



Board of Adjustment Staff Report

Meeting Date: June 1, 2023

Agenda Item: 8D

ADMINISTRATIVE PERMIT CASE NUMBER: WADMIN23-0008 (Beach Boy Concert)

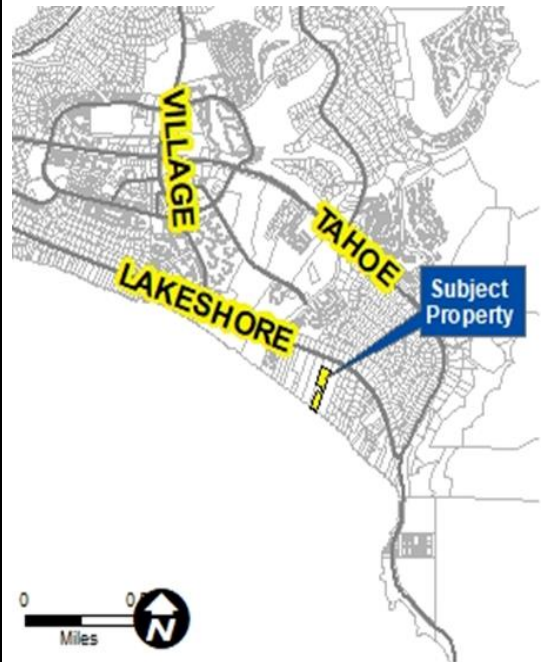
BRIEF SUMMARY OF REQUEST: An administrative permit and an outdoor community event business license application Beach Boys Benefit and Fundraising Concert

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Incline Village Hospital Foundation with a Beach Boys Benefit and Fundraising Concert. The event will be held at 1047 Lakeshore Blvd. on July 22, 2023, from 11:00 a.m. to 6:00 p.m. with approximately 400-500 people in attendance.

Applicant: Karli Epstein
Property Owner: KWS Nevada Residential LLC
Location: 1047 Lakeshore Blvd.
APN: 130-230-16, 17 & 18
Parcel Size: 3.5, 1.0, 1.0 acres
Master Plan: Mill Creek
Regulatory Zone: TA_MC
Area Plan: Tahoe
Development Code: Authorized in Article 808, Administrative Permits
Commission District: 1 – Commissioner Hill



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0008 for Karli Epstein, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

(Motion with Findings on Page 7)

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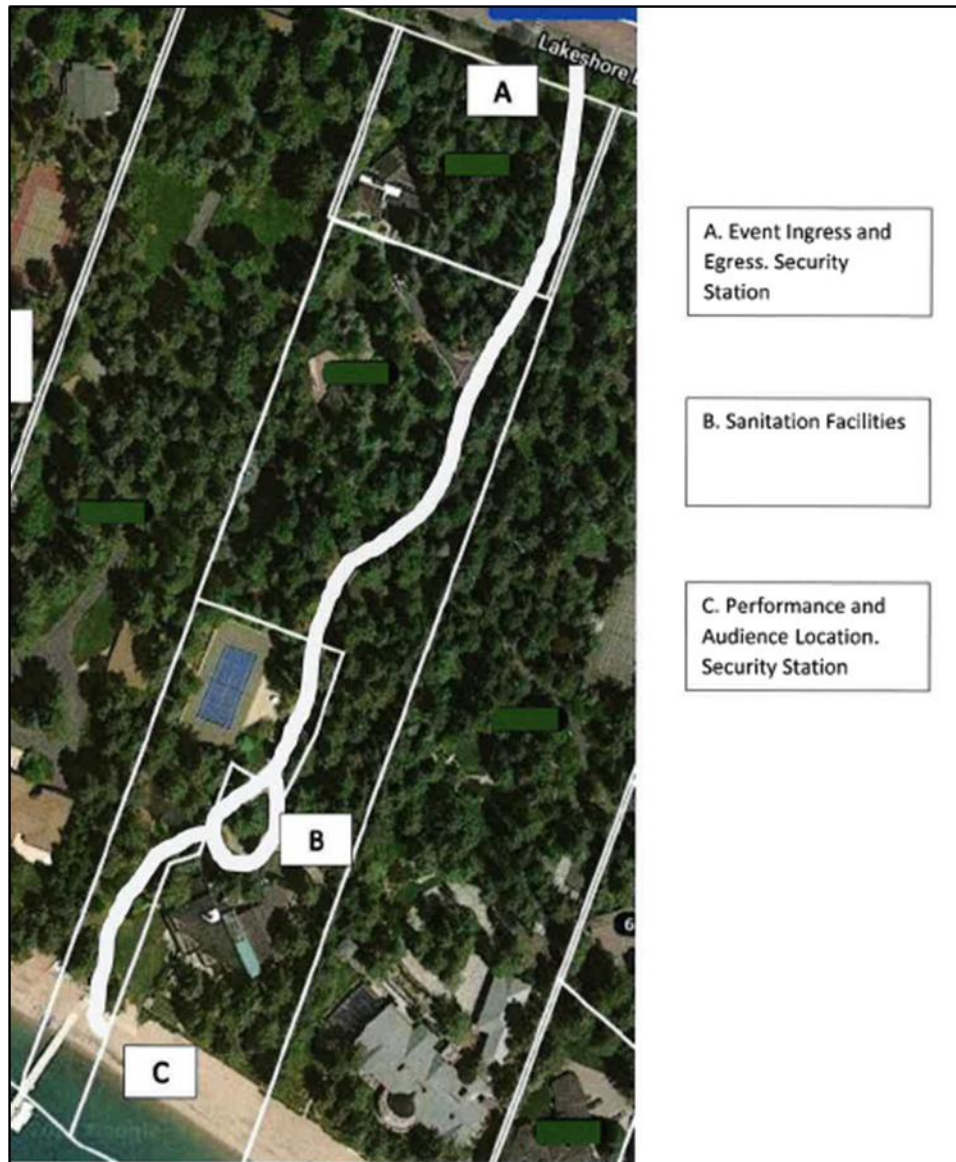
Project Application Exhibit D

Administrative Permit Definition

The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN23-0008 is attached to this staff report and will be included with the action order.

The subject property is designated as Tahoe Mill Creek (TA_MC). The proposed activity, an outdoor community event, is permitted in all regulatory zones subject to approval of an administrative permit in accordance with WCC Section 110.808.00 through 110.808.65 and Section 110.310.20. Therefore, the applicant is seeking approval of this administrative permit from the Board of Adjustment.



Site Plan

Project Evaluation

The Incline Village Hospital Foundation is proposing an outdoor community event; to have a Beach Boys concert as a fundraiser for the hospital on July 22, 2023. The event will be held at a private residence at 1047 Lakeshore Blvd. from 11 am to 6 pm. Approximately 400-500 people are anticipated to attend the event. Tickets are required for the event and cost \$250. The tickets will be sold before the event and no tickets will be sold at the site on the day of the event.

The applicant indicates that the concert will raise funds for Incline Village Community Hospital, the only hospital on the north shore of Lake Tahoe. The entry to the event will be staggered, with VIP guests arriving at 12 pm, preferred guests at 2:00 pm, and general admission guests at 3 pm. There will be security at the main entrance to the estate checking the attendees list. Guests will have wristbands that will correspond to their ticket level and volunteers will help provide direction and instruction. There will be a reception for 1 hour before the concert at 4 pm. At the reception, two alcoholic beverages will be provided to each general admission guest along with appetizers.

There will be an outside kitchen with sinks and handwashing stations that will be used to prepare the appetizers.

The area where the concert will be located is on the beach of a private residence and there will be no fixed seating. Seating will entail a few beach chairs, but mostly it will be standing room and beach blankets only. The concert will run from 4-5:30 pm and everyone will be off the property by 6 pm. The applicant has had contact with the two adjacent neighbors, and they are both aware of the event and have voiced no issues or concerns.

Security services will be provided by Triumph Protection Group, with one security guard at the entry of the estate during the event and another security guard in the reception area. The security guard will also have walkie talkies to be able to communicate with the designated logistics person to notify of any issues. Cell phones will be used by the event organizer for communication.

Sanitation facilities will be rented for the event from Sani-Hut with four portable toilets and four handwashing stations location throughout site. There will also be two outdoor bathrooms with sinks for handwashing available for use.

The applicant has contacted the North Lake Tahoe Fire Protection District (NLTFP) and they will be on-standby for the event. Off-site vehicle parking will be available at the Parasol Tahoe Community Foundation building, located at 948 Incline Way and at the Incline Middle School, at 931 Southwood Blvd. Shuttle services will be provided to transport attendees from the off-site parking locations to the event. Two shuttles owned by Tahoe Forest Hospital District will be driven by District employees. Valet parking will be provided for preferred attendees. Incline Village Community Hospital will have at least 15 volunteers to help with cleanup and all trash will be removed from the premises and brought to Incline Village Community Hospital.

Tahoe Area Plan

The subject parcel is located within the Tahoe Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
TA.R3	Manage community events	Yes	yes
TA.LU7-2	Encourage appropriate community events and special events	Yes	

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSD Law Enforcement	X			
Washoe County Engineering & Capital Projects Director	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Mitchell Fink, mfink@washoecounty.gov
WCHD EMS	X	X		Sabrina Brasuell, Sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly, dakelly@washoecounty.gov
WCHD Special Events	X			
Incline Village Roads	X			
IVGID	X	X		Tim Buxton, tlb@ivgid.org
North Lake Tahoe FPD	X			John James, jjames@nltpd.net
Washoe County Business License	X			
Doreen Ertell, Risk Management	X	X	X	Doreen, Ertell, dertell@washoecounty.gov
Petra Bartella, CSD	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Neighborhood Meeting

No neighborhood meeting was required for this special event application.

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan.

Staff Comment: Staff Comment: There are no policies or action programs that prohibit the approval of a temporary one-day event of this nature in the Master Plan or Tahoe Area Plan.

- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements

are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: The applicant has addressed the applicable requirements for providing temporary power, sanitation, water, and parking for the temporary one-day event. Conditions of approval provide further requirements for traffic management in the area.

- (c) Site Suitability. That the site is physically suitable for a one-day event and for the intensity of such a development.

Staff Comment: Events have been held at this location on previous occasions, and temporary improvements have been planned to make the site suitable for the temporary one-day event.

- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: The impacts associated with the event are limited impacts as the duration of the event is only for the afternoon and early evening of July 22nd. The temporary event is unlikely to impact the public health, safety or welfare; or be injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area. Conditions of approval provide further requirements to mitigate any other issues.

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There is no military installation in the area that is required to be noticed for this Administrative Permit; therefore, this finding does not need to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN23-0008 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN23-0008 for Karli Epstein, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a one-day event and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant: Karli Epstein
 kepstein@tfhd.com



Conditions of Approval

Administrative Permit Case Number WADMIN23-0008

The project approved under Administrative Permit Case Number WADMIN23-0008 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on June 1, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this administrative permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this administrative permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the Health District must be appealed to the District Board of Health.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this administrative permit.**

Pre-event Conditions:

- a. The applicant will provide the Planning and Building Division with proof of coordination and compliance with the North Lake Tahoe Fire Protection District (NLTFPD) requirement to obtain an Outdoor Event permit.
- b. All event catering businesses shall obtain appropriate Washoe County business license.
- c. An outdoor community event license for the Beach Boy Concert shall be issued prior to commencing the event. The license shall be prominently displayed at the event site.

During-event Conditions:

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit and outdoor community event business license.
- b. Hours of Operation: The event shall take place July 22nd between the hours of 1:00 p.m. and 6:00 p.m. Event clean up shall take place following the event.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Mitchell Fink, P.E. 775.328.2050, mfink@washoecounty.gov

- a. The applicant shall provide an Agreement, between Parasol Tahoe Community Foundation and any other entities, that are approving use of their parking facilities for the Beach Boys Benefit Concert, with the event's applicant.
- b. The applicant shall provide a site map showing the parking facilities area(s).

Incline Village General Improvement District (IVGID)

3. The following condition is a requirement of IVGID, which shall be responsible for determining compliance with this condition.

Contact Name – Tim Buxton, IVGID Chief Inspector, 775.832-1246, tlb@ivgid.org

- a. The applicant will contact the IVGID at 775.832.1271 or 775.832.1289 to set up a field meeting to discuss all tent locations.

Washoe County Health District

4. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – James English, EHS Supervisor, 775.328.2434, jenglish@washoecounty.gov

- a. The WCHD requires the applicant/promoter has the necessary promoter’s permit if required by the Washoe County District Board of Health Regulations Governing Food Establishments and the promoter must also provide vendor lists for each event day at least seven (7) days in advance of the market event date.
- b. The applicant/promoter must ensure all food vendors have the appropriate Health Permits to operate. All applications for food vendors must be received at least 15 business days prior to the start of the event. Applications and payments submitted within seven (7) business days of the event will be charged a late fee. Applications and payments submitted withing 2 complete business days of the event will not be accepted.
- c. If the application is approved, any food vendor found operating during the event without the proper permitting will be required to shut down and leave the event immediately. It will be the applicant/promoter’s responsibility to ensure the food vendor leaves the premises.

North Lake Fire Protection District

5. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – John James, Fire Mashall, 775.831.0351 x8131, jjames@nltpd.net

- a. Please review and complete the appropriate checklist and submittal form below and email it to plans@nltpd.net . If you need assistance or have questions, please feel free to call us at 775-831-0351, ext. 8131.
 - i. Indoor Exhibitions, Trade Shows, Holiday Display Permit(s) [INTERIOR TEMP ACTIVITY PERMIT.pdf](#)
 - ii. Outdoor Activity Permit(s) [Outdoor Temporary Activity Fillable.pdf](#)

Washoe County Risk Management

6. The following condition is a requirement of the Risk Management, which shall be responsible for determining compliance with this condition.

Contact Name – Doreen Ertell, Risk Management, 775.328.2660, dertell@washoecounty.gov

- a. The Liability Waiver and Insurance requirements needs to be submit before the license is issued.

*** End of Conditions ***

From: [Program, EMS](#)
To: [Olander, Julee](#)
Cc: [Program, EMS](#)
Subject: FW: April Agency Review Memo II
Date: Tuesday, April 25, 2023 8:48:44 AM

Good morning,

The EMS Program has reviewed the April Agency Review Memo II - Administrative Permit Case Number WADMIN23-0008 (Beach Boy Benefit Concert). This event does not meet the number of persons to require EMS coverage at the event. The Program has no concerns or questions at this time based on the information provided.

Thank you,

Sabrina.

Sabrina Brasuell

Pronouns: she/her

EMS Coordinator | Epidemiology and Public Health Preparedness

Washoe County Health District

sbrasuell@washoecounty.gov | Cell: (775) 830-7118 | Office: (775) 326-6043

1001 E. Ninth St., Bldg. B. Reno, NV 89512



Please take our customer satisfaction survey by clicking [here](#)



DATE: April 25, 2023

TO: Julee Olander, Planner, Planning and Building Division
FROM: Robert Wimer, P.E., Engineering and Capital Projects Division

SUBJECT: Beach Boy Benefit Concert WADMIN23-0008
APN 130-230-16, 17, 18

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with the following conditions.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

1. Provide an Agreement, between Parasol Tahoe Community Foundation and any other entities, that are approving use of their parking facilities for the Beach Boys Benefit Concert, with the event's applicant.
2. Provide a site map showing the parking facilities area(s).

From: [John James](#)
To: [Olander, Julie](#)
Subject: FW: April Agency Review Memo II 4. Administrative Permit Case Number WADMIN23-0008 (Beach Boy Benefit Concert)
Date: Friday, April 14, 2023 4:02:05 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julie,

Item # 4. Administrative Permit Case Number WADMIN23-0008 (Beach Boy Benefit Concert)

NLTFPD Comments:

Please review and complete the appropriate checklist and submittal form below and email it to plans@nltfpd.net. If you need assistance or have questions, please feel free to call us at 775-831-0351, ext. 8131.

1. **INDOOR EXHIBITIONS, TRADE SHOWS, HOLIDAY DISPLAY PERMIT(S)**
 - a. [INTERIOR_TEMP_ACTIVITY_PERMIT.pdf](#)
2. **OUTDOOR ACTIVITY PERMIT(S)**
 - a. [Outdoor_Temporary_Activity_Fillable.pdf](#)

Have a great weekend,



John James
Fire Marshal
Office: [775.831.0351](tel:775.831.0351) x8131 | Cell: [775.413.9344](tel:775.413.9344)
Email: jjames@nltfpd.net
[866 Oriole Way](#) | [Incline Village](#) | [NV 89451](#)



**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

April 27, 2023

Washoe County Community Services
Planning and Development Division

RE: Beach Boy Benefit Concert; 130-230-16, 17 & 18
Administrative Permit Review; WADMIN23-0008

Dear Washoe County Staff:

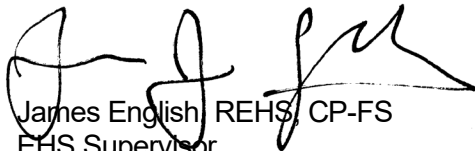
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced application and requires the applicant/promoter has the necessary promoter's permit if required by the Washoe County District Board of Health Regulations Governing Food Establishments. The promoter must also provide vendor lists for each event day at least seven (7) days in advance of the market event date.
- b) Condition #2: The applicant/promoter must ensure all food vendors have the appropriate Health Permits to operate. All applications for food vendors must be received at least 15 business days prior to the start of the event. Applications and payments submitted within seven (7) business days of the event will be charged a late fee. Applications and payments submitted withing 2 complete business days of the event will not be accepted.
- c) Condition #3: If the application is approved, any food vendor found operating during the event without the proper permitting will be required to shut down and leave the event immediately. It will be the applicant/promoter's responsibility to ensure the food vendor leaves the premises.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

Date	4-17-23
Attention	Julee Olander
Re	WADMIN23-0008
APN	130-230-16-17-18
Service Address	1047 Lakeshore
Owner	KWS Nevada Residential LLC

Administrative Permit Case Number WADMIN23-0008 (Beach Boy Benefit Concert) – For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Incline Village Hospital Foundation with a Beach Boy Benefit and Fundraising Concert. The event will be held at 1047 Lakeshore Blvd. on July 22, 2023, from 1:00 p.m. to 7:00 p.m. with approximately 400 people in attendance.

- Applicant: Karli Epstein
- Property Owner: KWS Nevada Residential LLC
- Location: 1047 Lakeshore Blvd.
- Assessor's Parcel Number(s): 130-230-16, 17 & 18
- Parcel Size: 3.5, 1.0, 1.0 acres
- Master Plan Category: Mill Creek
- Regulatory Zone: TA_MC
- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.gov

IVGID Comments: Due to an IVGID sewer transmission main line located within the area of this event. The event organizer must contact the Incline Village General Improvement District Division Supervisor at 775-832-1271 or 775-832-1289 to set up a field meeting to discuss all tent locations to all USA line locations efforts.

From: Ertell, Doreen <DErtell@washoecounty.gov>
Sent: Monday, April 17, 2023 12:14 PM
To: Albarran, Adriana <AAlbarran@washoecounty.gov>
Subject: RE: April Agency Review Memo II

Hi Adriana,

Following are my comments for the special events requiring Risk Management's review:

Item 2 – Pancake Breakfast for NLTFPD: A copy of their insurance is still needed.

Item 3 – League to Save Lake Tahoe: approved.

Item 4 – Beach Boy Benefit Concert: Liability Waiver and Insurance requirements still needed.

Thank you,
Doreen



Doreen Ertell

Risk Management

dertell@washoecounty.gov | Office: 775.328-2660

1001 E. Ninth St., Building D

Reno, NV 89512



CURRENTLY WORKING REMOTELY ON MONDAYS, THURSDAYS AND FRIDAYS

WORK SCHEDULE: Monday – Thursday: 6:30am to 3:30pm

Friday: 7:00am to 4:00pm

Notice: This communication, including any attachments, may contain confidential information and is intended only for the individual or entity whom it is addressed. Any review, dissemination, or copying of this communication by anyone other than the recipient is strictly prohibited by the electronic Communications Privacy Act, 18 U.S.C. 2510-2521. If you are not the intended recipient, please contact the sender by reply email, delete and destroy all copies of the original message.

From: [Weiss, Timber A.](#)
To: [Olander, Julee](#)
Subject: No water right comments for Administrative Permit Case Number WADMIN23-0008 (Beach Boy Benefit Concert)
Date: Monday, April 24, 2023 2:00:44 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

No water right comments for Administrative Permit Case Number WADMIN23-0008 (Beach Boy Benefit Concert).

Thank you,



Timber Weiss, PE | Professional Engineer

Engineering & Capital Projects Division | Community Services Department

1001 E. 9th Street, Bldg A Reno, NV 89512

tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769

Visit us first online: www.washoecounty.us/csd

For additional information, email engineering@washoecounty.us or call 775.328.2040



Public Notice

Washoe County Code requires that public notification for an administrative permit must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 500-foot radius of the subject property. A total of 41 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Administrative Permit Case Number WADMIN23-0008



OUTDOOR COMMUNITY EVENT LICENSE APPLICATION

**1001 EAST 9TH STREET, BUILDING A
RENO, NEVADA 89512**

(775) 328-3733

www.washoecounty.us

OUTDOOR COMMUNITY EVENT APPLICATION

(Requires a non-refundable \$50 application fee)

Application date: 4/6/23

Applicant Information

Applicant's name: Kurt Epstein

Mailing address: PO Box 153 Carmelion Bay Ca 96140
Street or PO Box City State Zip code

Phone: 775-898-4204 (Business) _____ (Home) 775-400-6607 (Cell)

Email: _____

All applicants, to include corporate officers or partners must complete a personal history form

Is the applicant a(n): Corporation Partnership Individual

If a corporation or a partnership, list corporate officers or partners:

Name Address Title

Event Information

Name of Event: Beach Boys Benefit Concert

Date(s) of Event: 7/22/23 Hours of operation: 11am - 6pm

Location of Event: 1047 Lakeshore Blvd Incline Village NV 89451

Assessor Parcel Number(s): 130-230-16, 130-230-17, 130-230-18

Description of Event: See attached event plan

Name of the designated event representative who will be on-site during the event and who has authority to bind the applicant: Kern Schumacher

Will an admission fee be charged for your event? Yes No

If yes, amount and type of fee(s): \$250 per person

When will fee be collected? Pre-sales At entrance

Approximate number of participants and other persons: 40 band members, staff, volunteer

Approximate number of customers and spectators: 400-500

Approximate maximum number of persons on any one day of the event: 400-500

Will food and/or beverages be served? Yes No

(all food and beverage vendors must have the appropriate Washoe County Health District permits)

Will alcoholic beverages be served? Yes No

(all intoxicating liquor vendors must be individually licensed with Washoe County Business License)

Will there be live music? Yes No

OUTDOOR COMMUNITY EVENT LICENSE

Insurer Information

(see Insurance, Hold Harmless & Indemnification Requirements)

Name of Insurer: Peta Healthcare Group Policy number: _____

Attach copy of insurance policy specific to event (must be furnished prior to the issuance of the license)

Address of Insurer: 1443 Danville Blvd Alamo Ca 94507
Street City State Zip code

Limits of liability: \$1,000,000

HISTORY OF SIMILAR EVENTS

(attach additional sheets if needed)

Describe the history of all similar events conducted, operated or promoted by the applicant. Include, at a minimum, event names, types, dates, locations, permits or licenses issued.

Beach Boys Benefit Concert 2021 -> September 19th 2021
Kern Schumacher Estate -> 1047 Lakeshore Blvd Incline
WADMIN21-0010

Vendor List

(attach additional sheets if needed)

Name of Vendor

Type of service or product

Multiple horizontal lines for listing vendors and services.

OUTDOOR COMMUNITY EVENT STATEMENT OF ASSETS

As of February 28, 2023

(Describe fully and indicate assets pledged)

(If additional space is required, attached supporting pages or documents)

Current Assets

Cash on hand _____	\$ _____
Cash in safe deposit box _____	\$ _____
Location of Box	
Cash in <u>Umpqua Bank</u> _____	\$ _____
Name, Bank and Branch	
Cash in <u>Umpqua Bank Money Market</u> _____	\$ _____
Name, Bank and Branch	
Accounts and notes receivable (describe nature of receivable and when due)	
_____	\$ _____
_____	\$ _____
Other current assets	
_____	\$ _____
_____	\$ _____

Investments

Stocks, Bonds, etc (Market value) (If close held corporation, furnish current balance sheet)

<u>Steward Partners</u> _____	\$ <u>5,787</u>
<u>Chandler Investments</u> _____	\$ <u>4,236,883</u>
<u>Paradise Foundation</u> _____	\$ <u>95,723</u>
Investments, other than stocks and bonds	
_____	\$ _____
_____	\$ _____
_____	\$ _____

Fixed assets

Real estate (Give location, description and fair value of each parcel)

_____	\$ _____
_____	\$ _____
_____	\$ _____

Other assets

Automobiles and other personal property _____	\$ _____
_____	\$ _____
_____	\$ _____

Total Assets \$ _____

Marti Epstein _____
Print Name

Marti Epstein _____
Signature

4/6/23 _____
Date

OUTDOOR COMMUNITY EVENT STATEMENT OF LIABILITIES

As of February 28, 2023

(Describe fully, indicate secured liabilities)

(If additional space is required, attached supporting pages or documents)

Current liabilities

Notes payable _____ \$ 0
Name, Bank and Branch _____

Due _____ How secured _____

Notes payable _____ \$ 0
Name, Bank and Branch _____

Due _____ How secured _____

Notes payable _____ \$ 0
Name, Bank and Branch _____

Due _____ How secured _____

Notes payable _____ \$ _____
Name, Bank and Branch _____

Due _____ How secured _____

Other notes payable (indicate name, address and how secured)

_____ \$ 0

_____ \$ 0

Accounts payable \$ 0

Liability for Federal Income Tax (delinquent) \$ 0

Provision for current year's Federal Income Tax \$ 0

Provisions for other current taxes \$ 0

Liability for other delinquent taxes \$ 0

Mortgages payable (List each mortgage separately, how secured, and monthly payments due thereon)

_____ \$ 0

_____ \$ 0

Other liabilities

_____ \$ 0

_____ \$ 0

_____ \$ 0

Total Liabilities \$ 0

Contingent liabilities (describe)

Karli Epstein
Print Name

Karli Epstein
Signature

4/6/23
Date

OUTDOOR COMMUNITY EVENT

PERSONAL HISTORY

(complete a separate form for each applicant, to include corporate officers and partners)

Name in full: Karli Alexis Epstein
First Middle Last

List ALL other names you have been known by: _____

Residence address: _____
Street City State Zip Code

Residence phone: _____ Business phone: 775-888-4204

Name of your present business or employer: Tahoe Forest Health System

Business address: 6121 Pine Ave Tuckee Ca 96161
Street City State Zip Code

Type of business: Hospital Position: Executive Director Foundations

How long engaged in this business: 6

Date of birth: _____ Age: _____ Place of birth: _____

List cities in which you have lived during the last ten years:

Dates From and To	City	State
<u>2002-2010</u>	<u>Incline Village</u>	<u>NV</u>
<u>2010-current</u>	<u>Carmelien Bay</u>	<u>CA</u>

I, the undersigned, have answered all questions in this application and to the best of my knowledge all answers are true and correct. I further understand that disclosure of any false, misleading or incorrect answers could result in the denial of the license. The filing of the application does not authorize the conducting of any event for which a license is required, and any carrying on of such event before a license is issued may also be grounds for denial of a license.

Karli Epstein
Printed name of applicant

Karli Epstein
Signature of applicant

4/6/23
Date

EVENT OVERVIEW

Incline Village Community Hospital Foundation (501 c 3) has the opportunity to hold a Beach Boys Benefit and Fundraising Concert. This concert will raise lifesaving funds for Incline Village Community Hospital, the only hospital on the North Shore of Lake Tahoe. Mike Love, lead singer of the Beach Boys, is a full time resident of Incline Village, and reached out wanting to offer this concert as a way to give back the entire community and support the Hospital after one of the most difficult years on record. Tickets were will pre sold, and it is a private invite only event.

EVENT PLAN

1. Security & Fire Protection

Security services will be provided by Triumph Protection Group. One security guard will be posted at the entry of the estate at all times during the event, and another security guard will be at the reception area.

Fire protection services will be provided by North Lake Tahoe Fire Protection District. NLTFP will be on-standby for the event.

NLTFP Contact

John James

Fire Marshal

Office: 775.831.0351 x 8131 Cell: 775.413.9344

Email: jdonohue@nltpd.net

866 Oriole Way | Incline Village | NV 89451

Triumph Protection Group Contact

Matt Sigrist

Northern NV Area Manager

Office: 800-224-0286 Cell: 706-662-3681

Email: msigrist@triumphprotection.com

2. Water Supply and Facilities

Water access is available on the premises in all locations where the event will be held.

3. Sanitation Facilities

Sanitation facilities will be rented for the event from Sani-Hut. 4 portable toilets and 4 handwashing stations will be on site throughout the event. There are also 2 outdoor bathrooms with sinks for handwashing available for use on-site.

4. Medical Facilities and Services

North Lake Tahoe Fire Protection District will provide Emergency Medical Services on-stand by for the event. Several primary and emergency service physicians will also be in attendance, including Dr. Michelle Kim, Dr. Johanna Koch, and Dr. Marshall Clyde.

5. Vehicle Parking Spaces

An off-site vehicle parking location will be available at the Parasol Tahoe Community Foundation building, located at 948 Incline Way, Incline Village, NV 89451. Insurance coverage and a grant agreement for room and parking use for Parasol Tahoe Community Foundation is attached. Shuttle services will be provided to transport attendees from the off-site parking location to the

event. Two shuttles are owned by Tahoe Forest Hospital District, and will be driven by District employees. Insurance coverage is attached.

Valet parking will be provided for preferred attendees.

6. Communication System

Cell phones will be used for event organizer communication. A sound system will be in place for the concert. The security guard will also have walkie talkies to be able to communicate with our designated logistics person to notify of any issues.

7. Illuminating the Premises

Illumination not applicable. The event will take place during daylight hours.

8. Camping

Camping not applicable and won't be permitted at the event

9. Cleanup and rubbish removal

Incline Village Community Hospital will have at least 15 volunteers the night of the event who will help with cleanup. All trash will be removed by Tahoe Forest Courier vans from the premises and brought to Incline Village Community Hospital (IVCH): 880 Alder Ave Incline Village, Nv. The trash will be placed in the IVCH dumpster for disposal. The next day, 7/23, Zaphod Productions will ensure that all production equipment is removed from the property. Karli Epstein will be on site with Maria Urso (property caretaker) on 7/23, to ensure the property is restored to pristine condition.

CONCERT DETAILS

There will be a staggered entry to the Beach Boys Concert. VIP guests will arrive at 12pm, preferred guests will arrive at 2:00 pm, and General Admission guests will arrive at 3pm. There will be security at the main entrance to the estate that will be checking a list. There will be no ticket sales the day of the event. Guests will have wristbands that will correspond to their ticket level, and volunteers will be helping provide direction and instruction. Guests will enjoy a reception for 1 hour, before the concert begins at 4pm.

At the reception, two alcoholic beverages will be provided to each General Admission guest. We are applying for a temporary liquor license as part of this application, but will be working with Summit Beverage Group for spirits and New West Distributing for beer. Appetizers will be provided by Dragonfly Cuisine. There is an outside kitchen with sinks and handwashing stations that will be used to prepare light appetizers for the event.

We will be utilizing outside power for the sound amplification, and Zaphod Productions LLC will be managing the production of the event.

The concert will be held on Kern Schumacher's beach, and there will be no fixed seating. Seating will entail a few beach chairs, but mostly it will be standing room and beach blankets only. The concert will run from 4-5:30, and everyone will be off of the property by 6pm. The two adjacent neighbors are both aware of the event, the Lacey's and the Milken's, and there are no issues or concerns. Both parties will be invited to attend the event.