



OFFICE  
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www.trpa.org

HOURS  
Mon. Wed. Thurs. Fri  
9 am-12 pm/1 pm-4 pm  
Closed Tuesday

New Applications Until 3:00 pm

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## *INDIVIDUAL PARCEL EVALUATION SYSTEM LIMITED INCENTIVE PROGRAM FOR OFF-SITE WATER QUALITY MITIGATION*

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### **All applications are subject to an Information Technologies (IT) surcharge**

The Tahoe Regional Planning Agency (TRPA) Code of Ordinances contains provisions within the Individual Parcel Evaluation System (IPES) for owners of vacant parcels to increase their IPES score by providing for offsite water quality improvements under a limited incentive program. This program currently effects only residential parcels of Placer County within the Lake Tahoe Basin that were vacant in 1987.

The TRPA uses the best available science and planning practices to review each project individually so that Lake Tahoe can continue to be an Outstanding National Resource Water for this and future generations. TRPA's thorough project review standards are designed to balance the impacts of the built environment with the protection of Lake Tahoe's fragile, natural environment. The Agency values every project applicant and works hard to serve the public promptly and fairly. Please read this packet thoroughly. We hope it answers most of your application questions. If not, please call TRPA at (775) 588-4547.

Planners are available to assist you by phone Monday through Friday, 9:00 a.m. to 5:00 p.m. Front counter hours are Monday, Wednesday, Thursday, Friday 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m. Closed Tuesdays. Applications are accepted until 3:00 p.m.

### **How To Participate In The Limited Incentive Program**

IPES is a land capability evaluation system that has been applied to all residential parcels in the Basin that were vacant in 1987. All other residential parcels and all commercial parcels are evaluated under the Bailey system. Visit [www.trpa.org](http://www.trpa.org) or stop by our offices for more information on land capability evaluation. IPES scoring sets a minimum point value to parcels above which building on that parcel is allowed. This build/no-build point score is called the "IPES Line" and it is meant to change within each jurisdiction as water quality improvement projects in each area grow. In most jurisdictions around the Lake, these projects have grown enough so that the IPES Line has been dropped to "1". In other words, all parcels still vacant in those jurisdictions with a score above "0" can now apply for a building allocation. Placer County is the only jurisdiction where the IPES line is still above "1" and where this point-building incentive program is effective for property owners and the community.

There are two options a property owner can use to participate in the IPES Limited Incentive Program; one is to implement an offsite water quality improvement project, the other is to contribute to a water quality mitigation fund. The details of the two options are as follows:

#### **Water Quality Mitigation Fund Contribution**

Upon payment of a non-refundable and non-transferable fee of **\$672.00** per point, TRPA will make the finding that the owner has provided for offsite water quality improvements and unconditionally award the points to the IPES score of the owner's parcel.

#### **Implementation of a Water Quality Improvement Project**

Under this option, the owner of a parcel submits a complete project application with cost schedule breakdowns for a proposed offsite water quality improvement project that would mitigate water quality problems, identified in the urban portion of the TRPA Capital Improvements Program. The proposed project must be approved the TRPA and must have all of the necessary authorizations, easements or right of way, and permits needed to construct the project, as well as provisions for long-term maintenance of the project.

TRPA will determine the appropriate number of points commensurate with the proposed water quality mitigation project and conditionally award the additional points, subject to completion of the project and release of the project security.

### Number Of Points Needed

**726** or greater in Placer County, it is eligible for a building allocation at this time, and there is no need for an owner to apply for additional points to increase the IPES score of the parcel. The owner of a parcel with an IPES score less than that would need to increase their IPES score by the minimum number of points necessary to bring the total IPES score above the cutoff line. An example of this would be a parcel with an IPES score of **692** that would need **34** points to bring the score to **726**. At this time, the maximum number of additional points which can be awarded to a parcel is **72**.

Increasing the IPES score of a parcel under the provisions of the limited incentive program does not affect or change the allowable land coverage of the subject parcel. Nor does participation in the limited incentive program automatically change any of the evaluation criteria used to score the parcel under IPES, i.e. the building site location, access point, SEZ boundaries or need for water quality improvements in the vicinity of the parcel.

### How To Apply

Once the attached application form is correctly filled out and handed in, TRPA starts to process it. TRPA will review the application to determine if there are any pending TRPA actions, such as appeals, reevaluations, or changes in any of the IPES scoring elements which could affect the IPES score of the parcel. If any of these actions changed the IPES score of a parcel, then the additional points requested may not be appropriate to make the parcel eligible for a building allocation.

**The actual payment of the water quality mitigation fund cannot be accepted until the application has been processed, which can sometimes be done over-the-counter.** This is to protect the owner from possible over-payment since the payment to the water quality mitigation fund is non-refundable and cannot be transferred to another parcel. After TRPA has reviewed the application and confirmed the correct number of points needed, the application will be returned to the applicant with the amount of mitigation funds required. The way to calculate the amount of mitigation funds is to multiply **\$672.00** by the number of points needed.

Example: **\$672 x 12 points = \$8064.00**

Upon receipt of the mitigation funds, TRPA will unconditionally award the points to the parcel and amend the TRPA files to reflect the adjusted IPES score of the parcel. A copy of the approved application form will be returned to the property owner as proof of the adjusted IPES score.

Owners wishing to use the option of implementing a water quality improvement project must first submit a complete project application to TRPA for review and approval. The application will be subject to the regular TRPA application fees and requirements for project review (contact TRPA's Project Review Division for application forms). In reviewing the proposed water quality improvement project, TRPA will determine the number of additional points commensurate with the project, and indicate as part of the project approval, the number of points which will be awarded upon completion of the project. After the water quality improvement project has been completed and the project security returned to the owner, a copy of the final application indicating the adjusted IPES score will be returned to the owner.

### Timeline for Appeals

If an applicant wishes to appeal a final decision by TRPA, pursuant to Rule 11.2 of the TRPA Rules of Procedure, a Notice of Appeal form and filing fee must be submitted within twenty-one (21) days from the date TRPA issues its final decision (date on correspondence). After 21 days, no appeals can be made and the Agency's decision is final.



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## IPES LIMITED INCENTIVE PROGRAM APPLICATION FORM

Water Quality Mitigation Fund Contribution  
(\$672.00 per point)

Water Quality Improvement Project (offsite)  
Attach complete project application/

**Applicant** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**Representative or Agent** \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**Owner** \_\_\_\_\_  Same as Applicant

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Email \_\_\_\_\_ Phone \_\_\_\_\_ FAX \_\_\_\_\_

**Project Location/Assessor's Parcel Number (APN)** \_\_\_\_\_

Street Address \_\_\_\_\_ Subdivision \_\_\_\_\_ Lot # \_\_\_\_\_

County \_\_\_\_\_ Previous APN \_\_\_\_\_  
(if changed by county assessor since 1987)

**Current IPES score:** \_\_\_\_\_

**Number of Additional Points Requested:** \_\_\_\_\_ (see attached for point limit).

**Property Restrictions/Easements** (List any deed restrictions, easements or other restrictions):  None  
\_\_\_\_\_ (initial here): I hereby declare under penalty of perjury that all property restrictions and easements have  
been fully disclosed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Prior Approvals** (List any prior CTRPA/TRPA approvals/permits for the subject property):  None

Description: \_\_\_\_\_ TRPA File No: \_\_\_\_\_ Date: \_\_\_\_\_

Description: \_\_\_\_\_ TRPA File No: \_\_\_\_\_ Date: \_\_\_\_\_

**DECLARATION:**

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. 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. (Edited 7/10)

I understand that I am responsible for all fees set forth in the TRPA Filing Fee Schedule (including cost recovery, filing fees and deposit accounts) associated with this application.

Signature: **(Original signature required.)**

\_\_\_\_\_ At \_\_\_\_\_ Date: \_\_\_\_\_  
Person Preparing Application County

**AUTHORIZATION FOR REPRESENTATION (Original signatures required):**

The following person(s) own the subject property (Assessor's Parcel Number(s) \_\_\_\_\_) or have sufficient interest therein to make application to TRPA:

Print Owner(s) Name(s):

\_\_\_\_\_  
\_\_\_\_\_

I/We authorize \_\_\_\_\_ 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): **(Original signature required.)**

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_ By: \_\_\_\_\_

Initial Filing Fee: \$ \_\_\_\_\_ Receipt No.: \_\_\_\_\_

Verified IPES Score: \_\_\_\_\_ Per the TRPA Filing Fee Schedule, additional costs/fees may apply

Water Quality Mitigation Fund Contribution

\*Additional points assigned: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Fund Contribution Amount: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Date: \_\_\_\_\_

Implementation of a Water Quality Improvement Project

\*\*Additional points assigned: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Project Security Release Date: \_\_\_\_\_ By: \_\_\_\_\_

Total Additional Points Awarded: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

OFFICE USE (CONT'D)

FINAL AMENDED IPES SCORE: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*Subject to payment of Water Quality Mitigation Fund Fee (\$672.00 per point)

\*\*Subject to completion of a TRPA approved Offsite Water Quality Improvement Project & release of security (1 point per \$672 of project value, pursuant to TRPA Code of Ordinances Section 53.11.10).

# *IPES LIMITED INCENTIVE APPLICATION CHECKLIST*

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APPLICATIONS LACKING ANY OF THE FOLLOWING ITEMS WILL NOT BE ACCEPTED. TRPA OR YOUR LOCAL JURISDICTION MAY REQUIRE ADDITIONAL INFORMATION ABOVE AND BEYOND THE CHECKLIST ITEMS TO REVIEW THIS APPLICATION.

Each item and number corresponds to TRPA's *Master Checklist* available at our offices or online at [www.trpa.org](http://www.trpa.org). Refer to the *Master Checklist* for more information on any item.

PROJECT NAME: \_\_\_\_\_

CURRENT ASSESSOR'S PARCEL NUMBER (APN): \_\_\_\_\_

PREVIOUS ASSESSOR'S PARCEL NUMBER (APN): \_\_\_\_\_

Applicant      TRPA

- |       |       |   |
|-------|-------|---|
| _____ | _____ | 1. Complete Application with <u>original</u> signed authorization and checklist.      |
| _____ | _____ | 2. Application Fee: \$252 Filing Fee plus \$88 Information Technology Surcharge       |
| _____ | _____ | 3. Submittal of Offsite Water Quality Improvement Project Application, if applicable. |