

IPES LIMITED INCENTIVE PROGRAM INFORMATION

The Tahoe Regional Planning Agency (TRPA) Code of Ordinances allows for owners of vacant parcels to increase their IPES score by providing for off-site water quality improvements under a limited incentive program. This program is only available for vacant single-family residential properties in Placer County.

I. APPLICATION PROCESS

- Step 1:** **Determine if you have a buildable IPES score.** Look up your IPES score in the [parcel tracker](#). The minimum score to be buildable (i.e. IPES line) varies by jurisdiction, as listed below:
- Placer County = 726 or higher
City of South Lake Tahoe, Douglas County, El Dorado County, Washoe County = 1 or higher
- Step 2:** **Determine if you are eligible for the IPES Limited Incentive program.** Parcels in Placer County that are below the buildable line (726) may be awarded a maximum of 72 points through this program. Parcels that already have a buildable IPES score (in any jurisdiction) are not eligible to participate in this program.
- Step 3:** **Choose how to participate in the IPES Limited Incentive Program.** There are two options for participation in the program:
- Water Quality Mitigation Fund Contribution: Upon payment of a non-refundable and non-transferable fee, TRPA will make the findings that the owner has provided for off-site water quality improvements and unconditionally award the points to the IPES score. The funds are used for area-wide water quality improvement projects.
- Implementation of a Water Quality Improvement Project: The owner of a parcel submits a complete project application with cost schedule breakdowns for a proposed off-site water quality improvement project that would mitigate water quality problems, identified in the urban portion of the TRPA Capital Improvements Program. TRPA must approve the proposed project and all necessary authorizations, easements, and permits must be secured by the property owner. Long-term maintenance for the project must be provided. TRPA will determine the appropriate number of points based on the proposal and will award them upon completion of the project.
- Step 4:** **Submit the completed and signed application form, [application fee](#), and mitigation fee or water quality project proposal.**
- Step 5:** **TRPA staff review.** For owners who opt to pay the mitigation fee, upon receipt of payment TRPA staff will update your score and provide a copy of the updated IPES summary. Owners opting to implement a water quality improvement project must first submit a complete project application to TRPA for review and approval. As part of the review, TRPA staff will determine the appropriate number of points to award. Once the project is completed, the IPES score will be updated to reflect the increase in score.



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.org

IPES LIMITED INCENTIVE PROGRAM APPLICATION

- Water Quality Mitigation Fund Payment
 Off-site Water Quality Improvement Project

Applicant _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Representative or Agent _____

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Owner _____ Same as Applicant

Mailing Address _____ City _____ State _____

Zip Code _____ Email _____ Phone _____

Project Location/Assessor's Parcel Number (APN) _____

Street Address _____

County _____ Previous APN (if any) _____

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:** _____

Current IPES Score _____

Additional Points Requested _____

Mitigation fee due: _____

APPLICATION SIGNATURES

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.

Signature:

_____ At _____ Date: _____
Owner or Person Preparing Application 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)** _____) or have sufficient interest therein (such as a power of attorney) 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):

_____ Date: _____
_____ Date: _____

FOR OFFICE USE ONLY

File Number: _____ Date Received: _____

Received By: _____ Mitigation Fund Payment Amount: \$ _____

Filing Fee: \$ _____ Receipt No.: _____