



**AGENDA AND MEETING NOTICE  
OF THE NORTH TAHOE PUBLIC UTILITY DISTRICT  
DEVELOPMENT AND PLANNING COMMITTEE**

**Monday, June 8, 2026 at 2:15 p.m.**

**North Tahoe Public Utility District  
Administrative Offices  
875 National Avenue  
Tahoe Vista, CA 96148**

Welcome to a meeting of the North Tahoe Public Utility District  
Development & Planning Committee

A meeting of the North Tahoe Public Utility District Development & Planning Committee will be held on Monday, June 8, 2026, at 2:15 p.m. at the North Tahoe Public Utility District Administrative Offices, 875 National Ave. Tahoe Vista, CA 96148

The District welcomes you to its meetings. Your opinions and suggestions are encouraged. The meeting is accessible to people with disabilities. In compliance with Section 202 of the Americans with Disabilities Act of 1990 and in compliance with the Ralph M. Brown Act, anyone requiring reasonable accommodation to participate in the meeting should contact the North Tahoe Public Utility District office at (530) 546-4212, at least two days prior to the meeting.

All written public comments received by 1:15 p.m. on Monday, June 8, 2026 will be distributed to the District Board Committee Members for their consideration at the meeting. Written comments may be emailed to [mmoga@ntpud.org](mailto:mmoga@ntpud.org), mailed or dropped-off at NTPUD's Administrative Offices located at 875 National Ave., Tahoe Vista, CA. 96148.

**1. CALL TO ORDER**

- 2. PUBLIC COMMENT** – *Any person wishing to address the Development & Planning on Items on the agenda or matters of interest to the District not listed elsewhere on the agenda may do so at this time. Please limit comments and questions to three (3) minutes since no action can be taken on items presented under Public Comment.*

**3. TOPICS OF DISCUSSION**

- a. [Review and Discuss Authorizing the General Manager to Execute a Development Agreement for Cal Neva Resort and Casino Water and Sewer System Improvements – Recommendation to Full Board \(Pages 2-6\)](#)

**4. ADJOURNMENT**



## **NORTH TAHOE PUBLIC UTILITY DISTRICT**

**DATE:** June 9, 2026

**ITEM:** H-2

**FROM:** Planning and Engineering Department

**SUBJECT:** Authorize the General Manager to Execute a Development Agreement for Cal Neva Resort and Casino Water and Sewer System Improvements

### **RECOMMENDATION:**

Authorize the General Manager to execute a Development Agreement for Cal Neva Resort and Casino Water and Sewer System Improvements.

### **DISCUSSION:**

The developer of the Cal Neva Resort and Casino, MH Tahoe Propco, LLC., has requested to extend or modify the District's water and sewer facilities. Extension of water and sewer facilities is prescribed in the Water and Sewer Ordinances. Staff has reviewed and commented on the proposed plans and will approve the submitted plans with the execution of the District's Development Agreement.

### **Water System Improvements**

The Cal Neva Resort and Casino has requested to extend the District's watermain on North Lake Boulevard to their parcel to install a private fire service connection supplying two private fire hydrants from the newly installed watermain. The new private fire hydrants will provide the necessary fire flows as required by the North Tahoe Fire Protection District (NTFPD). The developer will install 131 linear feet of 8-inch watermain in North Lake Boulevard from just east of Harbor Avenue to the proposed Cal Neva driveway. The Cal Neva will then connect to the watermain extension with an 8-inch private fire service connection to serve the two new hydrants located on the parcel as required by the NTFPD. The developer will also install a vault that contains the fire detector check and isolation valves at the point of connection where the District's infrastructure transitions to private infrastructure.

The customer will construct and pay for the new water system improvements and connection and will receive a monthly water bill for Fire Protection System charges. The District will not be serving the Cal Neva Resort and Casino with domestic water service nor the buildings' fire protection systems. The water system improvements are shown in the attached exhibit.

## **Sewer System Improvements**

The Cal Neva Resort and Casino has requested to modify the District's sewer system to accommodate their development. This involves construction of sewer mains in a new alignment to facilitate abandonment of a portion of sewer mains located on the Cal Neva property. The sewer mains on the Cal Neva property are historic sewers from the old Washoe County Sewer Improvement District 1 when the District received sewage flows from the Crystal Bay commercial area. The sewers on the property now only serve as an emergency bypass for the Incline Village General Improvement District (IVGID) because the Crystal Bay commercial core is now entirely served by IVGID, including the Cal Neva Resort and Casino. The new sewer main is being installed to preserve the emergency bypass for IVGID.

The District will not be serving the Cal Neva Resort and Casino with wastewater service. The Cal Neva does not receive a monthly wastewater bill. The sewer system improvements is summarized by the following bullet points and shown on the attached exhibit:

- Install 147 linear feet of 6-inch sewer main on the Cal Neva property and connect to Pelican Drive and grant a 15-foot wide sanitary sewer easement over the sewer main located on the Cal Neva property.
- Abandon 450 linear feet of existing sewer main on the Cal Neva property south of Pelican Drive and quitclaim any sewer easements, if applicable.
- Install three new sanitary sewer manholes.

Once the water and sewer system improvements have been installed per District standards, the District will formally accept the facilities by Resolution for ownership, operation, and maintenance at a future meeting of the Board of Directors.

### **FISCAL ANALYSIS:**

There is no cost to the District for these water and sewer system improvements. The developer will reimburse the District for Staff time for inspections and other expenses incurred as part of the project.

### **STRATEGIC PLAN ALIGNMENT:**


Goal 1: Provide safe, efficient, sustainable water and wastewater services focusing on industry best practices and continuous improvement – Objective D: Prioritize Capital Project planning and delivery toward uniform service using industry standards, asset condition data, and a focus on climate resilience and emergency preparedness.


**MOTION:** Approve Staff Recommendation.

### **ATTACHMENTS:**

- Cal Neva Water Exhibit
- Cal Neva Sewer Exhibit

**REVIEW TRACKING:**

Submitted By:   
Joseph J. Pomroy, P.E.  
Engineering and Ops Manager

Approved By:   
Bradley A. Johnson, P.E.  
General Manager/CEO



Fire Service Connection

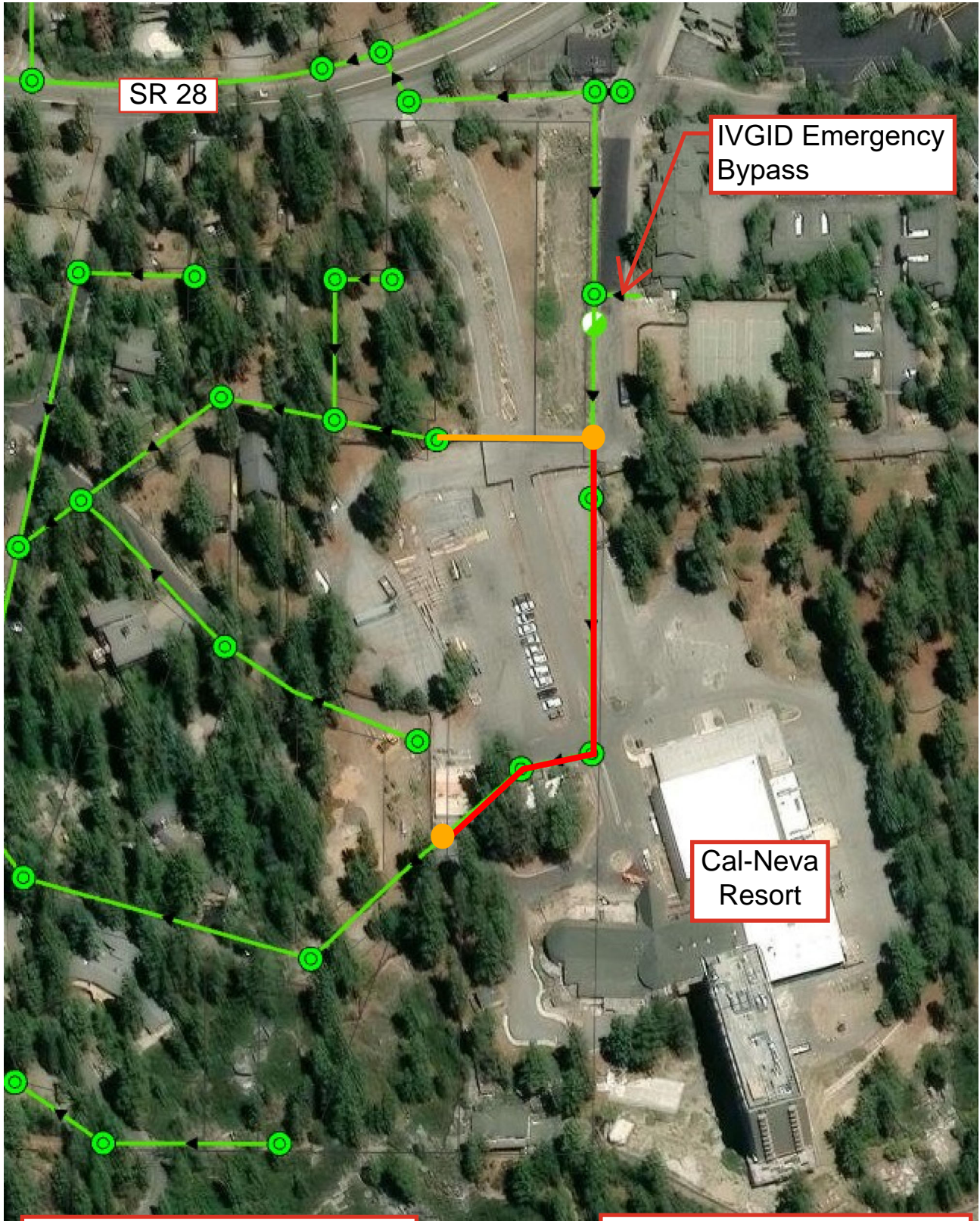
SR 28

Cal-Neva Resort

**Legend**

- Existing Water
- Proposed Water

MH Tahoe Propco, LLC  
Development Agreement  
Water Improvement Exhibit  
June 9, 2026



**Legend**

- Existing Sewer
- Proposed Sewer
- Abandon Sewer

MH Tahoe Propco, LLC  
Development Agreement  
Sewer Improvement Exhibit  
June 9, 2026