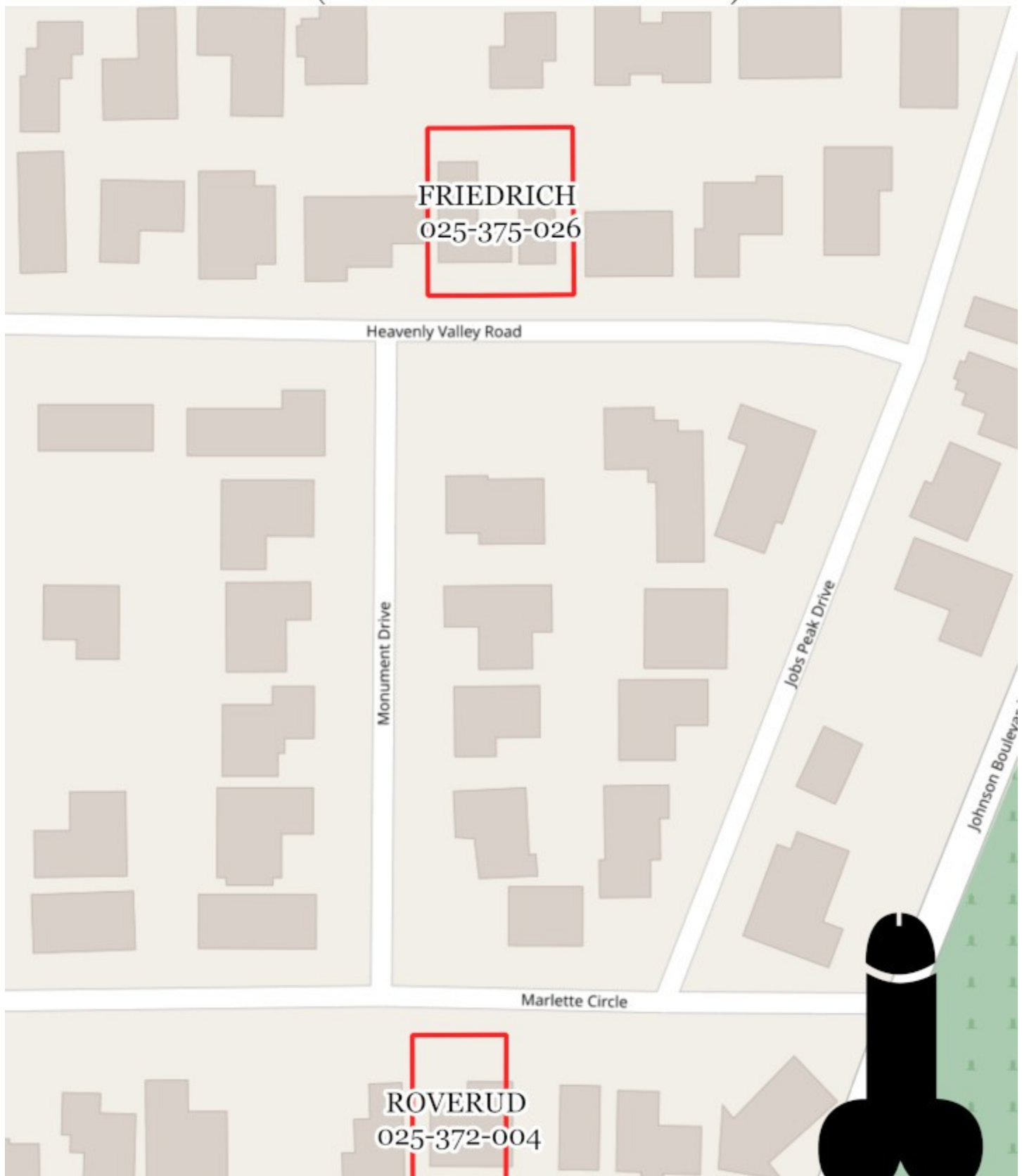
ICC is proud to welcome Eric Roverud to our team of project managers. Eric joins our Tahoe South Events Center after playing a key role in the development of the design and planning of the events center while working for the architectural firm, Designworkshop.

Eric has over 15 years of experience as a Project Manager and licensed Landscape Architect. His understanding of the construction process from the conceptualization phase through entitlements and ultimately implementation, gives him the expertise to anticipate and solve issues that arise during the development process. With a particular focus on the Tahoe South Events Center, Eric will leverage his local presence and knowledge of the design to deliver on an ambitious vision to reshape Lake Tahoe's south shore.



One last disqualifying reason that she should not have ever participated in 56-Acres development is that she shares the same [material financial conflict of interest issue with John Friedrich](#):

If John Friedrich must recuse himself on 56-Acres due to material conflict of interest, then so should Hilary Roverud.
(FPPC File No. A-21-059)



The City Manager's blatant condoning of this crisis is a real dick move. Roverud's house is a block away [from the](#) disqualifying one [Friedrich disclosed](#) at "3353 Heavenly Valley Road"—[right column](#):

SCHEDULE B Interests in Real Property (Including Rental Income)		CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION
		Name <u>John Friedrich</u>
<p>▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS <u>033-783-018-000</u></p> <p>CITY <u>South Lake Tahoe, CA</u></p> <p>FAIR MARKET VALUE <input type="checkbox"/> \$2,000 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input checked="" type="checkbox"/> \$100,001 - \$1,000,000 <input type="checkbox"/> Over \$1,000,000</p> <p>IF APPLICABLE, LIST DATE: ____/____/____ ACQUIRED DISPOSED</p> <p>NATURE OF INTEREST <input checked="" type="checkbox"/> Ownership/Deed of Trust <input type="checkbox"/> Easement <input type="checkbox"/> Leasehold _____ Yrs. remaining <input type="checkbox"/> _____ Other</p> <p>IF RENTAL PROPERTY, GROSS INCOME RECEIVED <input type="checkbox"/> \$0 - \$499 <input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input checked="" type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000</p> <p>SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more. <input type="checkbox"/> None <u>Caroline Treadway</u></p>	<p>▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS <u>025-375-026-000</u></p> <p>CITY <u>South Lake Tahoe, CA</u></p> <p>FAIR MARKET VALUE <input type="checkbox"/> \$2,000 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input checked="" type="checkbox"/> \$100,001 - \$1,000,000 <input type="checkbox"/> Over \$1,000,000</p> <p>IF APPLICABLE, LIST DATE: ____/____/____ ACQUIRED DISPOSED</p> <p>NATURE OF INTEREST <input checked="" type="checkbox"/> Ownership/Deed of Trust <input type="checkbox"/> Easement <input type="checkbox"/> Leasehold _____ Yrs. remaining <input type="checkbox"/> _____ Other</p> <p>IF RENTAL PROPERTY, GROSS INCOME RECEIVED <input type="checkbox"/> \$0 - \$499 <input type="checkbox"/> \$500 - \$1,000 <input type="checkbox"/> \$1,001 - \$10,000 <input type="checkbox"/> \$10,001 - \$100,000 <input type="checkbox"/> OVER \$100,000</p> <p>SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more. <input checked="" type="checkbox"/> None</p>	

It is no wonder that the Developmental Services department has allowed rampant corruption with Planning Commissioners Palacio and Madson and more recently with Hitch**COCK**. Christy Creegan will have to [recuse herself](#) as well on account of her [material interest in the "Co-work Tahoe" property](#). City officials actually know or ought to know better. There is no excuse for public corruption and there must be zero tolerance. Doing only marginally better than the term prior is not acceptable. [These are crimes](#).

Yours,

Dick Smothers

Roverud lives at 3235 Marlette Circle & Friedrich lives at 3353 Heavenly Valley Road.

If you are to engage in censorship, let there be no doubt in the courts that you have constructive knowledge of the wrong and that your shenanigans are nothing more than maleficent behavior done with malice:

Purpose of the federal and State constitutional protections of free speech is to abolish government censorship and to constitutionalize society's substantial interest in protecting the right to comment on issues of public concern (*Smith v. Novato Unified School Dist.*, 150 Cal.App.4th 1439 (2007), as modified, review denied, *certiorari* denied, 552 U.S. 1184 (2009), on subsequent appeal).

Speech by citizens on matters of public concern lies at the heart of the First Amendment, which was fashioned to assure unfettered interchange of ideas for the bringing about of political and social changes desired by the people (*Lane v. Franks*, 573 U.S. 228 (2014), on remand 768 F.3d 1357).

The main purpose of the provisions of this section, guaranteeing free speech, is to prevent previous restraint on, or the stifling of efforts pointing toward, enlightenment of individuals on or concerning their rights and beliefs and duties of their rulers (*In re Porterfield*, 28 Cal.2d 91 (1946)).

The First Amendment generally prevents government from proscribing speech because of disapproval of the ideas expressed (*Walker v. Kiouisis*, 93 Cal.App.4th 1432 (2001)).

Roverud lives at 3235 Marlette Circle & Friedrich lives at 3353 Heavenly Valley Road.

If there is a bedrock principle underlying the First Amendment, it is that the government may not prohibit the expression of an idea simply because society finds the idea itself offensive or disagreeable (*Acosta v. City of Costa Mesa*, 718 F.3d 800 (9th Cir. 2013)).

A restriction on speech is "content-based," and therefore subject to strict scrutiny, if it suppresses expression out of concern for its likely communicative impact (*Taking Offense v. State*, 66 Cal.App.5th 696 (2021)).

Content-based regulations of speech are presumptively unconstitutional (*Glendale Associates, Ltd. v. N.L.R.B.*, 347 F.3d 1145 (9th Cir. 2003)).

The rationale governing the proscription against content discrimination against speech is to prevent the government from driving certain ideas or viewpoints from the marketplace (*Loshonkohl v. Kinder*, 109 Cal.App.4th 510 (2003), rehearing denied, review denied, *certiorari* denied, 541 U.S. 938 (2004)).

In the Ninth Circuit, for First Amendment purposes, whether a statute is content neutral or content based is something that can be determined on the face of it; **if the statute describes speech by content, then it is content based** (*Retail Digital Network, LLC v. Appelsmith*, 945 F.Supp.2d 1119 (9th Cir. 2013), reversed and remanded 810 F.3d 638, rehearing *en banc* granted 842 F.3d 1092, on rehearing *en banc* 861 F.3d 839).

Roverud lives at 3235 Marlette Circle & Friedrich lives at 3353 Heavenly Valley Road.

A restriction on speech that is content-based on its face is subject to strict scrutiny regardless of the government's benign motive, content-neutral justification, or lack of animus toward the ideas contained in the regulated speech; an innocuous justification cannot transform a facially content-based law into one that is content neutral (*Taking Offense v. State*, 66 Cal.App.5th 696 (2021)).

Under California law, city ordinance making it a misdemeanor for members of the public who speak at city council meetings to engage in disorderly, insolent, or disruptive behavior allowed the city to prohibit non-disruptive speech that was subjectively "impertinent," "insolent," or essentially offensive, and therefore **the ordinance was facially overbroad in violation of the First Amendment**; only the words "disorderly" and "disruptive" were qualifiers that referred to actual disruption of the city proceedings, and the third qualifier merely prohibited "insolent" behavior, and that type of expressive activity could, and **often likely would, fall well below the level of behavior that actually disturbed or impeded a city council meeting** (*Acosta v. City of Costa Mesa*, 718 F.3d 800 (9th Cir. 2013)).

Government may regulate time, place and manner of speech, but **time, place and manner regulations may not be based upon either content or subject matter of speech**; thus, when time, place and manner regulation is found to be facially content-based, **government has burden of proving** restriction is justified without reference to content of regulated speech (*City of Fresno v. Press Communications, Inc.*, 31 Cal.App.4th 32 (1994)).

In order for a content-based restriction on speech to satisfy the "least restrictive alternative" requirement of strict scrutiny, the law (1) must advance the government interest, (2) must not be overinclusive, meaning the law may not restrict speech that does not implicate the government interest, and (3) may not be underinclusive, meaning it fails to restrict a significant amount of speech harming the government interest to the same degree as the restrictive speech (*Taking Offense v. State*, 66 Cal.App.5th 696 (2021)).

Roverud lives at 3235 Marlette Circle & Friedrich lives at 3353 Heavenly Valley Road.

Underinclusivity in regulating speech creates a First Amendment concern when the State regulates one aspect of a problem while declining to regulate a different aspect of the problem that affects its stated interest in a comparable way (*Williams-Yulee v. Florida Bar*, 575 U.S. 433 (2017)).

In the First Amendment context, **a law may be facially invalid as "overbroad" if a substantial number of its applications are unconstitutional**, judged **in relation to the statute's plainly legitimate sweep** (*Lone Star Sec. & Video, Inc. v. City of Los Angeles*, 989 F.Supp.2d 981 (C.D. Cal. 2013), affirmed 827 F.3d 1192).

Because of the potential chilling effect on the protected activities of others, **overbreadth analysis is an exception to the general rule that an individual is not permitted to litigate the rights of third parties**; an individual may therefore assert this claim without showing that his or her activities are protected by the First Amendment (*Gatto v. County of Sonoma*, 98 Cal.App.4th 744 (2002)).

As guarantee of ability of the people to make their wishes known to their representatives, **petition clause** overlaps broad area also protected by right of freedom of speech, and **includes acts designed to influence public opinion concerning issue before legislative or administrative body** (*Zhao v. Wong*, 48 Cal.App.4th 1114 (1996), review denied).

[W]ords are often chosen as much for their **emotive** as their cognitive force. We cannot sanction the view that the Constitution, while solicitous of the cognitive content of individual speech has little or no regard for that **emotive function** which practically speaking, **may often be the more important element of the overall message sought to be communicated** (*Cohen v. California*, 403 U.S. 15, 26 (1971)).

Because Roverud's house at "3235 Marlette Circle" is a block away from Friedrich's disqualifying one at "3353 Heavenly Valley Road" she must recuse herself from influencing the development of "56-Acres"; all city residents have a free speech and grievance petition right to bring political and social changes desired by the people, such as to increase public awareness of improper or unethical behavior, which might lead to the diminish of government corruption. It is also the express policy of the law that "assets and income of public officials which may be materially affected by their official actions should be disclosed and in appropriate circumstances the officials should be disqualified from acting in order that conflicts of interest may be avoided" (G.C. § 81002(c)). This instant free speech and grievance petition advances that policy of the law. The California Public Records Act (CPRA) is both underinclusive and overinclusive towards any purported countervailing government interest in abridging the First Amendment; it is impossible for the City to meet the burden required to withstand strict scrutiny. The CPRA is underinclusive, because it only regulates the content of speech

that falls under the auspices of a California public record; it is overinclusive because it restricts speech quoted or derived from the content of records which must be disclosed under other state and federal law or regulation (*e.g.*, G.C. § 81008; 2 CCR § 18313.5; C.C. §§ 1213 & 2934; R.T.C. §§ 327 & 1602; 18 CCR §§ 252 & 266; B.P.C. §§ 5657, 7080.5, & 7081; 16 CCR § 863; Corp.C. §§ 204, 1502, 2117, 6210, 7132, 8210, & 17702.02; U.S. Securities Act of 1933—15 U.S.C. §§ 77f & 77aa; 17 C.F.R. Part 210). Any application of the CPRA to public free speech and grievance redress petitions is a clear instance of overbreadth, because the intent of the enactment was to increase transparency over the government's internal activities, rather than to limit the public's external speech about those activities. The CPRA delineated a statutory public "right of access to information concerning the conduct of the people's business regarding meeting records for public bodies and the writings of public officials and agencies" and was never intended—nor ever permitted—to attenuate or debase the public's prior existing broad constitutional "right to instruct their representatives, petition government for redress of grievances" which by law include the public's acts designed to influence public opinion concerning issue before legislative or administrative body.

Under James Madison's First Amendment, the non-establishment of religion, free speech, free press, right of assembly, and redress of grievances are one singly comprehensive overarching idea instilling deliberate constitutional protections to every step of the trajectory of realized free and enlightened thought—from the freedom to have a heretical idea (non-establishment), to its discussion and refinement (speech), to its mass dissemination (press), to its politicization (assembly), and ultimately to its realization as government policy (government petitioning) (*see*, [Burt Neuborne. Madison's Music: On Reading the First Amendment](#) (The New Press, 2015)). The interception and killing of the final stage or essences of refined thought, at its most vulnerable tribulation as an exposed redress petition before the potentially wrathful goalposts of governmental change, is the ultimate attack on the essential purpose of the First Amendment. For all of the aforementioned reasons, the CPRA may not be applied to censor or limit the public influence of free speech or grievance petitions.

State of California

REVENUE AND TAXATION CODE

Section 1602

1602. The roll or a copy thereof shall be made available for inspection by all interested parties during regular office hours of the officer having custody thereof.

(Amended by Stats. 1966, 1st Ex. Sess., Ch. 147.)

State of California

REVENUE AND TAXATION CODE

Section 602

602. This local roll shall show:

(a) The name and address, if known, of the assessee. The assessor is not required to maintain electronic mail addresses.

(b) Land, by legal description.

(c) A description of possessory interests sufficient to identify them.

(d) Personal property. A failure to enumerate personal property in detail does not invalidate the assessment.

(e) The assessed value of real estate, except improvements.

(f) The assessed value of improvements on the real estate.

(g) The assessed value of improvements assessed to any person other than the owner of the land.

(h) The assessed value of possessory interests.

(i) The assessed value of personal property, other than intangibles.

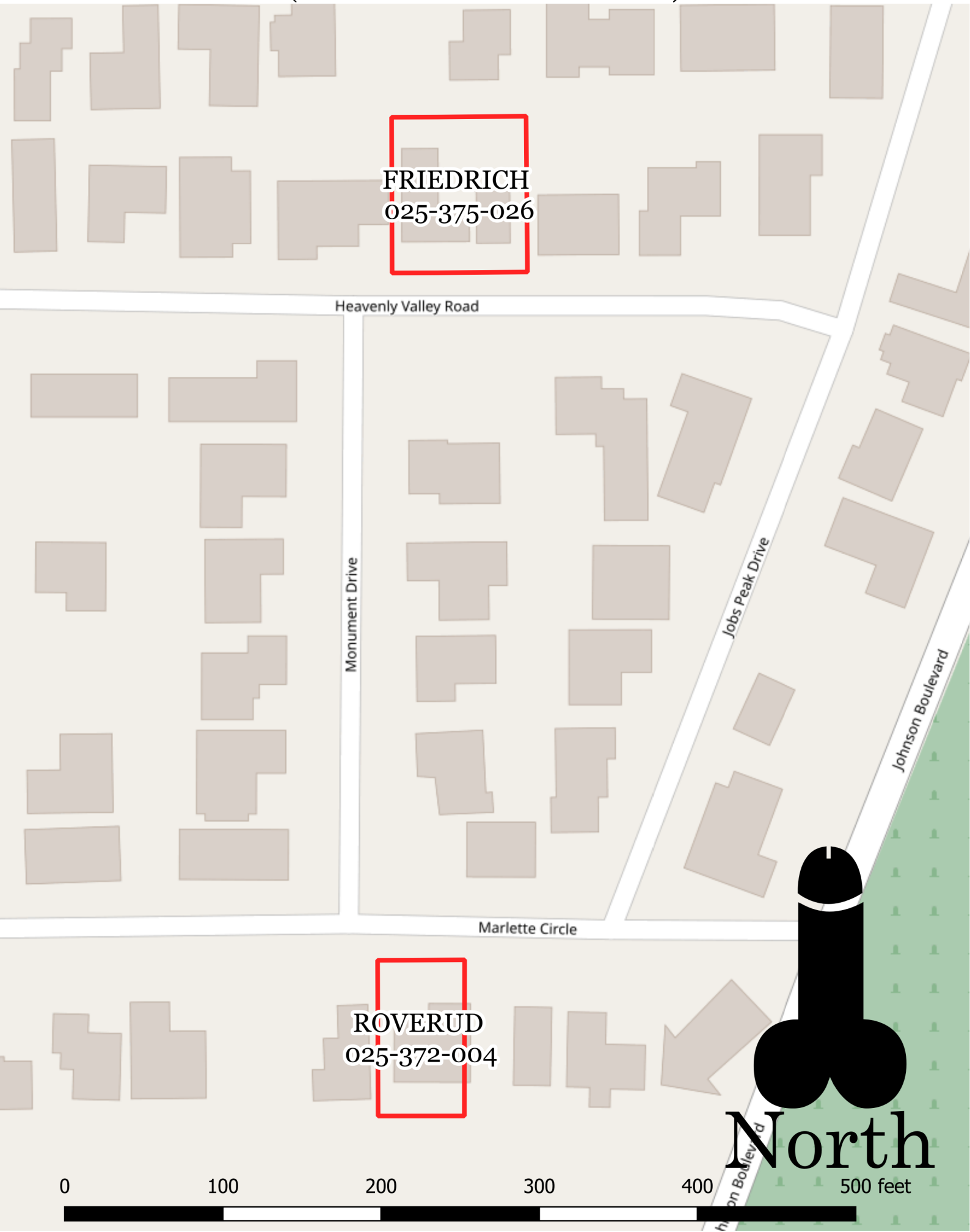
(j) The revenue district in which each piece of property assessed is situated.

(k) The total taxable value of all property assessed, exclusive of intangibles.

(l) Any other things required by the board.

(Amended by Stats. 1999, Ch. 941, Sec. 13. Effective January 1, 2000.)

If John Friedrich must recuse himself on 56-Acres due to material conflict of interest, then so should Hilary Roverud.
(FPPC File No. A-21-059)



**STATEMENT OF ECONOMIC INTERESTS
COVER PAGE
A PUBLIC DOCUMENT**

Date Initial Filing Received _____
Filing Official Use Only

Please type or print in ink.

NAME OF FILER (LAST)	(FIRST)	(MIDDLE)
Roverud	Hilary	Kay-Hodges

1. Office, Agency, or Court

Agency Name (Do not use acronyms)

City of South Lake Tahoe

Division, Board, Department, District, if applicable

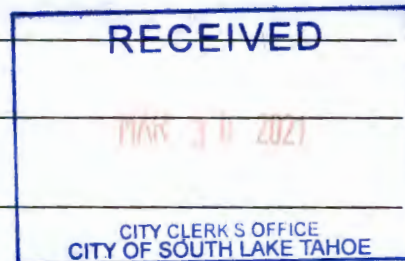
Development Services

Your Position

Director

► If filing for multiple positions, list below or on an attachment. (Do not use acronyms)

Agency: _____ Position: _____



2. Jurisdiction of Office (Check at least one box)

☐ State

☐ Judge, Retired Judge, Pro Tem Judge, or Court Commissioner
(Statewide Jurisdiction)

☐ Multi-County _____

☐ County of _____

☒ City of South Lake Tahoe

☐ Other _____

3. Type of Statement (Check at least one box)

☒ **Annual:** The period covered is January 1, 2020, through December 31, 2020.

-or-

The period covered is ____/____/____, through December 31, 2020.

☐ **Leaving Office:** Date Left ____/____/____
(Check one circle.)

☐ The period covered is January 1, 2020, through the date of leaving office.

-or-

☐ The period covered is ____/____/____, through the date of leaving office.

☐ **Assuming Office:** Date assumed ____/____/____

☐ **Candidate:** Date of Election _____ and office sought, if different than Part 1: _____

4. Schedule Summary (must complete) ► Total number of pages including this cover page: _____

Schedules attached

☒ **Schedule A-1 - Investments** - schedule attached

☒ **Schedule C - Income, Loans, & Business Positions** - schedule attached

☐ **Schedule A-2 - Investments** - schedule attached

☐ **Schedule D - Income - Gifts** - schedule attached

☐ **Schedule B - Real Property** - schedule attached

☐ **Schedule E - Income - Gifts - Travel Payments** - schedule attached

-or- ☐ **None** - No reportable interests on any schedule

5. Verification

MAILING ADDRESS	STREET	CITY	STATE	ZIP CODE
<small>(Business or Agency Address Recommended - Public Document)</small>				
1052 Tata Lane		South Lake Tahoe	CA	96150
DAYTIME TELEPHONE NUMBER		EMAIL ADDRESS		
(530) 542-6024		hroverud@cityofslt.us		

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 3/28/2021
(month, day, year)

Signature Hilary Kay-Hodges
(File the originally signed paper statement with your filing official.)

SCHEDULE A-1**Investments****Stocks, Bonds, and Other Interests**

(Ownership Interest is Less Than 10%)

Investments must be itemized.

Do not attach brokerage or financial statements.

CALIFORNIA FORM 700

FAIR POLITICAL PRACTICES COMMISSION

Name

▶ NAME OF BUSINESS ENTITY

AT & T

GENERAL DESCRIPTION OF THIS BUSINESS

communications

FAIR MARKET VALUE

- ☒ \$2,000 - \$10,000 ☐ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☒ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

____/____/20 ____/____/20
ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

Medtronic

GENERAL DESCRIPTION OF THIS BUSINESS

Health

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☒ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☒ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

____/____/20 ____/____/20
ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

Target

GENERAL DESCRIPTION OF THIS BUSINESS

Retail

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☒ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☒ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

____/____/20 ____/____/20
ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

Amgen Inc.

GENERAL DESCRIPTION OF THIS BUSINESS

Health

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☒ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☒ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

____/____/20 ____/____/20
ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

Microsoft

GENERAL DESCRIPTION OF THIS BUSINESS

Technology

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☒ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☒ Stock ☐ Other _____ (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

2/27/20 ____/____/20
ACQUIRED DISPOSED

▶ NAME OF BUSINESS ENTITY

VT Nuveen Real Estate Securities Fund

GENERAL DESCRIPTION OF THIS BUSINESS

Investment fund

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000 ☒ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000 ☐ Over \$1,000,000

NATURE OF INVESTMENT

- ☐ Stock ☒ Other Retirement account investor (Describe)
☐ Partnership ☐ Income Received of \$0 - \$499
☐ Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:

____/____/20 ____/____/20
ACQUIRED DISPOSED

Comments:

SCHEDULE C
Income, Loans, & Business
Positions
(Other than Gifts and Travel Payments)

CALIFORNIA FORM 700 FAIR POLITICAL PRACTICES COMMISSION Name _____
--

► 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME

Design Workshop

ADDRESS (Business Address Acceptable)

128 Market St. Suite 3e, Stateline, NV 89449

BUSINESS ACTIVITY, IF ANY, OF SOURCE

YOUR BUSINESS POSITION

employee

GROSS INCOME RECEIVED ☐ No Income - Business Position Only

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☒ \$10,001 - \$100,000

☐ OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED

☐ Salary ☒ Spouse's or registered domestic partner's income
(For self-employed use Schedule A-2.)

☐ Partnership (Less than 10% ownership. For 10% or greater use
Schedule A-2.)

☐ Sale of _____
(Real property, car, boat, etc.)

☐ Loan repayment

☐ Commission or ☐ Rental Income, list each source of \$10,000 or more

(Describe)

☐ Other _____
(Describe)

► 1. INCOME RECEIVED

NAME OF SOURCE OF INCOME

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF SOURCE

YOUR BUSINESS POSITION

GROSS INCOME RECEIVED ☐ No Income - Business Position Only

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

CONSIDERATION FOR WHICH INCOME WAS RECEIVED

☐ Salary ☐ Spouse's or registered domestic partner's income
(For self-employed use Schedule A-2.)

☐ Partnership (Less than 10% ownership. For 10% or greater use
Schedule A-2.)

☐ Sale of _____
(Real property, car, boat, etc.)

☐ Loan repayment

☐ Commission or ☐ Rental Income, list each source of \$10,000 or more

(Describe)

☐ Other _____
(Describe)

► 2. LOANS RECEIVED OR OUTSTANDING DURING THE REPORTING PERIOD

* You are not required to report loans from a commercial lending institution, or any indebtedness created as part of a retail installment or credit card transaction, made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER

HIGHEST BALANCE DURING REPORTING PERIOD

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

INTEREST RATE

_____% ☐ None

TERM (Months/Years)

SECURITY FOR LOAN

☐ None

☐ Personal residence

☐ Real Property _____
Street address

City

☐ Guarantor _____

☐ Other _____
(Describe)

Comments: _____

State of California

GOVERNMENT CODE

Section 81008

81008. A report or statement filed pursuant to this title is a public record open for public inspection and reproduction during the filing officer's regular business hours, commencing as soon as practicable, and no later than the second business day after the day it was received. A filing officer shall make electronically filed data publicly available on the Internet as soon as possible after it is received in compliance with Sections 84602 and 84615. Conditions shall not be imposed upon persons asking to inspect or reproduce reports and statements filed under this title, and information or identification shall not be required from these persons. Copies shall be provided at a charge not to exceed ten cents (\$0.10) per page. In addition, the filing officer may charge a retrieval fee not to exceed five dollars (\$5) per request for copies of reports and statements which are five or more years old. A request for more than one report or statement or report and statement at the same time shall be considered a single request.

(Amended by Stats. 2018, Ch. 662, Sec. 4. (SB 1239) Effective January 1, 2019. Conditionally operative on date prescribed by Stats. 2018, Ch. 662, Sec. 44. Note: This section was added on June 4, 1974, by initiative Prop. 9.)



STATE OF CALIFORNIA
FAIR POLITICAL PRACTICES COMMISSION
1102 Q Street • Suite 3000 • Sacramento, CA 95811
(916) 322-5660 • Fax (916) 322-0886

May 25, 2021

Heather L. Stroud
City Attorney
City of South Lake Tahoe
1901 Lisa Maloff Way
South Lake Tahoe, CA 96150

Re: Your Request for Advice
Our File No. A-21-059

Dear Ms. Stroud:

This letter responds to your request for advice on behalf of City of South Lake Tahoe Councilmember John Friedrich regarding the conflict of interest provisions of the Political Reform Act (the “Act”).¹

Please note that we are only providing advice under the conflict of interest provisions of the Act and not under other general conflict of interest prohibitions such as common law conflict of interest or Section 1090.

Also note that we are not a finder of fact when rendering advice (*In re Oglesby* (1975) 1 FPPC Ops. 71), and any advice we provide assumes your facts are complete and accurate. If this is not the case or if the facts underlying these decisions should change, you should contact us for additional advice.

QUESTION

Do the Act’s conflict of interest provisions prohibit City Councilmember John Friedrich from taking part in governmental decisions relating to the 56 Acres Master Plan Project (“Project”) given that the Councilmember’s single-family residence is located approximately 930 feet from the Project?

CONCLUSION

Yes. Due to the magnitude of the development involving new amenities, civic services, and recreational spaces, it is reasonably foreseeable that the Project will have a material financial effect on the market value of the Councilmember’s home and he should not take part in any governmental decisions pertaining to the Project.

¹ The Political Reform Act is contained in Government Code Sections 81000 through 91014. All statutory references are to the Government Code, unless otherwise indicated. The regulations of the Fair Political Practices Commission are contained in Sections 18110 through 18997 of Title 2 of the California Code of Regulations. All regulatory references are to Title 2, Division 6 of the California Code of Regulations, unless otherwise indicated.

FACTS AS PRESENTED BY REQUESTER

The 56 Acres Master Plan Project

The 56 Acres Master Plan Project (“Project”) site is located in the center of the City of South Lake Tahoe at the juncture where US Highway 50 meets the shores of Lake Tahoe. This location provides an important gateway to vehicles approaching the City from the west. The property contains some of the largest remaining open spaces within City limits. It currently hosts a variety of existing features, including the Recreation Center, South Tahoe Ice Arena, a campground, a museum, a library, highway frontage, and a scenic lakeside park.

In July 2020, the City received a \$425,000 grant from the California Tahoe Conservancy to complete the Project, and the City entered into an agreement with Design Workshop to prepare the Master Plan. As stated in a staff report to City Council dated July 14, 2020, the Project objectives include creating a master plan “for future improvements, development, and operation of a locally and nationally renowned civic and recreational space,” to include facilities such as:

- A new recreation center;
- A City government center;
- An outdoor event venue/amphitheater; and
- Improved pedestrian access between sections of the 56 Acres divided by US 50 including a pedestrian overpass.

Once the Project is complete, the City and El Dorado County anticipate entering into a long-term agreement for the City to operate the “56 Acres” site, which would replace an existing long-term lease agreement expiring in 2023.

The City Council has not taken any action on the Project since Councilmember Friedrich joined the City Council in December 2020. On April 27, 2021, the City Council and El Dorado County Board of Supervisors held a joint special meeting to review the conceptual plan, Councilmember Friedrich did not participate. In Fall 2021, it is anticipated that the City Council will be asked to approve the Project and certify the environmental document under the California Environmental Quality Act. Soon thereafter, City Council will be asked to authorize execution of an agreement with El Dorado County regarding the use and operation of the 56 Acres site.

Councilmember Friedrich's Real Property Interest

Councilmember Friedrich and his spouse own and reside in a single-family home located on Heavenly Valley Road. Heavenly Valley Road is in the Bijou Pines subdivision, which is a densely developed neighborhood consisting of other single-family residences. His property is approximately 930 feet from the southeast corner of the 56 Acres site. The closest path to drive, walk, or bike from the Property to the 56 Acres is 0.7 miles because it requires winding through residential streets to access Rufus Allen Boulevard, where the closest access to the 56 Acres is located. There are a number of other residences, large trees, and recreational playfields between the Property and the 56 Acres, which you state will act as a buffer to potential noise impacts from the site.

ANALYSIS

The Act's conflict of interest provisions prohibit a public official from making, participating in making, or attempting to use his or her official position to influence a governmental decision if it is reasonably foreseeable that the decision would have a material financial effect on one or more of the official's financial interests. (Sections 87100 and 87103.) Relevant to these facts, an official's financial interests that may give rise to a disqualifying conflict of interest are identified in Section 87103:

- An interest in any real property in which the official has an interest worth \$2,000 or more. (Section 87103(b).)
- An interest in the official's personal finances and those of immediate family members. (Section 87103.)

As the Councilmember owns his personal residence, he has a financial interest in the real property, as well as an interest in his personal finances.²

Foreseeability and Materiality

Where, as here, the Councilmember's real property financial interest is not explicitly involved in the decisions at issue, the financial effect is reasonably foreseeable if it can be recognized as a realistic possibility, more than hypothetical or theoretical. (Regulation 18701(a) and (b).) Under this standard, the Councilmember will have a financial interest in the Project decisions if there is a realistic possibility the decisions will have a material financial effect on his real property interest.

Regulation 18702.2 provides the materiality standards applicable to a decision's reasonably foreseeable financial effect on an official's real property interest. Because the Councilmember's residence is located more than 500 feet, but less than 1,000 feet, away from the proposed developments, the materiality standard of Regulation 18702.2(a)(8) applies. That materiality standard provides that the effect is material if the decision involves property located more than 500 feet but less than 1,000 feet from the property line of the official's parcel and would change the parcel's:

- (A) Development potential;
- (B) Income producing potential;
- (C) Highest and best use;
- (D) Character by substantially altering traffic levels, intensity of use, parking, view, noise levels, or air quality; or
- (E) Market value.

² Under Regulation 18702.5(c), an effect on an official's personal finances is not considered separately than an effect on the official's interest in a business entity or real property. Accordingly, we do not analyze the effect on Councilmember Friedrich's personal finances any further.

The 56 Acres Master Plan Project

As the Councilmember's home is located within an already-developed subdivision, there are no facts to indicate that the Project would affect the development potential, income producing potential, or highest and best use of the Councilmember's property interest in his single-family residence. At issue, then, is whether decisions pertaining to the Project would affect the parcel's character or market value.

While his residence is located approximately 930 feet from the southeast corner of the 56 acres, it is a 0.7 mile drive through winding residential streets to the closest corner of the Project. Additionally, there are a number of other residences, large trees, and recreational playfields between the Councilmember's property and the 56 Acres site. Given these facts, it appears unlikely that the Project will substantially alter the traffic levels, intensity of use, parking, view, noise or air quality of the Councilmember's parcel.

However, as to market value, the Project will entail development of a 56-acre site, and a majority of this site is the largest remaining open space within the City of South Lake Tahoe. In addition to revamping various existing structures, the current plans include development of an outdoor event venue/amphitheater, camping sites, a Civic Center, a City Government Center, and various areas for recreation and community gathering. Based on the magnitude of the Project and the short proximity to the Councilmember's residence, there is a realistic possibility the Project, as planned, will affect the value of existing residences nearby. Potentially, decisions regarding the Project may ensure that the property remains vacant or is used for purposes that would be financially beneficial to residences in a close proximity. Alternatively, the decisions may protect residences in a close proximity from the negative financial impacts of a less desirable project. Therefore, it is reasonably foreseeable that decisions concerning the Project will have a material financial effect on Councilmember Friedrich's residence based on the Project's potential to protect or increase the market value of neighboring properties. The Councilmember should recuse himself from the decisions.³

If you have other questions on this matter, please contact me at (916) 322-5660.

Sincerely,

Dave Bainbridge
General Counsel



By: Erika M. Boyd

³ Please note that when public officials who hold an office specified in Section 87200, including city council members, have a disqualifying conflict of interest in a decision noticed at a public meeting, they must: (1) immediately prior to the discussion of the item, orally identify each type of economic interest involved in the decision as well as details of the economic interest on the record of the meeting; (2) recuse themselves; and (3) leave the room for the duration of the discussion and/or vote on the item. (Section 87105; Regulation 18707.)

State of California

CIVIL CODE

Section 2934

2934. Any assignment of a mortgage and any assignment of the beneficial interest under a deed of trust may be recorded, and from the time the same is filed for record operates as constructive notice of the contents thereof to all persons; and any instrument by which any mortgage or deed of trust of, lien upon or interest in real property, (or by which any mortgage of, lien upon or interest in personal property a document evidencing or creating which is required or permitted by law to be recorded), is subordinated or waived as to priority may be recorded, and from the time the same is filed for record operates as constructive notice of the contents thereof, to all persons.

(Amended by Stats. 1935, Ch. 818.)

State of California

CIVIL CODE

Section 1213

1213. Every conveyance of real property or an estate for years therein acknowledged or proved and certified and recorded as prescribed by law from the time it is filed with the recorder for record is constructive notice of the contents thereof to subsequent purchasers and mortgagees; and a certified copy of such a recorded conveyance may be recorded in any other county and when so recorded the record thereof shall have the same force and effect as though it was of the original conveyance and where the original conveyance has been recorded in any county wherein the property therein mentioned is not situated a certified copy of the recorded conveyance may be recorded in the county where such property is situated with the same force and effect as if the original conveyance had been recorded in that county.

(Amended by Stats. 1989, Ch. 698, Sec. 1.)

CONSTITUTION OF THE STATE OF CALIFORNIA

ARTICLE I DECLARATION OF RIGHTS

Section 3

SEC. 3. (a) The people have the right to instruct their representatives, petition government for redress of grievances, and assemble freely to consult for the common good.

(b) (1) The people have the right of access to information concerning the conduct of the people's business, and, therefore, the meetings of public bodies and the writings of public officials and agencies shall be open to public scrutiny.

(2) A statute, court rule, or other authority, including those in effect on the effective date of this subdivision, shall be broadly construed if it furthers the people's right of access, and narrowly construed if it limits the right of access. A statute, court rule, or other authority adopted after the effective date of this subdivision that limits the right of access shall be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

(3) Nothing in this subdivision supersedes or modifies the right of privacy guaranteed by Section 1 or affects the construction of any statute, court rule, or other authority to the extent that it protects that right to privacy, including any statutory procedures governing discovery or disclosure of information concerning the official performance or professional qualifications of a peace officer.

(4) Nothing in this subdivision supersedes or modifies any provision of this Constitution, including the guarantees that a person may not be deprived of life, liberty, or property without due process of law, or denied equal protection of the laws, as provided in Section 7.

(5) This subdivision does not repeal or nullify, expressly or by implication, any constitutional or statutory exception to the right of access to public records or meetings of public bodies that is in effect on the effective date of this subdivision, including, but not limited to, any statute protecting the confidentiality of law enforcement and prosecution records.

(6) Nothing in this subdivision repeals, nullifies, supersedes, or modifies protections for the confidentiality of proceedings and records of the Legislature, the Members of the Legislature, and its employees, committees, and caucuses provided by Section 7 of Article IV, state law, or legislative rules adopted in furtherance of those provisions; nor does it affect the scope of permitted discovery in judicial or administrative proceedings regarding deliberations of the Legislature, the Members of the Legislature, and its employees, committees, and caucuses.

(7) In order to ensure public access to the meetings of public bodies and the writings of public officials and agencies, as specified in paragraph (1), each local agency is hereby required to comply with the California Public Records Act (Chapter 3.5

(commencing with Section 6250) of Division 7 of Title 1 of the Government Code) and the Ralph M. Brown Act (Chapter 9 (commencing with Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code), and with any subsequent statutory enactment amending either act, enacting a successor act, or amending any successor act that contains findings demonstrating that the statutory enactment furthers the purposes of this section.

(Sec. 3 amended June 3, 2014, by Prop. 42. Res.Ch. 123, 2013.)

CONSTITUTION OF THE STATE OF CALIFORNIA

ARTICLE I DECLARATION OF RIGHTS

Section 2

SEC. 2. (a) Every person may freely speak, write and publish his or her sentiments on all subjects, being responsible for the abuse of this right. A law may not restrain or abridge liberty of speech or press.

(b) A publisher, editor, reporter, or other person connected with or employed upon a newspaper, magazine, or other periodical publication, or by a press association or wire service, or any person who has been so connected or employed, shall not be adjudged in contempt by a judicial, legislative, or administrative body, or any other body having the power to issue subpoenas, for refusing to disclose the source of any information procured while so connected or employed for publication in a newspaper, magazine or other periodical publication, or for refusing to disclose any unpublished information obtained or prepared in gathering, receiving or processing of information for communication to the public.

Nor shall a radio or television news reporter or other person connected with or employed by a radio or television station, or any person who has been so connected or employed, be so adjudged in contempt for refusing to disclose the source of any information procured while so connected or employed for news or news commentary purposes on radio or television, or for refusing to disclose any unpublished information obtained or prepared in gathering, receiving or processing of information for communication to the public.

As used in this subdivision, "unpublished information" includes information not disseminated to the public by the person from whom disclosure is sought, whether or not related information has been disseminated and includes, but is not limited to, all notes, outtakes, photographs, tapes or other data of whatever sort not itself disseminated to the public through a medium of communication, whether or not published information based upon or related to such material has been disseminated.

(Sec. 2 amended June 3, 1980, by Prop. 5. Res.Ch. 77, 1978.)



LETTER OF AUTHORIZATION TO PROCEED

Contract Amendment 02 – Site & Building Packages (OPTION B)

DATE: August 4, 2021 Revised August 19, 2021
CLIENT: City of South Lake Tahoe
JOB#: 20-370
PROJECT: Recreation Center

Please find herein our proposed contract amendment for Architecture, Engineering, and Supplemental Services based on adjustments to the project's construction document packaging and construction sequencing.

PROJECT AMENDMENT

In accordance with the Professional Services Agreement for the above-mentioned project, dated July 28, 2020, this Letter of Authorization to Proceed confirms the following amendment to the contract:

Contract Amendment 02: Construction Document Packaging, Construction Sequencing revisions, and associated design and engineering.

SCHEDULE AMENDMENT

Phase	Previous Schedule	Revised Schedule
Programming & Concept Design	08/01/2020 – 01/15/2021	NA
Schematic Design	01/15/2021 – 03/31/2021	NA
Design Development	05/01/2021 – 07/31/2021	08/18/2021 – 11/17/2021 (13 wks)
Construction Documents (Site)	09/01/2021 – 11/30/2021	12/8/2021 – 02/11/2022 (9 wks)
Construction Documents (Building)	Same as above	12/8/2021 – 03/11/2022 (13 wks)
Agency Review (Site)	1/1/2022 – 3/31/2022	02/14/2022 – 04/15/2022 (8 wks)
Agency Review (Building)	Same as above	03/14/2022 – 05/13/2022 (8 wks)*
		<i>*Note: Agency Review for Building completion could range from 8 up to 16 weeks potentially completing as late as 07/08/2022.</i>
Bid Support (Site)	04/01/2022 – 5/31/2022	04/19/2022 – 05/19/2022 (4 wks)
Bid Support (Building)	Same as Above	05/26/2022 – 6/30/2022 (5 wks)**
		<i>**Note: beginning of Bid Support phase could range from 05/26/2022 to 07/21/2022 depending on when Agency Review phase completes.</i>
Construction Administration (Site)	17 months	Start Late May 2022
Construction Administration (Bldg)	Same as Above	Start Mid May 2023

FEE AMENDMENT

Basic Services	Current (Amend #1)	Adjustments (Amend #2)	Revised
Programming & Concept Design	\$ 372,030.00	\$ 0.00	\$ 372,030.00
Schematic Design	\$ 655,750.00	\$ 0.00	\$ 655,750.00
Design Development	\$ 1,160,355.00	\$ 42,940.00	\$ 1,203,295.00
Construction Documents	\$ 1,330,299.00	\$ 52,480.00	\$ 1,382,779.00
Agency Review	\$ 170,605.00	\$ 35,100.00	\$ 205,705.00
Bid Support	\$ 39,369.00	\$ 28,520.00	\$ 67,889.00
TOTALS	\$ 3,728,408.00	\$ 159,040.00	\$ 3,887,448.00

Future Services	Current (Amend #1)	Adjustments (Amend #2)	Revised
Construction Administration	\$ 799,548.00	\$ 55,880.00	\$ 855,428.00
TOTALS	\$ 799,548.00	\$ 55,880.00	\$ 855,428.00

PHASE-BY-PHASE AMENDED SCOPE DESCRIPTION:

- Design Development:
 - Initial division of facility design and drawing set into site and building packages.
 - Preliminary permit review agency coordination of site and building package approach and strategy
 - Coordination and sequencing with TRPA for a single permit approval that overlaps two construction packages.
 - Additional effort associated with utility routing and path of travel coordination between phases.
- Construction Documents:
 - Final coordination of site and building packages in preparation for permit review
 - Separate project specification packages for site and building packages
 - Coordination of City's front-end bid documents for site and building packages
 - Additional Civil Engineering efforts associated with final paving/sidewalks to be included as part of building package scope.
 - Utility coordination associated with maintaining existing operations through phased development until permanent switch over can occur.
- Agency Review
 - Separate building department permit submittals for site and building packages
 - Separate permit agency coordination and plan-check responses for site and building packages
- Bidding
 - Additional project bid for two separate bid packages
 - Additional pre-bid meeting(s)
 - Additional RFI period
 - Additional Addenda issuance
 - Additional Bid opening
 - Additional Review of bids
- Construction Administration
 - Additional Construction Administration over revised construction duration.
 - Construction Administration of two separate contracts for construction.
 - Team remobilization for phase 2 construction.
 - Project Closeout of two separate contracts for construction.

AMENDED DESIGN TEAM PHASE 1 FEES (PRIOR TO CONSTRUCTION ADMINISTRATION):

- **Architectural:**
 - Design Development Phase: \$ 37,400
 - Construction Document Phase: \$ 39,400
 - Agency Review \$ 24,000
 - Bid \$ 25,000
 - Sub Total: \$125,800**
- **Structural:**
 - Design Development Phase: \$12,000
 - Construction Document Phase: \$ 5,000
 - Sub Total: \$17,000**
- **Civil/Site:**
 - Design Development Phase: \$ 8,000
 - Construction Document Phase: \$20,000
 - Agency Review \$10,000
 - Bid \$ 2,000
 - Sub Total: \$40,000**
- **Electrical/Lighting/Low Voltage:**
 - Design Development Phase: \$ 4,500
 - Construction Document Phase: \$ 4,900
 - Agency Review Phase \$ 1,100
 - Bid \$ 900
 - Sub Total: \$11,400**
- **Mechanical/Plumbing/Fire Protection:**
 - Design Development Phase: \$ 4,340
 - Construction Document Phase: \$ 4,960
 - Bid \$ 620
 - Sub Total: \$ 9,920**
- **Cost Estimating (Credit for Deletion of Cost Estimating Services)***:**
 - Design Development Phase: (\$23,300)
 - Construction Document Phase: (\$21,780)
 - Sub Total: (\$ 45,080)**

***Note: Design team will coordinate cost estimates with City's Construction Manager.

TOTAL AMENDED DESIGN TEAM PHASE 1 FEES:

- Design Development Phase \$42,940
- Construction Document Phase \$52,480
- Agency Review Phase \$35,100
- Bid Phase \$28,520
- Total Additional Phase 1 Fee****: \$159,040**

****Note, there has been no change to scope or fee for the following consultants:

- Landscape Design
- Pool Design
- LEED Consultant

CONSTRUCTION ADMINISTRATION

We understand the City/client has chosen to approve construction administration services and fees at a later date as the project progresses.

CA Phase Fee Adjustment: **\$55,880**

Total CA Phase Fee:

Current CA Fee (Amend. #1): \$799,548

CA Phase Fee Adjustment (Amend. #4): \$55,880

Total: **\$855,428**

Phased Fee Breakdown by Construction Phase:

Site (Phase 1) 20% \$171,086

Building (Phase 2) 80% \$684,342

Total: **\$855,428**

ASSUMPTIONS/RECOMMENDATIONS:

- We recommend that the site development package be completed and the site GC as-built and survey phase 1 site work so that this information may be provided to the GC who is selected to perform the building phase of the project.
- Each phase of construction to be bid as separate public bid.
- Given the approximate one-year time delay between commencement of initial site construction and construction on the building portion of the project, it is possible that the CPT may experience some staffing transition(s) or have other reasoning for making changes to the design. Our team will continue to respond to meet your goals and vision. We would like to clarify that in circumstances like this, design revisions after the project is permitted and bid would be performed on an additional-services basis and would have schedule, and likely cost, impacts to the project.

CONTRACT NOTE:

Other than the revised scope and fees as outlined above, nothing in this Amendment is intended to amend or revise any of the contract provisions for the executed Professional Services Agreement.

Please review and let me know if you have any questions. We would be happy to walk you through this proposal and answer any questions you may have.

Sincerely:



Chris Vicencio, Partner, C26985
JK Architecture Engineering

Approved:



9/13/2021

Client

Date

Tamara Wallace, Mayor, City of South Lake Tahoe

Print Name/Title



LETTER OF AUTHORIZATION TO PROCEED

Contract Amendment 04 – Additional Survey and Backup Generator System Design

DATE: August 4, 2021 Revised August 19, 2021
CLIENT: City of South Lake Tahoe
JOB#: 20-370
PROJECT: Recreation Center

Please find herein our proposed contract amendment for additional Architecture & Engineering of Emergency Backup Generator System at Client request and Supplemental Services for Topographic Survey.

PROJECT AMENDMENT

In accordance with the Professional Services Agreement for the above-mentioned project, dated July 28, 2020, this Letter of Authorization to Proceed confirms the following amendment to the contract:

Contract Amendment 04: Architecture & Engineering of Emergency Backup Generator System and Supplemental Services for Topographic Survey.

Schedule: The amended schedule as shown in Contract Amendment #02 governs with no additional schedule modifications for Contract Amendment #04.

FEE AMENDMENT

Basic Services	Current (Amend #1)	Adjustments (Amend #4)	Revised
Programming & Concept Design	\$ 372,030.00	\$ 0.00	\$ 372,030.00
Schematic Design	\$ 655,750.00	\$ 0.00	\$ 655,750.00
Design Development	\$ 1,160,355.00	\$ 30,767.00	\$ 1,191,122.00
Construction Documents	\$ 1,330,299.00	\$ 3,200.00	\$ 1,333,499.00
Agency Review	\$ 170,605.00	\$ 0.00	\$ 170,605.00
Bid Support	\$ 39,369.00	\$ 0.00	\$ 39,369.00
TOTALS	\$ 3,728,408.00	\$ 33,967.00	\$ 3,762,375.00

Future Services	Current (amend #1)	Adjustments (Amend #4)	Revised
Construction Administration	\$ 799,548.00	\$ 1,600.00	\$ 801,148.00
TOTALS	\$ 799,548.00	\$ 1,600.00	\$ 801,148.00

PHASE-BY-PHASE AMENDED SCOPE DESCRIPTION:

- Design Development – \$30,767 increase
 - DD level development of Emergency Backup Generator design at Client request \$3,200
 - Topographic Survey (1 site) \$27,567
 - The design team, as a convenience for the City, took on the supplemental services scope of work and fees under our contractual services agreement with the City. The City traditionally would contract directly with the consultants for these services. The original budget allocation for Topographic Survey was \$19,080. The actual costs for topographic survey are \$46,647. This results in a delta of \$27,567. See attached add-services requests from the surveyor/Psomas (Exhibit A). As the additional survey information will be required for the execution of the project design and permitting, the design team has included in this amendment proposal the additional topographic survey costs. Note that no

design-team markup has been added to this additional fee. To be invoiced 100% in early design development phase once complete.

- See Exhibit B for overlay of topographic surveys described in this proposal.
- Construction Documents - \$3,200 increase
 - CD level development of Emergency Backup Generator design
- Construction Administration - \$1,600 increase
 - Additional Construction Administration of Emergency Backup Generator System
 - We understand the City/Client has chosen to approve construction administration services and fees at a later date as the project progresses.

Construction Administration Phased Fee Breakdown

<i>Site (Phase 1)</i>	<i>20%</i>	<i>\$160,230</i>
<i>Building (Phase 2)</i>	<i>80%</i>	<i>\$640,918</i>
<i>Total:</i>	<i>100%</i>	<i>\$801,148</i>

CONTRACT NOTE:

Other than the revised scope and fees as outlined above, nothing in this Amendment is intended to amend or revise any of the contract provisions for the executed Professional Services Agreement.

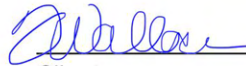
Please review and let me know if you have any questions. We would be happy to walk you through this proposal and answer any questions you may have.

Sincerely:



Chris Vicencio, Partner, C26985
JK Architecture Engineering

Approved:



9/13/2021

Client

Date

Tamara Wallace, Mayor, City of South Lake Tahoe

Print Name/Title



LETTER OF AUTHORIZATION TO PROCEED

Contract Amendment 001 – Expanded Topographic Surveying & Mapping

Date: December 3, 2020

Client: JK Architecture Engineering
11661 Blocker Drive, Suite 220
Auburn, CA 95603

Consultant: Psomas
11661 Blocker Drive, Suite 200
Auburn, CA 95603

Attention: Lester Carter

Project: City of South Lake Tahoe
Recreation Aquatic Center

Project #: 20-370

Services to be Provided: Contract Amendment 001 – Expanded Topographic Surveying & Mapping
Expanded site area for topographic surveying and mapping per the attached email communication.

	<i>Original Contract Amount</i>	<i>Adjustments</i>	<i>Revised Contract</i>
Schematic Design	\$ 24,150.00	\$ 4,384.00	\$ 28,534.00
TOTAL	\$ 24,150.00	\$ 4,384.00	\$ 28,534.00

This Letter of Authorization to Proceed confirms our agreement for services and constitutes an understanding of the work to be accomplished. If you do not concur with this Letter of Authorization to Proceed, JK Architecture Engineering should be notified immediately.

JK Architecture Engineering

A handwritten signature in blue ink, appearing to read 'Chris Vicencio', written over a horizontal line.

Chris Vicencio, Partner
License C26985

Acknowledged by:

A handwritten signature in black ink, appearing to read 'Dan Forgey', written over a horizontal line.

Signature

Dan Forgey, Vice President
Printed Name & Title

12-4-2020

Date

Anda Grenfell

From: Lester Carter <lester.carter@psomas.com>
Sent: Friday, October 30, 2020 1:13 PM
To: Anda Grenfell; David Vagg; Chris Vicencio
Cc: Ruth Smith
Subject: Additional Services Request for SLT Rec Center (6JKA020100)
Attachments: RE: SLT Rec Center Topo and Mapping; RE: SLT Rec Center Surveying; Psomas No. 6JKA010200

Anda, David, Chris:

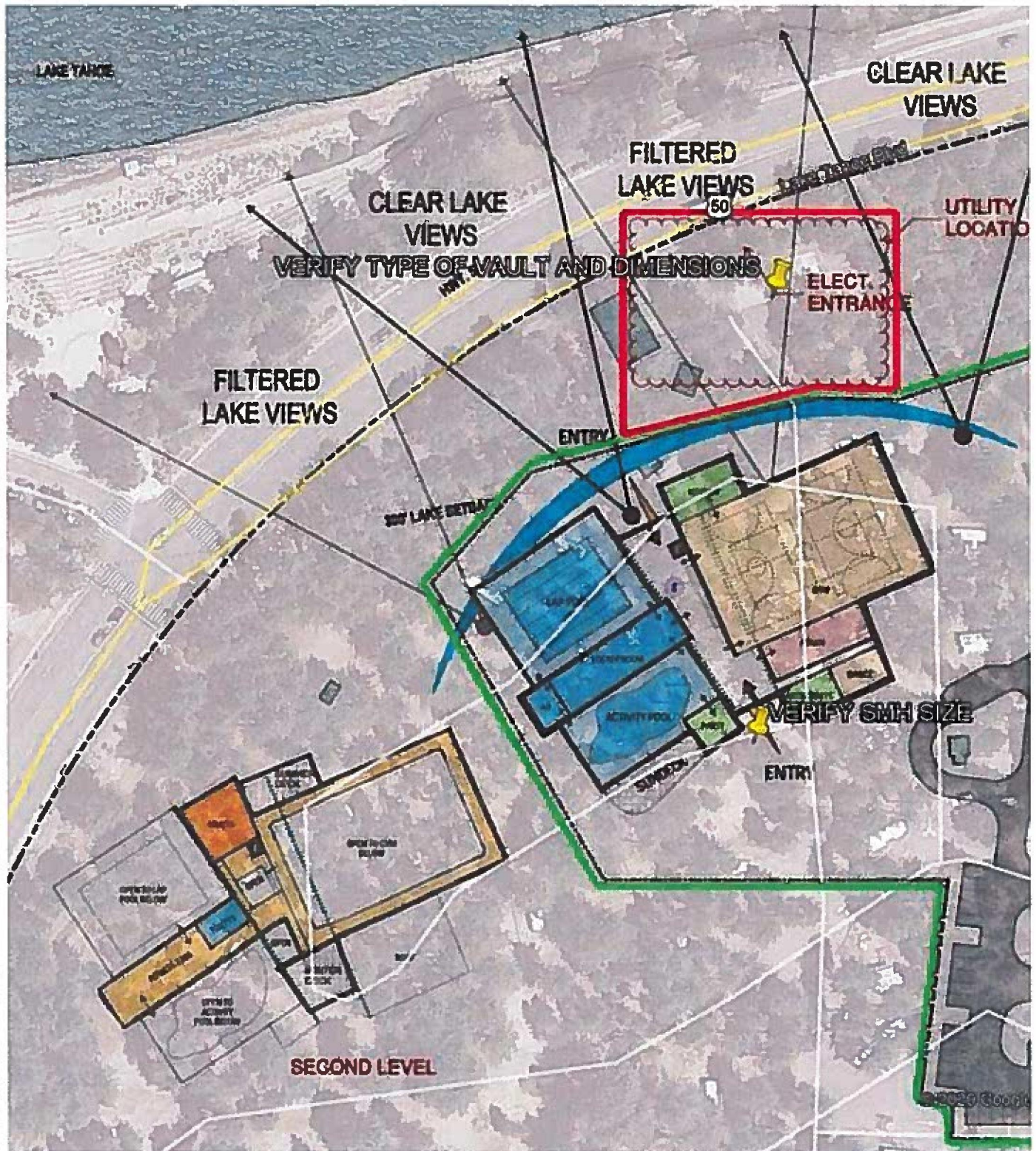
Per my conversation with Anda earlier today, I am forwarding a request for a budget amendment for "Additional Services" to our Contract with JKAE for topographic surveying and mapping of the area bounded in red in image below. Per my conversation and email with David on 10/15/20, Psomas was requested to include this area in our topographic mapping. This area in red, was in addition to the green bounded area which was the topo/mapping area finalized per our original scope of work. I have provided an itemized summary of the charges for the additional services below:

- Field Survey Crew: 12 Hrs at \$268/Hr. = \$ 3,216.00 Field Crew for full Topo of the add'l area requested – straight time, no OT billed.
 - PM/PLS Coordination: 4 Hrs at \$182/Hr. = \$ 728.00 Les time for coordination with JKAE and Field Crew.
 - CAD Mapping Tech: 4 Hrs at \$110/Hr. = \$ 440.00 CAD drafting time to incorporate area into Topo Mapping.
- Total Add'l services: \$ 4,384.00

Please let me know if I need to prepare a formal Memo for this or if any additional information would be helpful to substantiate this request.

Thank You,

Les Carter Jr., PLS
Project Manager
PSOMAS
C: 805-503-3632



Lester E. "Les" Carter Jr., PLS

PSOMAS | Balancing the Natural and Built Environment

Project Manager

Land Surveying & Mapping

11661 Blocker Drive #200

Auburn, CA 95603

Cell: 805.503.3632

www.Psomas.com



LETTER OF AUTHORIZATION TO PROCEED

Contract Amendment 002 – Expanded Topographic Surveying & Mapping

Date: January 5, 2021

Client: JK Architecture Engineering
11661 Blocker Drive, Suite 220
Auburn, CA 95603

Consultant: Psomas
11661 Blocker Drive, Suite 200
Auburn, CA 95603

Attention: Lester Carter

Project: City of South Lake Tahoe
Recreation Aquatic Center

Project #: 20-370

Services to be Provided: Contract Amendment 002 – Expanded Topographic Surveying & Mapping
Expanded site area for topographic surveying and mapping per the attached email communication.

	<i>Contract Amount</i>	<i>Adjustments</i>	<i>Revised Contract</i>
Schematic Design	\$ 28,534.00	\$11,900.00	\$ 40,434.00
TOTAL	\$ 28,534.00	\$11,900.00	\$ 40,434.00

This Letter of Authorization to Proceed confirms our agreement for services and constitutes an understanding of the work to be accomplished. If you do not concur with this Letter of Authorization to Proceed, JK Architecture Engineering should be notified immediately.

JK Architecture Engineering

Acknowledged by:

Chris Vicencio, Partner
License C26985

Signature

Dan Forgey, Vice President
Printed Name & Title

1-6-2021
Date

Anda Grenfell

From: Lester Carter <lester.carter@psomas.com>
Sent: Wednesday, December 23, 2020 12:27 PM
To: Anda Grenfell; Ruth Smith
Cc: David Vagg; Chris Vicencio; Carla Sammis
Subject: RE: So. Lake Tahoe Rec Center - Psomas Budget Amendment Request for SMH locations/IE's and Additional Topo areas (6JKA010200)
Attachments: 6JKA010200-Report-LaborHoursDollars-To Date-122320.xlsx

Hello Anda:

Ruth just advised me that JKAE offices will be closed starting tomorrow? The final amount I am requesting for Amendment No. 2 is: \$11,900.19, please see the image below. This is somewhat less than my initial estimate for the additional Work,

But about \$ 1,900 more than the lower estimate I had provided. This (\$11,900) reflects all remaining (unbilled) labor charges. All the field and office work is complete and I will be sending Carla, David and Brennan a download link this afternoon.

Thank You!

Lester E. "Les" Carter Jr., PLS
PSOMAS | Balancing the Natural and Built Environment
Project Manager
Land Surveying & Mapping
11661 Blocker Drive #200
Auburn, CA 95603
Cell: 805.503.3632
www.Psomas.com

PSOMAS

Balancing the Natural and Built Environment

May 11, 2021

Carla Sammis, P.E.
Associate Principal, Sr. Civil Engineer
JK Architecture-Engineering
11661 Blocker Drive, Suite 220
Auburn, CA 95603

Email: Carla@jkaedesign.com
Office: 530-583-9222
Direct: 530-489-8016
P21-0098 // Ref No. 6JKA010200

Subject: Proposal for Additional Topographic Survey for So. Lake Tahoe Recreation Center

Carla:

Per your request I have prepared this proposal for Psomas to perform a topographic design survey for the subject project as shown in the attached Exhibit A, and in accordance with the following scope of work and specifications.

All Field Surveying will conform to the following scope of work and specifications and will cover the survey limits shown on Exhibit "A". The survey limits were established per your email and attachments, dated May 4th, 2021.

SCOPE OF WORK:

Psomas will prepare a topographic map of the subject project area at a scale 1"=10' to be compatible with previous topographic mapping of the area by Psomas, showing 1-foot contours of the Survey Limits as shown on Attachment A, and in accordance with the following specifications:

- Recover horizontal and vertical survey control. Establish supplemental Survey Control as needed for the additional area to be surveyed. Horizontal Control will be NAD83 Zone II, 2011 Epoch using CSDS VSN GPS. Vertical Control shall be per NAVD88 Datum.
- The Topographic Map will show the following features:
 - Trees greater than 6" diameter (DBH) within the Survey Limits will be tagged. Drip lines of trees will not be plotted to their actual radius but the tree diameter (DBH) and species will be noted.
 - Existing improvements to include: Buildings, paved roadways, walk paths, parking areas, fencing, walls, lighting and any overhead electrical wires.
 - Rim, grate and invert elevations of manholes, clean-outs and storm drain inlets.
 - Visible surface evidence of utilities, drainage features, utilities to include but not limited to: Water meters, valves, electrical pull boxes, underground utility markings.

DELIVERABLES:

Psomas will provide updated copies of the following:

- AutoCAD .DWG file of the updated Site Topo, showing the additional field survey area incorporated into the previous topographic mapping submitted to JKAE.
- XML/DTM file with updated contours based on merged surfaces.

11661 Blocker Dr., Suite 200
Auburn, CA 95603

Tel 530.885.7072
www.Psomas.com

PSOMAS

Balancing the Natural and Built Environment

- .PDF file of the updated compiled Topographic Mapping
- .CSV coordinate point file of the site control and located features.

PROPOSED SCHEDULE:

Psomas will plan to begin work within 7 working days of receipt of signed work authorization. To help expedite turn around of the additional Topo, I am proposing that we perform the field work in one extended (12 Hr.) field day, as noted in Option 1 below. We would need authorization for overtime for our Field Crew. If over-time is not authorized, we can complete the Survey in two standard 8 Hr. working days. I have provided fee estimates for both options.

The preliminary Topographic Map will be submitted to JKAE for review and comments within 5 working days of completion of field work. The final Topographic Map will be submitted to JKAE within 3 working days of receiving review comments back from JKAE.

FEE:

Compensation for the above surveying services will be billed on an Hourly, Time and Materials basis, plus the direct cost of printing, plotting and delivery services, if any are required; per Psomas' current rate schedule and will not be exceeded without prior written authorization from client.

OPTION 1: One Extended (12 Hr.) Field Day w/ OT:

• Topographic Field Survey.....	\$ 3,967.00
o Field Contingency	\$ 426.00
• PM/PLS; CAD Tech Mapping.....	\$ 1,820.00
	Total:.. \$ 6,213.00

OPTION 2: Two standard 8 Hr. Field Days w/ No OT:

• Topographic Field Survey.....	\$ 4,544.00
o Field Contingency	\$ 284.00
• PM/PLS; CAD Tech Mapping.....	\$ 1,820.00
	Total:.. \$ 6,648.00

The total amount obligated under the Agreement for the above services shall not exceed the amount per the Option selected by JKAE. Payment will be made to **PSOMAS** within 30 days of **JKAE's** receipt of an invoice.

Please feel free to contact me via voice or text at 805-503-3632 or by email at lester.carter@psomas.com with any questions, or if additional information would be helpful.

Sincerely,

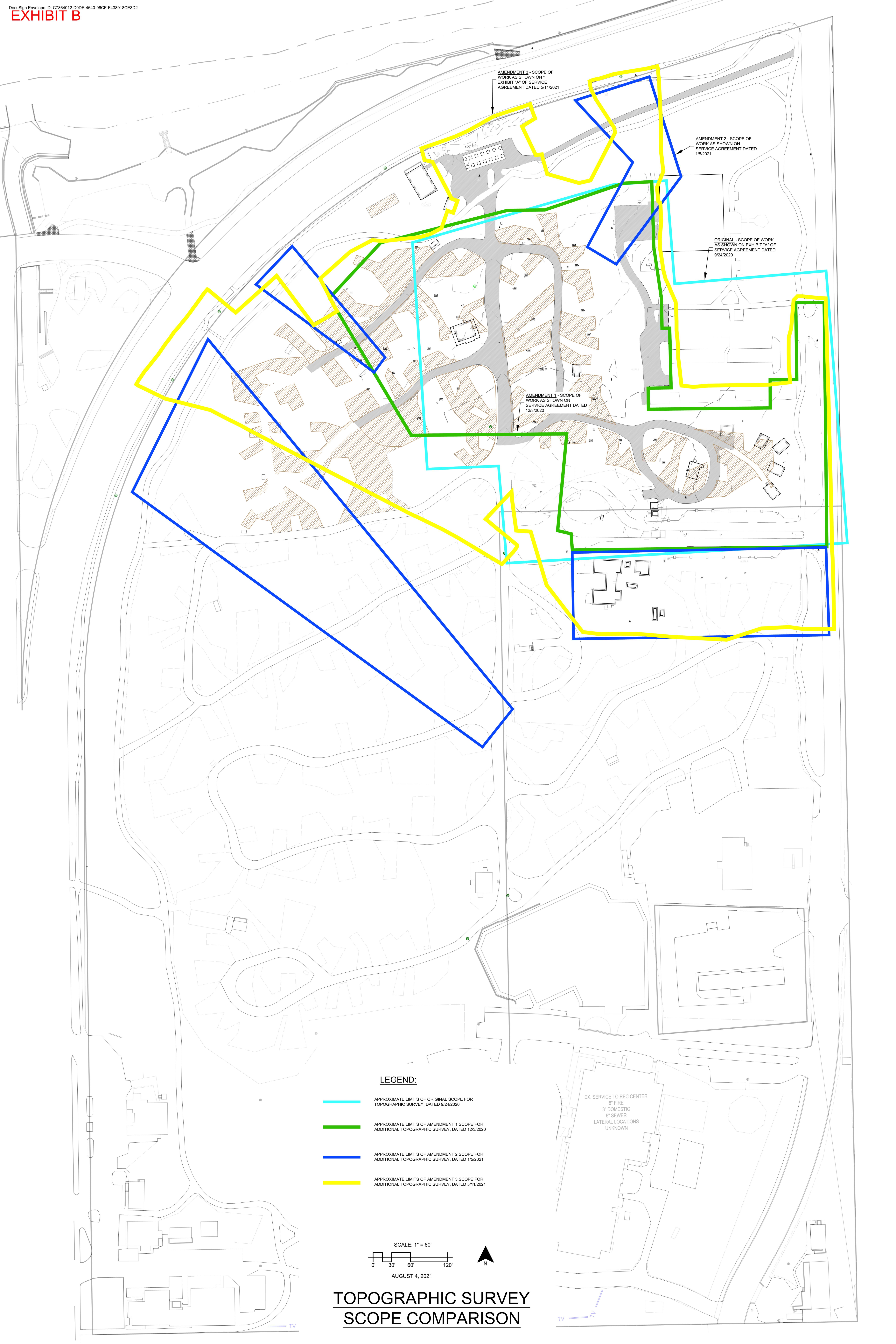
PSOMAS


Lester E. Carter Jr., PLS
Project Manager

11661 Blocker Dr., Suite 200
Auburn, CA 95603

Tel 530.885.7072
www.Psomas.com





State of California

BUSINESS AND PROFESSIONS CODE

Section 5657

5657. Each licensee shall file his or her current mailing address with the board at its office in Sacramento, California, and shall notify the board of any and all changes of mailing address, providing both his or her old and new address within 30 days after a change. A penalty as provided in this chapter shall be paid by a licensee who fails to notify the board within 30 days after a change of address.

(Amended by Stats. 2004, Ch. 865, Sec. 2. Effective January 1, 2005.)

SCHEDULE B
Interests in Real Property
(Including Rental Income)

Name

John Friedrich

► ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

033-783-018-000

CITY

South Lake Tahoe, CA

FAIR MARKET VALUE

☐ \$2,000 - \$10,000

☐ \$10,001 - \$100,000

☒ \$100,001 - \$1,000,000

☐ Over \$1,000,000

IF APPLICABLE, LIST DATE:

____/____/____
ACQUIRED

____/____/____
DISPOSED

NATURE OF INTEREST

☒ Ownership/Deed of Trust

☐ Easement

☐ Leasehold

Yrs. remaining

☐

Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED

☐ \$0 - \$499

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☒ \$10,001 - \$100,000

☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.

☐ None

Caroline Treadway

► ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

025-375-026-000

CITY

South Lake Tahoe, CA

FAIR MARKET VALUE

☐ \$2,000 - \$10,000

☐ \$10,001 - \$100,000

☒ \$100,001 - \$1,000,000

☐ Over \$1,000,000

IF APPLICABLE, LIST DATE:

____/____/____
ACQUIRED

____/____/____
DISPOSED

NATURE OF INTEREST

☒ Ownership/Deed of Trust

☐ Easement

☐ Leasehold

Yrs. remaining

☐

Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED

☐ \$0 - \$499

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.

☒ None

* You are not required to report loans from a commercial lending institution made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER

INTEREST RATE

TERM (Months/Years)

_____% ☐ None

HIGHEST BALANCE DURING REPORTING PERIOD

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

☐ Guarantor, if applicable

NAME OF LENDER*

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER

INTEREST RATE

TERM (Months/Years)

_____% ☐ None

HIGHEST BALANCE DURING REPORTING PERIOD

☐ \$500 - \$1,000

☐ \$1,001 - \$10,000

☐ \$10,001 - \$100,000

☐ OVER \$100,000

☐ Guarantor, if applicable

Comments: _____

SCHEDULE B
Interests in Real Property
(Including Rental Income)

Name

Christi Creegan

► ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

3025 Argonaut Avenue

CITY

South Lake Tahoe

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000
☐ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000
☒ Over \$1,000,000

IF APPLICABLE, LIST DATE:

____/____/____ ACQUIRED ____/____/____ DISPOSED

NATURE OF INTEREST

- ☐ Ownership/Deed of Trust ☐ Easement
☒ Leasehold 9 ☐ Other
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED

- ☐ \$0 - \$499 ☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000
☐ \$10,001 - \$100,000 ☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.

☒ None

► ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS

3079 Harrison Avenue

CITY

South Lake Tahoe

FAIR MARKET VALUE

- ☐ \$2,000 - \$10,000
☐ \$10,001 - \$100,000
☐ \$100,001 - \$1,000,000
☒ Over \$1,000,000

IF APPLICABLE, LIST DATE:

____/____/____ ACQUIRED ____/____/____ DISPOSED

NATURE OF INTEREST

- ☐ Ownership/Deed of Trust ☐ Easement
☒ Leasehold 9 ☐ Other
Yrs. remaining Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED

- ☐ \$0 - \$499 ☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000
☒ \$10,001 - \$100,000 ☐ OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.

☐ None

SEE ATTACHED

* You are not required to report loans from a commercial lending institution made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER*

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER

INTEREST RATE

TERM (Months/Years)

____% ☐ None

HIGHEST BALANCE DURING REPORTING PERIOD

- ☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000
☐ \$10,001 - \$100,000 ☐ OVER \$100,000
☐ Guarantor, if applicable

NAME OF LENDER*

ADDRESS (Business Address Acceptable)

BUSINESS ACTIVITY, IF ANY, OF LENDER

INTEREST RATE

TERM (Months/Years)

____% ☐ None

HIGHEST BALANCE DURING REPORTING PERIOD

- ☐ \$500 - \$1,000 ☐ \$1,001 - \$10,000
☐ \$10,001 - \$100,000 ☐ OVER \$100,000
☐ Guarantor, if applicable

Comments: _____



State of California

GOVERNMENT CODE

Section 81008

81008. Every report and statement filed pursuant to this title is a public record open for public inspection and reproduction during regular business hours, commencing as soon as practicable, but in any event not later than the second business day following the day on which it was received. No conditions whatsoever shall be imposed upon persons desiring to inspect or reproduce reports and statements filed under this title, nor shall any information or identification be required from these persons. Copies shall be provided at a charge not to exceed ten cents (\$0.10) per page. In addition, the filing officer may charge a retrieval fee not to exceed five dollars (\$5) per request for copies of reports and statements which are five or more years old. A request for more than one report or statement or report and statement at the same time shall be considered a single request.

(Amended by Stats. 2013, Ch. 654, Sec. 1. (AB 1418) Effective January 1, 2014. Superseded on operative date of amendment by Stats. 2018, Ch. 662. Note: This section was added on June 4, 1974, by initiative Prop. 9.)

State of California

GOVERNMENT CODE

Section 81001

81001. The people find and declare as follows:

(a) State and local government should serve the needs and respond to the wishes of all citizens equally, without regard to their wealth;

(b) Public officials, whether elected or appointed, should perform their duties in an impartial manner, free from bias caused by their own financial interests or the financial interests of persons who have supported them;

(c) Costs of conducting election campaigns have increased greatly in recent years, and candidates have been forced to finance their campaigns by seeking large contributions from lobbyists and organizations who thereby gain disproportionate influence over governmental decisions;

(d) The influence of large campaign contributors is increased because existing laws for disclosure of campaign receipts and expenditures have proved to be inadequate;

(e) Lobbyists often make their contributions to incumbents who cannot be effectively challenged because of election laws and abusive practices which give the incumbent an unfair advantage;

(f) The wealthy individuals and organizations which make large campaign contributions frequently extend their influence by employing lobbyists and spending large amounts to influence legislative and administrative actions;

(g) The influence of large campaign contributors in ballot measure elections is increased because the ballot pamphlet mailed to the voters by the state is difficult to read and almost impossible for a layman to understand; and

(h) Previous laws regulating political practices have suffered from inadequate enforcement by state and local authorities.

(Added June 4, 1974, by initiative Proposition 9.)



State of California

GOVERNMENT CODE

Section 81002

81002. The people enact this title to accomplish the following purposes:

(a) Receipts and expenditures in election campaigns should be fully and truthfully disclosed in order that the voters may be fully informed and improper practices may be inhibited.

(b) The activities of lobbyists should be regulated and their finances disclosed in order that improper influences will not be directed at public officials.

(c) Assets and income of public officials which may be materially affected by their official actions should be disclosed and in appropriate circumstances the officials should be disqualified from acting in order that conflicts of interest may be avoided.

(d) The state ballot pamphlet should be converted into a useful document so that voters will not be entirely dependent on paid advertising for information regarding state measures.

(e) Laws and practices unfairly favoring incumbents should be abolished in order that elections may be conducted more fairly.

(f) Adequate enforcement mechanisms should be provided to public officials and private citizens in order that this title will be vigorously enforced.

(Amended by Stats. 1980, Ch. 289. Note: This section was added on June 4, 1974, by initiative Prop. 9.)



State of California

GOVERNMENT CODE

Section 81003

81003. This title should be liberally construed to accomplish its purposes.

(Added June 4, 1974, by initiative Proposition 9.)



Office of the Assessor

Historical Property Information

Parcel Number: **025-372-04-100**

Property Address: **3235 MARLETTE CIR**

Assessor's information is for assessment and tax purposes only and should not be relied upon for status of development or building purposes.

Property Description:

Primary Use**: **11, IMPROVED SINGLE FAMILY RESIDENTIAL TO 2.5 AC.**

Subdivision Tract Number: **138**

Subdivision Tract Name:

APN Status: **00, Active**

Reference: **L 18**

Tax Rate Area: **002-002**

School District:

Last Appraisal Effective Date: **3/14/2011**

Last Appraisal Reason: **100% CHANGE IN OWNERSHIP**

Tax Exemptions: **Homeowner Exemption: \$7,000 - Filed: 2012**

MPR Card: **025-372-04**

The **USE is only reviewed at the time of the last taxable event, and may not be a legal use

Associated Maps for: **025-372-04-100**

Most Recent Plat: [Assessor's Plat 025-37](#)

Historical Plat: [Historical Plat 025-37](#)

Subdivision Maps: Lake Tahoe Sub: B-075

Lake Tahoe Sub: B-075A

2020 - 2021 Taxable Property Values for: **025-372-04-100**

Property	Value
Land	\$73,183
Land Total	\$73,183
Improvement Structures	\$304,013
Improvement Total	\$304,013
Personal property Total	\$0
Total Roll	\$377,196

Homeowner Exemption	\$7,000
(Exemptions Total)	\$7,000
Net Roll	\$370,196

Event List for: 025-372-04-100

Roll	Event Date	Bill Status	Event Status	Seq #	Event Type	Stmt. Status	ID	Tax Bill #	Value
2018	1/1/2018	Active	Annual Roll	1	Roll	Pending			\$377,196
2017	1/1/2017	Active	Annual Roll	1	Roll	Paid		012569	\$369,801
2016	1/1/2016	Active	Annual Roll	1	Roll	Paid		012577	\$362,551
2015	4/16/2015	Inactive Suppl	Not to be billed	1	Change in Ownership		0015456		
2015	1/1/2015	Active	Annual Roll	1	Roll	Paid		012582	\$357,108
2014	4/16/2015	Inactive Suppl	Not to be billed	1	Change in Ownership		0015456		
2014	1/1/2014	Active	Annual Roll	1	Roll	Paid		012616	\$350,115
2013	1/1/2013	Active	Annual Roll	1	Roll	Paid		012610	\$348,534
2012	1/1/2012	Active	Annual Roll	1	Roll	Paid		012610	\$341,700
2011	3/14/2011	Active Suppl	Billed	1	Change in Ownership	Paid	0011721	300431S	\$335,000
2011	1/1/2011	Active	Annual Roll	1	Roll	Paid		012620	\$225,000
2010	3/14/2011	Active Suppl	Billed	1	Change in Ownership	Paid	0011721	210876S	\$335,000
2010	10/6/2010	Active Suppl	Billed	1	Change in Ownership	Refund	0047027	203612R	\$225,000
2010	7/27/2010	Active Suppl	Billed	1	Change in Ownership	Refund	0036232	203611R	\$225,000
2010	1/1/2010	Active	Annual Roll	1	Roll	Paid		012624	\$371,000
2009	1/1/2009	Active	Annual Roll	1	Roll	Paid		012622	\$453,000
2008	1/1/2008	Active	Annual Roll	1	Roll	Paid		012611	\$581,583
2007	8/24/2007	Inactive Suppl	Not to be billed	1	Change in Ownership		0001552		
2007	1/1/2007	Active	Annual Roll	1	Roll	Paid		012608	\$570,180
2006	1/1/2006	Active	Annual Roll	1	Roll	Paid		012487	\$559,000

2005	8/4/2005	Active Suppl	Billed	1	Change in Ownership	Paid	0064725	306413S	\$559,000
2005	1/1/2005	Active	Annual Roll	1	Roll	Paid		012482	\$155,350
2004	1/1/2004	Active	Annual Roll	1	Roll	Paid		012475	\$152,305
2003	1/1/2003	Active	Annual Roll	1	Roll	Paid		012473	\$149,515
2002	1/1/2002	Active	Annual Roll	1	Roll	Paid		012468	\$146,584
2001	1/1/2001	Active	Annual Roll	1	Roll	Paid		012473	\$143,711
2000	1/1/2000	Active	Annual Roll	1	Roll	Paid		012485	\$140,894
1999	1/1/1999	Active	Annual Roll	1	Roll	Paid		012453	\$138,132
1998	1/1/1998	Active	Annual Roll	1	Roll	Paid		012466	\$135,622
1997	1/1/1997	Active	Annual Roll	1	Roll	Paid		012474	\$132,964
1996	3/1/1996	Active	Annual Roll	1	Roll	Paid		012485	\$130,358
1995	3/1/1995	Active	Annual Roll	1	Roll	Paid		012508	\$128,930
1994	3/1/1994	Active	Annual Roll	1	Roll	Not_Avl			\$127,415
1993	3/19/1993	Inactive Suppl	Not to be billed	1	Change in Ownership	Not_Avl	3981397		
1993	3/1/1993	Active	Annual Roll	1	Roll	Not_Avl			\$124,917
1992	3/19/1993	Inactive Suppl	Not to be billed	1	Change in Ownership	Not_Avl	3981397		
1992	3/1/1992	Active	Annual Roll	1	Roll	Not_Avl			\$122,468
1991	3/1/1991	Active	Annual Roll	1	Roll	Not_Avl			\$120,068
1990	3/1/1990	Active	Annual Roll	1	Roll	Pending			\$117,715
1989	3/1/1989	Active	Annual Roll	1	Roll	Pending			\$115,408
1988	3/1/1988	Active	Annual Roll	1	Roll	Pending			\$113,146

Property Characteristics for: **025-372-04-100**

Property Characteristic	Description
Acreage	0.124 ac
Lot Depth	98 ft
Lot Width	55 ft

Square Foot Range	1 - 6,000 sqft
Topography	Level
Ground Cover	Spaced Pine Trees
Water Source	Public Water Service
Sewer Service	Y
Natural Gas Service	Y
Living Area	5395 sqft
Access Type	County or City Road
Road Type	Asphalt
Architectural Attractiveness	Good
Building Type	Modern
Building Shape	More Complex - 8 Corners
Construction Type	Wood Frame
Construction Quality	7.0/10
Percent Good	99%
Year Built	1970
Effective Year Built	1970
Approximate Area of Improvements	1711 sqft
Total Units	1
Useable Living Area	5395 sqft
Stories	2.0
First Floor Square Feet	1067 sqft
Bedrooms	4
Bathrooms	2.5
Bathrooms on First Floor	2.5
Total Rooms	6
Fireplace and Wood Stove Count	1
Building Design	Single Family Residence
Functional Plan	Average
Building Use	Single Family Residence
Proper Building Use	Yes
Workmanship	Above Average

Building Condition	Good
Garages	1
Garage Converted To Living Area	No
Garage Shape	Attached
Garage Area	506 sqft
Garage Stalls	2
Book Category Number	2025
Air Conditioner	No
Conformity Code	Average
Cost Table Year	0774
Current Record Flag	Yes
Replacement Cost Less Depreciation	0
Miscellaneous Cost	11120

Parcel Split Background for: **025-372-04-100**

This Parcel Has No Split Background Records.

Related Accounts for: **025-372-04-100**

This Parcel Has No Related Accounts.

Owner Change History for: **025-372-04-100**

Recorded Document: 2015-0015456

Record Change Date: 4/16/2015

Effective Owner Change Date: 4/16/2015

Preliminary Change of Ownership: **2015-0015456**

Recorded Document: 2011-0011721

Record Change Date: 3/14/2011

Effective Owner Change Date: 3/14/2011

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$368.50

Preliminary Change of Ownership: **2011-0011721****Recorded Document: 2010-0047027**

Record Change Date: 10/6/2010

Effective Owner Change Date: 10/6/2010

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$247.50

Preliminary Change of Ownership: **2010-0047027****Recorded Document: 2010-0036232**

Record Change Date: 8/10/2010

Effective Owner Change Date: 7/27/2010

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$0.00

Preliminary Change of Ownership: **2010-0036232****Recorded Document: 2009-0001552**

Record Change Date: 1/15/2009

Effective Owner Change Date: 8/24/2007

Preliminary Change of Ownership: **2009-0001552****Recorded Document: 2005-0064725**

Record Change Date: 8/4/2005

Effective Owner Change Date: 8/4/2005

Proposition 13 Appraisal: Yes

Value Change: 100%

Document Transfer Tax: \$614.90

Preliminary Change of Ownership: **2005-0064725****Recorded Document: 1993-3981397**

Record Change Date: 3/19/1993

Effective Owner Change Date: 3/19/1993

Preliminary Change of Ownership: **1993-3981397****Recorded Document:**

Recorder's Book and Page: 1926-720

Record Change Date: 11/12/1980

Effective Owner Change Date: 11/12/1980

Preliminary Change of Ownership: **1-1926720**

Recorded Document:

Recorder's Book and Page: 1860-425

Record Change Date: 3/19/1980

Effective Owner Change Date: 3/19/1980

Preliminary Change of Ownership: **1-1860425**

Recorded Document:

Recorder's Book and Page: 1528-281

Record Change Date: 7/29/1977

Effective Owner Change Date: 7/29/1977

Preliminary Change of Ownership: **1-1528281**

Recorded Document:

Recorder's Book and Page: 0011-720

Record Change Date: 3/14/2011

Effective Owner Change Date:

Preliminary Change of Ownership: **1-0011720**

Assessor Parcel Number

02537204100

2015-0015456 • • GRANT DEED

Recording Date

04/16/2015 01:41 PM

Grantor (4)

**HODGES HILARY K
ROVERUD ERIC A
ROVERUD ERIC
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Grantee (2)

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