

TAHOE REGIONAL PLANNING AGENCY

P O Box 1038

Zephyr Cove, Nevada 89448-1038

195 U S Highway 50
Round Hill, Zephyr Cove, NV

(702) 588-4547

Dear Property Owner:

The Tahoe Regional Planning Agency has completed the evaluation and scoring of vacant parcels under the Individual Parcel Evaluation System (IPES). The score reflects the environmental sensitivity of each with respect to all other vacant parcels in the region. Environmental sensitivity is based on the potential for erosion, runoff, and related water quality impacts resulting from development of a single family dwelling.

Each parcel was scored individually based on a field evaluation by a three member team, consisting of a soil scientist, hydrologist, and planner.

The eight elements of IPES, which each parcel was evaluated under are:

1. Relative Erosion Hazard (REH) is the measure of each parcel's potential for erosion based on the inherent erodibility of the soil, steepness of the terrain, and amount and duration of precipitation. (450 max. pts.)
2. Runoff Potential is a function of the soil's ability to absorb precipitation and the extent of ground cover consisting of grasses, shrubs, and forest duff. (200 max. pts.)
3. Access To Building Site is an evaluation of the amount site disturbance required to construct a driveway and garage or parking pad. The slope of the terrain at the point of access is measured and factored into the score. If access can not be located to avoid disturbance to an SEZ or SEZ setback area the score is reduced further. (170 max. pts.)
4. Stream Environment Zones, if present, are mapped for each parcel. If the SEZ or SEZ setback area will be disturbed by connections for sewer, water, or electricity, points are reduced depending on the extent of disturbance. In addition scores for parcels containing a small area (5,000 sq. ft. or less) outside an SEZ are reduced by the following factor: Area Outside SEZ (sq. ft.)/5,000 sq. ft.
5. Condition Of Watershed is based on the potential for a particular drainage basin to deliver nutrients and sediments to Lake Tahoe. Each of the 64 watersheds in the region were assigned a score based on streamflow loads, the extent of existing land coverage compared to allowable land coverage, and the amount of precipitation. (50 max. pts.)
6. Ability To Revegetate evaluates soil properties which limit the plant species that can be used to revegetate areas disturbed during construction. The slope, aspect, and elevation of the parcel affect the ability to revegetate. (50 max. pts.)
7. Need For Water Quality Improvements In Vicinity Of Parcel is based on the need for paving roads, stabilizing slopes, installing storm drain improvements and revegetating disturbed areas in the vicinity of the parcel. The more improvements needed the lower the score. (50 Max. pts.)

8. Distance From Lake takes into account how close a parcel is to Lake Tahoe. The closer a parcel is the more likely it is that runoff and nutrients leaving the parcel will reach the lake. (50 max. pts.)

SIZE FACTOR

The summation of the scores received under each of the above elements may be reduced due to the size of the parcel. The scores for parcels less than 10,000 sq. ft. is reduced by the following factor: Parcel Size (sq. ft.)/10,000 sq. ft.

BUILDING PERMITS

Eligibility for obtaining a building permit in 1989 will be based on a parcel's IPES score. All parcels will be eligible to compete for building allocations, but only those parcels receiving an allocation and having scores above the numerical value identifying the "top rank" parcels will be eligible to actually receive a building permit. The TRPA Governing Board will establish this numerical value prior to the 1989 building season. Parcels in the "top rank" will be eligible to compete for building permits in future years. Each year the TRPA Governing Board will review the "top rank" eligibility and, if certain requirements are met, may lower the numerical value, thereby making more parcels eligible.

COVERAGE

Allowable land coverage will be determined based on a parcel's combined score under REH and Runoff Potential. The higher the score the greater the allowable base land coverage, up to the maximum of 30%.

REEVALUATION AND APPEAL INFORMATION

If, after review of your IPES evaluation and score you are aware of information concerning your parcel that was not considered during the evaluation you may request a reevaluation. Reevaluation requests must be made in writing within 30 working days from receipt of your IPES score. Reevaluations will be processed this summer and IPES scores adjusted where appropriate. There is a \$50 filing fee for processing reevaluations.

If you feel all appropriate information was considered but the field evaluation was done incorrectly, you may file an appeal. Appeals will not be processed until after the TRPA has set the numerical value identifying the "top rank" and the coverage percentages are determined. The period for filing appeals will be in January and February 1989. If you would like more information about your IPES field evaluation data you may request that information from the IPES project office. You should take advantage of the field season this summer if you anticipate retaining professional consultants to review your IPES data. Requests and questions can be handled more efficiently if you include your Assessors Parcel Number (APN) with all correspondence and information requests.

In December, 1988 TRPA intends to notify by mail owners of parcels receiving an IPES score of the results of any reevaluations, the numerical value identifying the "top rank" parcels, the formula for determining allowable land coverage, and details about the appeal process. After this information is sent, owners will have 30 working days to file a notification with TRPA of their intent to appeal.

If you would like more information about your IPES field evaluation data, you may request that information from the IPES project office. Requests and questions can be handled more efficiently if you include your Assessor's Parcel Number (APN) with all correspondence and information requests.

The TRPA will hold three public meetings in July to explain IPES and answer questions. You are urged to attend these meetings if you have any questions or wish to discuss IPES with the TRPA staff and consultants. The schedule for these meetings are:

July 9 - South Lake Tahoe High School, Little Theatre - 10 AM to Noon

July 16 - Berkeley Marina Marriot Hotel, Angel Room - 10 AM to Noon

July 21 - The Chateau at Incline Village Golf Course, 931 Fairway Dr., Incline Village, Nevada - 7:30 PM to 9:30 PM



William A Morgan
Executive Director

IPES ELEMENTS

1. *Relative Erosion Hazard (REH)* is the measure of the potential for erosion, which is based on the inherent erodibility of the soil, gradient of the terrain, and frequency and duration of rainfall. The inherent erodibility of the soil, expressed as the K factor, generally ranges from .02 to .64. Higher values indicate more erosive soils. Gradient is factored into the evaluation by combining slope segments measured in the field to derive a length/slope (LS) value. LS values range from .1, on flat sites, to 14.0 on steep sites. The rainfall factor (R) values ranging from 30 along the east shore to 90 in upper Ward Valley. The higher the REH score the less potential there is for erosion. (450 max. pts.)
2. *Runoff Potential* is a function of the soil's ability to infiltrate precipitation and the extent of existing ground cover, such as grasses, shrubs, and forest litter. The potential for surface runoff is less when infiltration rates are high and there is substantial ground cover present. (200 max. pts.)
3. *Access To Building Site* is an evaluation of the amount of site disturbance required to construct a driveway and garage and parking area. The gradient of the terrain at the point of access and the degree of difficulty for excavation, which is based on soil characteristics, are factored into the score. In cases where there is existing parking or driveway the evaluation will consider if there is a need for additional construction of excavation on the site. If access can not be located to avoid disturbance to an SEZ, the score is reduced. (170 max. pts.)
4. *Stream Environment Zones*, if present, are mapped for each parcel. If the SEZ will be disturbed by connections for sewer, water, or electricity, points are reduced depending on the extent of disturbance. (110 max. pts.)
5. *Condition of Watershed* is based on the potential for a particular watershed to deliver nutrients and sediments to Lake Tahoe. The 64 watersheds in the region were each assigned a score based on streamflow loads, the extent of existing land coverage compared to allowable land coverage, and the amount of precipitation. (70 max. pts.)
6. *Ability to Revegetate* evaluates soil properties which limit the plant species that can be used to revegetate areas disturbed during construction. The slope, aspect, and elevation of the parcel affect the potential success for revegetation. Parcels receiving the lowest scores are those that have the following characteristics: above 7,000 ft. in elevation; soil characteristics limiting plant selection.; steep terrain; and southerly aspect. (50 max. pts.)
7. *Need for Water Quality Improvements in Vicinity Of Parcel* is based on the need for paving roads, stabilizing slopes, installing storm drain improvements and revegetating disturbed areas in the vicinity of the parcel. The more improvements needed, the lower the score. As improvements are made by local government or homeowner organizations, scores for parcels in the vicinity can be increased. (50 max. pts.)
8. *Distance From Lake* takes into account how close a parcel is to Lake Tahoe. The closer a parcel is, the more likely it is that runoff and nutrients leaving the parcel will reach the lake. Parcels located adjacent to the lake and below 6240 ft. in elevation receive a score of zero for the element. Scores increase by ten points for every mile the parcel is from the lake, with parcels located further than four miles from the lake receiving the maximum score. (50 max. pts.)

TAHOE REGIONAL PLANNING AGENCY

INDIVIDUAL PARCEL EVALUATION SYSTEM

P.O. Box 1038

Zephyr Cove, Nevada 89445-1038

TRPA OFFICE
195 U.S. Highway 50
Round Hill, Zephyr Cove, NV
(702) 588-4547

IPES PROJECT OFFICE
218 Elks Point Dr., Suite 101
Round Hill, Zephyr Cove, NV
(702) 588-6787

Dear Property Owner:

The Tahoe Regional Planning Agency has completed the evaluation and scoring of approximately 10,000 of the 14,000 privately owned vacant parcels under the Individual Parcel Evaluation System (IPES). The score represents the environmental sensitivity of each parcel with respect to the other 10,000 vacant parcels. Environmental sensitivity reflects the potential for erosion, runoff, and related water quality impacts resulting from development of a single family dwelling. Less sensitive parcels receive higher scores, up to the maximum of 1,150 points. This program will take the place of the "Bailey Land Capability System" for determining eligibility to build a single family house and to determine how much impervious surface or land coverage will be allowed on the parcel.

Each parcel was scored individually based on a field evaluation by a three member team, consisting of a soil scientist, hydrologist, and planner. The score is based on evaluation of the building site that results in the highest score, as determined by the evaluation team.

The eight elements of IPES, under which each parcel was evaluated, are identified and explained on the back side of this letter. The summation of the scores received under the eight IPES elements is referred to as the "raw score". Your parcel's score for each element and any adjustment made for size are recorded on the enclosed form.

ADJUSTMENTS FOR SIZE The IPES score may be reduced due to the size of the parcel. To account for the concentration of impacts resulting from development on smaller parcels, the "raw IPES scores" for parcels less than 10,000 sq. ft. are reduced in proportion to their actual size, lowering the IPES score.

Because Stream Environment Zones (SEZ) are very sensitive and their preservation is critical for protection of water quality, the TRPA Regional Plan prohibits disturbance or development in SEZs. For this reason, parcels that are entirely SEZ receive a total IPES score of zero. In addition to the size factor explained above, "raw scores" for parcels containing an SEZ and with 5,000 sq. ft. or less outside the SEZ are reduced as the proportions of SEZ area increases. Drawings showing the locations of SEZs will be available upon request.

BUILDING PERMITS Eligibility for obtaining a building permit in 1989 will be based on a parcel's IPES score. All parcels will be eligible to compete for building allocations, but only those parcels receiving an allocation and having a score above the numerical value identifying the "top rank" parcels will be eligible to actually receive a building permit. There are service requirements that must also be met to receive a building permit, such as existing road access, electrical power, and water and sewer service. Receipt of an IPES score does not assure that the service requirements have been met, that residential use is a permissible use on the parcel, or that the parcel is legally of record.

The TRPA Governing Board will establish the numerical value determining the "top rank" parcels in December, 1988, once all vacant parcels have been evaluated and prior to the 1989 building season. Once a parcel is in the "top rank" it is eligible to compete for building permits each year. Each year the TRPA Governing Board may, if certain environmental safeguards are satisfied, lower the numerical value for the "top rank", thereby making parcels with lower scores eligible.

COVERAGE Allowable land coverage will be determined based on a parcel's combined score under Relative Erosion Hazard and Runoff Potential. The higher the score the greater the allowable base land coverage, up to a maximum of 30%. The TRPA Governing Board will establish the formula for calculating allowable land coverage at the same time the numerical value for the "top rank" parcels is established.

REEVALUATION INFORMATION The owner of a parcel receiving a score under IPES may request a reevaluation based on the submittal 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 or lot consolidations. Reevaluations may not include a determination with respect to the IPES criteria being properly applied. Such a determination may be addressed through the appeal process, which is discussed below under Appeal Information.

To be eligible for reevaluation, a written request including the information to be considered, must be filed with TRPA within 30 working days from the date of this letter was mailed. Reevaluations will be processed this summer and IPES scores adjusted where appropriate. All requests for reevaluations must be accompanied by a \$50 filing fee.

APPEAL INFORMATION If the owner of a parcel receiving a score feels that the IPES criteria was applied improperly, based either on the score prior to a reevaluation or after, the owner may file an appeal with TRPA. Since the information being provided with this letter does not include all information relevant to IPES, such as the numerical value identifying the "top rank" parcels and the formula for determining allowable land coverage, appeals will not be accepted at this time.

TAHOE REGIONAL PLANNING AGENCY

195 U.S. Highway 50
Round Hill, Zephyr Cove, NV

P.O. Box 1038
Zephyr Cove, Nevada 89448-1038

(702) 588-4547

May 1, 1987

Dear Property Owner:

Our records identify you as the owner of a vacant parcel (or parcels) in the Tahoe Region. This letter is to notify you of our intent to visit your parcel to evaluate it under the new Individual Parcel Evaluation System (IPES). In 1989, provided all legal requirements are met, the IPES will replace the current land capability classification system for vacant residential parcels with a site-by-site evaluation system.

Background

Since 1985, TRPA has been working with a large number of interest groups and government agencies to resolve the legal issues delaying implementation of a new Regional Plan. One of the products of this process was an ordinance which improved the current TRPA system for classifying vacant single-family parcels and replaced it with an objective and more accurate classification system, the IPES.

The IPES is set forth in Chapter 37 of the TRPA Code of Ordinances. (Copies of Chapter 37 are available from the TRPA.) The IPES will assign a numerical score to vacant parcels, and rank the parcels within a local jurisdiction according to their relative suitability for residential development. Effective January 1, 1989, if all legal requirements are met, TRPA will allow property owners in the "top rank" of scores to obtain building permits, after obtaining an allocation from local government. Over a period of several years, the "top rank" will gradually expand to include more and more parcels.

How IPES Works

Starting in May, an IPES field team, consisting of a soil scientist, a watershed expert, and a planner will visit each vacant parcel. The only physical alteration will consist of a 4-inch hole from the soil auger. Using data gathered in the field, combined with other information, TRPA will evaluate each parcel according to the following criteria:

1. Relative Erosion Hazard. The team will classify the soil from the soil sample, determine slope gradients and lengths, and evaluate ground cover. The point value is based on these factors. (450 points)
2. Runoff Potential. This criteria applies to the potential for overland runoff, based on the ease with which the soil becomes saturated with precipitation. (200 points)
3. Access to Building Site. The field team will evaluate the amount of excavation and vegetation removal necessary to construct driveways, parking, and utilities. (170 points)

4. Stream Environment Zones. The team will determine the extent to which access, utilities, buildings, or grading will encroach on stream environment zones. (110 points)
5. Condition of Watershed. This criteria considers the overall health of the specific watershed in which the parcel is located. (70 points)
6. Ability to Revegetate. This criteria considers the inherent ability of the site to be revegetated, based on soil properties. (50 points)
7. Need for Water Quality Improvements in the Vicinity. This factor favors areas with stable cut and fill slopes, adequate and stable drainage, and paved roads. (50 points)
8. Distance from Lake or Stream. This criteria favors parcels which are located farther from the shore of Lake Tahoe. (50 points)

Property owners just outside the "top rank" may gain a limited number of additional points by providing water quality improvement measures off the premises. Chapter 37 of the Code sets forth all the criteria in detail.

What Will it Cost?

TRPA will evaluate each vacant parcel at no cost to the property owner. The states of Nevada and California have provided funds to conduct the evaluations.

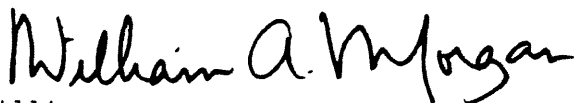
You Should Be Aware That . . .

First, because of the short field season and the large number of parcels to be checked, TRPA cannot give you an exact date when the team will visit your parcel. TRPA will notify you of your score by mail, after the end of the 1987 field season. If you have a problem with your score, there will be an appeal process described in the notification letter.

Second, if you do not desire the IPES team to visit your parcel, or if you do not desire to participate in the system, you must notify TRPA in writing by certified mail addressed to TRPA, P.O. Box 1038, Zephyr Cove, NV 89448. TRPA must receive your letter on or before May 11, 1987. It is important to understand that, after January 1, 1989, you will need an IPES score to be considered for eligibility for a permit to construct a single-family residence.

Thank you for supporting this new TRPA program.

Yours truly,



William A. Morgan
Executive Director

WAM:mlm

TAHOE REGIONAL PLANNING AGENCY

P.O. Box 1038 • Zephyr Cove, Nevada 89448-1038
195 U.S. Highway 50 • Round Hill, Zephyr Cove, NV
(702) 588-4547

May 15, 1987

Dear Property Owner:

Our records identify you as the owner of a vacant parcel (or parcels) in the Tahoe Region. This letter is to notify you of our intent to visit your parcel to evaluate it under the new Individual Parcel Evaluation System (IPES). In 1989, provided all legal requirements are met, the IPES will replace the current land capability classification system for vacant residential parcels with a site-by-site evaluation system. If you wish to participate, no further action is required on your part.

Background

Since 1985, TRPA has been working with a large number of interest groups and government agencies to resolve the legal issues delaying implementation of a new Regional Plan. One of the products of this process was an ordinance which improved the current TRPA system for classifying vacant single-family parcels and replaced it with an objective and more accurate classification system, the IPES. The IPES is set forth in Chapter 37 of the TRPA Code of Ordinances. (Copies of Chapter 37 are available from TRPA.)

The IPES will assign a numerical score to vacant parcels, and rank the parcels within a local jurisdiction according to their relative suitability for residential development. Effective January 1, 1989, if all legal requirements are met, TRPA will allow property owners in the "top rank" of scores to obtain building permits, after obtaining an allocation from local government. Over a period of several years, the "top rank" will gradually expand to include more and more parcels.

How IPES Works

Starting in May, an IPES field team, consisting of a soil scientist, a watershed expert, and a planner will visit each vacant parcel. The only physical alteration will consist of a 4-inch hole from the soil auger. Using data gathered in the field, combined with other information, TRPA will evaluate each parcel according to the following criteria:

1. **Relative Erosion Hazard.** The team will classify the soil from the soil sample and determine slope gradients and lengths. The point value is based on these factors and precipitation data. (450 points)
2. **Runoff Potential.** This criteria applies to the potential for overland runoff, based on the existing vegetative cover and the ease with which the soil absorbs precipitation. (200 points)
3. **Access to Building Site.** The field team will evaluate the amount of excavation and vegetation removal necessary to construct driveways and parking. (170 points)
4. **Stream Environment Zones.** The team will determine the extent to which utilities, excavation and grading will encroach on stream environment zones. (110 points)
5. **Condition of Watershed.** This criteria considers the overall status of the specific watershed in which the parcel is located. (70 points)

6. **Ability to Revegetate.** This criteria considers the inherent ability of the site to be revegetated, based on soil and site properties. (50 points)
7. **Need for Water Quality Improvements in the Vicinity.** This factor favors areas with stable cut and fill slopes, adequate and stable drainage, and paved roads. (50 points)
8. **Distance from Lake.** This criteria favors parcels which are located farther from the shore of Lake Tahoe. (50 points)

Property owners just below the "top rank" may gain a limited number of additional points by providing water quality improvement measures off the premises. Chapter 37 of the Code sets forth all the criteria in detail.

What Will it Cost?

TRPA will evaluate each vacant parcel at no cost to the property owner. The states of Nevada and California have provided funds to conduct the evaluations.

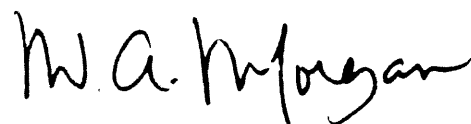
You Should Be Aware That . . .

First, because of the short field season and the large number of parcels to be checked, TRPA cannot give you an exact date when the team will visit your parcel. TRPA will notify you of your score by mail, after the end of the 1987 field season. If you have a problem with your score, the re-evaluation and appeal process will be described in the notification letter.

Second, if you do *not* desire the IPES team to visit your parcel, you must notify TRPA in writing by certified mail addressed to TRPA, P.O. Box 1038, Zephyr Cove, NV 89448. TRPA must receive your letter on or before June 8, 1987. It is important to understand that, after January 1, 1989, you will need an IPES score to be eligible for a permit to construct a single-family residence.

Thank you for supporting this new TRPA program.

Yours Truly,



William A. Morgan
Executive Director

TAHOE REGIONAL PLANNING AGENCY

INDIVIDUAL PARCEL EVALUATION SYSTEM

P. O. Box 1038

Zephyr Cove, Nevada 89445-1038

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195 U.S. Highway 50
Round Hill, Zephyr Cove, NV
(702) 588-4547

IPES PROJECT OFFICE
218 Elks Point Dr., Suite 101
Round Hill, Zephyr Cove, NV
(702) 688-8787

February 10, 1989

Dear Property Owner:

The Tahoe Regional Planning Agency has completed the Individual Parcel Evaluation System (IPES) scoring of your parcel. Detailed scoring results were mailed to you at an earlier date. The attached statement is a summary of the IPES results.

BUILDING PERMIT ELIGIBILITY

On December 21, 1988, the TRPA Governing Board adopted the IPES score of 725 to define the top rank of scores eligible for building permits and set a target implementation date of June 1, 1989 for IPES in anticipation of California, Nevada, and the federal Environmental Protection Agency approving the new program. As soon as IPES receives the necessary approvals, parcels with IPES scores greater than 725 will be eligible for building permits, if the owners obtain a residential allocation from the county or city government with jurisdiction over the parcel. Owners who obtain residential allocations prior to June 1, 1989 may continue to use the Bailey land capability classification (4-7) to determine eligibility and allowable land coverage, or may apply under IPES, whichever they chose.

The IPES score defining the top rank can be lowered by the TRPA Governing Board at a later date, provided certain requirements are met. These requirements include: a reduction in the inventory of parcels previously considered to be environmentally sensitive; implementation of projects by the county or city to reduce runoff and erosion; satisfactory compliance with TRPA permit conditions within the jurisdiction; and establishment of additional water quality monitoring. The timetable for lowering the score which defines the top rank is impossible to predict at this time, but may commence in some jurisdictions as early as 1990.

TRPA has set the number of residential allocations allowed each calendar year for each jurisdiction through the year 1991. The local governments issue those allocations. To whom, and by what procedure, the local government issues residential allocations varies by jurisdiction. For information regarding allocations, please contact your county or city government. After you have obtained a residential allocation, you are required to obtain permits from TRPA and local government before you can begin construction. For a free packet explaining review procedures for single family dwellings, contact the TRPA Project Review Division at (702) 588-4547.

ALLOWABLE LAND COVERAGE

With certain exceptions, explained below, the amount of allowable base land coverage for a parcel evaluated under IPES is based on the sum of the relative erosion hazard and runoff potential scores. This sum or "coverage score" is used with equations adopted by the TRPA Governing Board to calculate the percentage of allowable base land coverage. The percentage of allowable base land coverage for your parcel is shown on the attached statement along with the approximate parcel size. The IPES scores and coverage calculations are based on a detailed evaluation of a building site up to one-third acre in size. To determine the allowable base land coverage in square feet for parcels less than one-third acre (14,520 sq. ft.) in size, multiply the area of the parcel outside of the stream environment zone (SEZ) by the percentage of allowable base land coverage.

For parcels with land area greater than one-third acre outside of an SEZ, the allowable base land coverage is determined by multiplying 14,520 square feet by the percentage of allowable base land coverage. Additional land coverage may be allowed if a larger area contiguous to the one-third acre area originally evaluated has the same characteristics. TRPA must make such a determination before any additional coverage can be added to the allowable base coverage. To make the necessary findings in these cases, additional field work will be required. There will be a \$50.00 fee, and in most cases a topographic map will be required in addition to marking and flagging of property boundaries.

The area of stream environment zone (SEZ) is allowed one percent (1%) coverage, but no development is permitted in the SEZ or SEZ setback because of the environmental sensitivity of these areas. The allowable base land coverage in an SEZ (i.e., 1%) can be added to the allowable base land coverage for the remainder of the parcel but can be utilized only on the area of the parcel outside of the SEZ or SEZ setback. In cases where the SEZ is a lake or pond, there is no allowable coverage for the SEZ. In cases where the only reasonable access to an otherwise buildable site on a parcel is across an SEZ or SEZ setback, development for access may be allowed.

There are two classes of parcels that have different procedures for the calculation of base allowed coverage: parcels in planned unit developments (PUDs) and parcels in TRPA-approved subdivisions where the TRPA approval allocated the total land coverage allowed under the Bailey land capability system to individual parcels. If your parcel is in a PUD, the attached summary sheet does not include a percentage of base allowed coverage. That information will be made available upon request. If your parcel is in a TRPA-approved subdivision, the base allowed coverage was determined at the time the subdivision was approved and is actually different than the percentage on the attached summary sheet. A list of TRPA-approved subdivisions from TRPA's records is attached to this letter.

There are provisions in the TRPA Regional Plan allowing the transfer of additional coverage if the base coverage is below a certain minimum. For detailed information regarding the rules that apply to coverage transfers, contact TRPA's Project Review Division.

APPEALS

If you disagree with the findings of the IPES evaluation you may file an appeal. To appeal your IPES score or any portion of the evaluation results, you must submit, in writing, a notice of intent to appeal. Your written notice must include your assessor's parcel number (APN), name, address and the reason for the appeal. The notice of intent to appeal must be received by TRPA on, or before, April 18, 1989. After receiving your notice of intent to appeal, TRPA will send you more detailed information regarding what is needed to complete the appeal.

You have 134 working days from the date this letter is mailed to complete your appeal. To file a complete appeal, you will need to submit all additional information, studies, surveys, or reports which support your appeal along with a \$200.00 fee on or before August 23, 1989. Upon receipt of your completed appeal and fee, TRPA will evaluate your parcel with a different field team than the team that did the original evaluation. The second evaluation will consider the additional technical data supplied as part of the appeal. If appropriate, the IPES score will be modified based on the findings of the second evaluation and the results will be mailed to you. These results will be final unless you feel the second evaluation was improperly done and wish to file a request with the Executive Director to have your appeal heard by the TRPA Governing Board. It is important to recognize that an appeal could result in a lowering of the score, a raising of the score, or no change.

Our intention is to resolve appeals at the staff level by working with property owners and their representatives to achieve an evaluation that accurately assesses the physical properties of the parcel. In cases where an error was made in data entry or score calculations, the filing fees associated with the appeal may be waived or refunded.

CHANGES TO IPES SCORES

There are provisions for the IPES score of a parcel to change other than by appeal. TRPA can change IPES scores if ongoing water quality monitoring programs detect a significant change in the water quality of the area in which the parcel is located, or if local government implements new projects which reduce runoff and erosion problems in the area of the parcel. If changes occur related to the condition of the watershed or erosion control improvements, TRPA will notify property owners of changes to their IPES score.

By participating in an off-site mitigation program, a property owner may increase the IPES score for a parcel a maximum of ten percent (10%). [Example: initial IPES score (680) + 10% (68) = revised IPES score (748).] Off-site mitigation improves water quality by implementing projects which reduce erosion and runoff or otherwise enhance water quality. If you are interested in further information about this program, please contact TRPA and request the IPES Off-Site Mitigation Program information packet.

INFORMATION

You may contact the TRPA IPES Project Office if you have questions regarding your IPES score or the appeal process. Please include your assessor's parcel number (APN) with any correspondence about your property. The TRPA will hold public meetings this spring to answer questions about IPES. You are urged to attend these meetings if you have questions or wish to discuss IPES with the TRPA staff and consultants. The schedule for these meetings is as follows:

Saturday, March 11, 1989 South Lake Tahoe High School Auditorium
(10:00 a.m. – 12:00 Noon)

Wednesday, March 15, 1989 Incline Village High School Auditorium
(7:00 – 9:00 p.m.)

Saturday, April 1, 1989 Berkeley Marina Marriott
(10:00 a.m. – 12:00 Noon)


William A. Morgan,
Executive Director

TRPA APPROVED SUBDIVISIONS (APPENDIX D, TRPA GOALS AND POLICIES, SEPTEMBER 17, 1986)

El Dorado County / South Lake Tahoe

Christmas Valley Acres
Cove South Townhouses
Highland Woods
Lighthouse Shore
Pine Hill
Sugar Pine Townhouses
Tahoe Tyrol
Tahoe Valley Apartments

Wahoe County

Brookstone Condominium
Club Tahoe
Crystal Bay Palisades
Incline Crest
Forest Pines
Miners Ridge
Sea Cap Villas
Tahoe Palisades
Tyrolian Village #8

Douglas County

Chalet Village
Chimney Rock Estates
Edgewood Creek Estates
Glenbrook Unit 1, 2 and 3
Granite Springs
Hansens Hilltop Estates
Kingsbury Glen
Kingsbury Heights #3
Lake Village Professional Building
Marla Bay (Pinewild)
Uppaway (portion in Land Capability
(District 4)

Placer County

Agate Bay Pines
Cedar Point
Highlands #4
Mein Subdivision
Northshore
Rocky Ridge Units 4 and 5