TAHOE REGIONAL PLANNING AGENCY

Mail
PO Box 5310
Stateline, NV 89449-5310

Location
128 Market Street
Stateline, NV 89449

Contact
Phone: 775-588-4547
Fax: 775-588-4527
www.trpa.gov

NOTICE OF APPEAL INFORMATION PACKET

I. OVERVIEW

This packet shall be used for appealing a decision by the Tahoe Regional Planning Agency (TRPA) or a final decision made by a lead agency regarding an activity or project within a conforming Area Plan pursuant to a Memorandum of Understanding (MOU).

Appeal of a TRPA Decision

Executive Director decisions or actions on projects or other matters may be appealed to the TRPA Governing Board. This includes approval of a project, denial of a project, conditions of approval for a permit and decisions by staff or Hearing Officer. Final action by the Executive Director may be appealed to the Governing Board by filing this application with TRPA, including the required appeal fee, no later than 21 days after the final action (date of correspondence). Unless TRPA and the appellant agree in writing to a different deadline, the written statement of appeal must be received by the Agency within 30 days after the filing of the notice of appeal. Appeals will be processed pursuant to Article 11 and 14 of the Rules of Procedure.

Appeal of a Lead Agency Decision

An appeal of a final decision made by a lead agency regarding an activity or project within a conforming Area Plan pursuant to a MOU may only be filed by an "aggrieved person" as defined in Article V(j)(3) of the TRPA Compact. The basis for an appeal shall be limited to whether the decision by a lead agency is in accordance with an approved Area Plan and its implementing ordinances consistent with the Regional Plan and Compact. Appellants who are subject to the exhaustion provision in Compact Article VI(j)(3) shall exhaust all administrative remedies provided by the lead agency prior to appealing a decision to TRPA. An appellant shall file an appeal application to TRPA within 15 calendar days of the final lead agency decision. Decisions by the lead agency under independent local, state, or federal law are not subject to this appeal process. Appeals will be processed in accordance with TRPA Code, Section, 13.9: *Appeals*.

For any questions regarding information within this packet, please call 775-589-5333 or email TRPA@trpa.gov to speak with a permitting technician.

II. NOTICE OF APPEAL CHECKLIST ITEMS

To submit an online Notice of Appeal Application, click here. The following section contains a checklist of items to be submitted with your application.

- ☐ **Completed and signed application form.**
- ☐ **Application filing fee.**
- ☐ **Written statement to support the appeal claim.**
- ☐ **Documentation to support the appeal claim.** Additional documentation may be provided by the lead agency to augment the record.

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NOTICE OF APPEAL APPLICATION

Applications to TRPA can be submitted online through Accela Citizen Access. For assistance submitting a form or application online, please call 775-589-5333 or visit the TRPA front lobby.

Applicant Lakeside Park Association

Mailing Address 4077 Pine Rd City South Lake Tahoe State CA

Zip Code 96150 Email _____ Phone _____

Representative or Agent A. Lyn Barnett, AICP, Wells Barnett Associates, LLC

Mailing Address P.O. Box 10379 City Zephyr Cove State NV

Zip Code 89448 Email lyn@wbaplanning.com Phone (775) 580-7478

Owner _____ ☐ **Same as Applicant**

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Project Location/Assessor's Parcel Number (APN): 029-601-001

Street Address 4041 Lakeshore Blvd.

County El Dorado Previous APN(s) n/a

Local Jurisdiction Contact/Title _____ **Phone** _____

File Number _____

Property Restrictions/Easements *(List any deed restrictions, easements or other restrictions below in the space provided.)*

☒ None _____

_____

I hereby declare under penalty of perjury that all property restrictions and easements have been fully disclosed. **Initial here:** ALB

Property Access & Restriction Information: (gates, dogs, etc.) ☒ **YES** ☐ **NO**

If yes, describe: Gated Parcel. Please contact owner to arrange for property access.

Application Continues on Next Page

SIGNATURES

DECLARATION BY PROPERTY OWNER

I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I am the owner of the subject property or have been authorized in writing by the owner(s) of the subject property to represent this application, and I have obtained authorization to submit this application from any other necessary parties holding an interest in the subject property. I understand it is my obligation to obtain such authorization, and I further understand that TRPA accepts no responsibility for informing these parties or obtaining their authorization. By submitting this application, I agree to all TRPA regulations regarding Project Review as stated in Article 5 of the TRPA Rules of Procedure and other TRPA regulatory documents, including the TRPA application fee refund policy. I acknowledge that once the application is submitted, if I withdraw it for any reason, I will not be entitled to a full refund, and the amount of any refund will be determined by TRPA.

I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may rescind any approval or take other appropriate action. I hereby authorize TRPA to access the property for the purpose of site visits. I understand that additional information may be required by TRPA to review this project.

Signature: Andrew M. Engelhardt

_____ At El Dorado Date: 2/12/24

Owner or Person Preparing Declaration Form **County**

DECLARATION OTHER THAN PROPERTY OWNER

I hereby declare under penalty of perjury that this application and all information submitted as part of this application is true and accurate to the best of my knowledge. I understand that should any information or representation submitted in connection with this application be inaccurate, erroneous, or incomplete, TRPA may take appropriate action. I understand that additional information may be required by TRPA to process this application.

Signature:

_____ At _____ Date: _____

Person Preparing Declaration Form **County**

AUTHORIZATION FOR REPRESENTATION

Complete this section only if an agent or consultant is submitting this application on behalf of the property owner.

The following person(s) own the subject property **(Assessor's Parcel Number(s)** 029-601-001 **)** or have sufficient interest therein (such as a power of attorney) to make application to TRPA:

Print Owner(s) Name(s): Andrew Engelhardt

I/We authorize WELLS BARNETT ASSOCIATES to act as my/our representative in connection with this application to TRPA for the subject property and agree to be bound by said representative. I understand that additional information may be required by TRPA beyond that submitted by my representative, to review this project. Any cancellation of this authorization shall not be effective until receipt of written notification of same by TRPA. I also understand that should any information or representation submitted in connection with this application be incorrect or untrue, TRPA may rescind any approval or take other appropriate action. I further accept that if this project is approved, I, as the permittee, will be held responsible for any and all permit conditions.

Owner(s) Signature(s):

Andrew M. Engelhardt Date: 2/12/26

Date: