

SAGAN DESIGN GROUP
THOMPSON & FURUMOTO, INC.

September 7, 2017

Ms. Yvette Shipman
Sierra Sotheby's International Realty
P.O. Box 5127
Tahoe City, CA 96145

Re: 855 Beverly Drive, APN 092-232-005

Dear Ms. Shipman:

Per your request, Sagan Design Group (SDG) has reviewed the parcel located at 855 Beverly Drive in Placer County. The parcel is undeveloped and has a TRPA Individual Parcel Evaluation System (IPES) score of 669. New single family dwellings require an IPES score of 726 or above to be eligible for a building permit. IPES points may be purchased if the IPES score is within 90% of the eligible score (at least 654). This parcel qualifies for the additional points per the Limited Incentive Program.

Upon payment of a non-refundable fee of \$672 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 for the parcel. In this case, the fee would be \$38,304 plus an application fee of \$340.

The Relative Erosion Hazard portion of the IPES score allows 5% allowable coverage for the parcel. Based upon a parcel area of 13,441 s.f., this parcel has an allowable coverage of 672 s.f. Per Table 30.4.2-1 of the TRPA Code of Ordinances, the maximum coverage is 20% of the parcel area. This section of the Code allows a transfer of 2,016 s.f. of coverage to the parcel for a maximum parcel coverage of 2,688 s.f.

Currently, coverage is available from the California Tahoe Conservancy within the Agate Bay Hydrologic area for \$10.00/s.f., a \$350 transaction fee and a \$200 escrow fee. The total fee for the additional 2,016 s.f. is \$20,710.

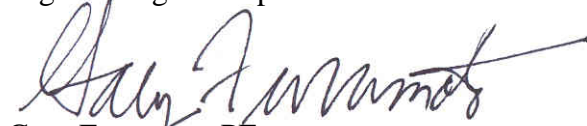
Once the IPES score is bought up to 726, it is considered high capability land and becomes eligible for the land coverage exemptions. TRPA passed a code change on June 26, 2013 that allows for certain land coverage exemptions on residential projects. Exempt coverage does not count against the allowable coverage for the parcel. Exempt coverage for this parcel under the new code would include up to 672 s.f. of deck if it

includes gaps to allow water to pass through it, 120 s.f for a shed, and 25% from driveways and walkways if they are constructed with pervious materials, i.e. pavers. The total of all exemptions cannot exceed 1,344 s.f.

Total fees for the additional IPES points and additional coverage up to the 2,688 s.f. maximum would be \$59,354 based upon current availability and pricing.

Please feel free to give us a call if you have any questions or need any additional information.

Sincerely,
Sagan Design Group

A handwritten signature in black ink, appearing to read "Gary Furumoto", with a long horizontal flourish extending to the right.

Gary Furumoto, PE
Civil Engineer/Principal