

February 27, 2024

Ted Wendell
1931 G Street
South Lake Tahoe, CA 96150
rockonartistryinstone.com

**UNABLE TO APPROVE AS PROPOSED: IPES REEVALUATION
1341 TATA LANE, CITY OF SOUTH LAKE TAHOE, CALIFORNIA
ASSESSOR'S PARCEL NUMBER (APN) 032-261-002, TRPA FILE NUMBER ERSP2023-0033**

Dear Ted Wendell:

TRPA has reviewed your request to reevaluate the subject property under the Individual Parcel Evaluation System (IPES). The property was originally evaluated on August 19, 1987, at which time a score of zero was assigned based on the determination that the entire parcel displayed indicators of a stream environment zone (SEZ). A parcel with a zero IPES score is not buildable under TRPA regulations.

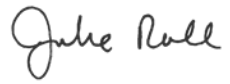
TRPA Code of Ordinances Section 53.6.3 states that "TRPA or the owner of a parcel receiving a score under IPES may request a reevaluation based on the existence of information that was not known to, or considered by, the evaluation team at the time the evaluation was performed, such as existing access easements and lot consolidations. Reevaluation shall not include determination, with respect to the IPES criteria being properly applied. That determination is included under an appeal."

A request for reevaluation was submitted based on the premise that the subject parcel was incorrectly identified as SEZ. The claim is that current site conditions do not support the SEZ determination, and that information in the IPES field notes indicates discrepancies in the evaluation. The field notes show that evidence of groundwater was discovered at 32" in depth, but also that a portion of the parcel, including the location of the test pit, had been graded, meaning that the depth to groundwater may have been incorrectly calculated. The notes also state that access and utility location was not located in SEZ. TRPA has determined that this parcel is not eligible for reevaluation based on this argument because the information on the field notes was available at the time the score was issued and could have been the basis of an appeal. The request for reevaluation is a challenge to the application of IPES criteria, which should have been filed as an appeal. The window to appeal the results closes 180 days from the date the score was issued.

Pursuant to Rule 11.2 of the TRPA Rules of Procedure, this decision may be appealed within twenty-one (21) days of the date of this correspondence (March 19, 2024).

If you have any questions regarding this matter, please feel free to contact me by phone at (775) 589-5247 or by email at jroll@trpa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Julie Roll".

Julie Roll
Senior Planner
Permitting & Compliance Department

cc. Mike Dill