



CALIFORNIA TAHOE CONSERVANCY LAND COVERAGE APPLICATION

Applicant Information

Owner(s) shown on Grant Deed: _____ *Consultant or designated contact person:* _____

Name: _____

Mailing Address: _____

Telephone: _____

Fax: _____

E-mail: _____

If title is held in a corporation, trust, property owner's association, list:*

Name of corporation, etc.: _____

Name of signer: _____

Capacity of signer: _____

* Corporations – List officer names and capacity. Include two officers: e.g. President, Secretary. Additional information may be required.

* Trust – Proof of trustee status and authority required.

Required Documentation – please provide copies of the following:

Grant Deed;

Site Plan must contain the following:

- Assessor's Parcel Number
- IPES/Bailey score
- Area of property
- Allowable Base Coverage
- Maximum Allowable Coverage with Transfer
- Existing Coverage (if any)
- Proposed On-Site Coverage;

TRPA, City, or County conditional permit OR application;

TRPA Allocation– for new residential construction in City/El Dorado County.
Placer County - applicant provides after permit issuance;

IPES/Bailey score (additional info requested, if applicable):

- TRPA data if parcel contains Stream Environment Zone
- TRPA Determination of Allowable Coverage if > 1/3 acre
- TRPA Verification of new Placer County IPES score if < 726
- Bailey score - submit copy of verification or assessment;

\$350 administrative transaction fee, made payable to the California Tahoe Conservancy (submit with application); and

\$2,500 additional fee for projects requiring an environmental document, made payable to the California Tahoe Conservancy.
(Submit with application, if applicable).

Eligibility Criteria

Applicant must submit final project plans to the City, El Dorado County, Placer County, and/or the Tahoe Regional Planning Agency (TRPA) before submitting this application.

Jurisdiction reviewing plans:

- City of South Lake Tahoe (City)
- El Dorado County
- Placer County
- TRPA

Permit or Application Number: _____

Jurisdiction’s contact person (if known): _____

Have you obtained or contracted for transfer of coverage from any other source?

- yes no

If yes, how much? _____

Project Identification

Type of project: New Remodel

Description of project: _____

Project’s Physical Address: _____

Assessor’s Parcel Number: _____

Previous Assessor’s Parcel Number (if any): _____

Hydrologic Area (*check one*) – use the following [link](#) to determine your hydrologic area:

- Agate Bay Emerald Bay
- Tahoe City South Stateline
- McKinney Bay Upper Truckee (Upper Truckee, within Tahoe Keys)

Estimated cost (Conservancy staff will request later):

Amount of square feet to transfer: _____

Cost per square foot - [Link to price list](#): \$ _____

Subtotal: \$ _____

Administrative fee (due with application): \$ 350.00

Escrow fee (\$200-500 - call for info): \$ _____

TOTAL estimated amount due (later): \$ _____

Applicant requests the Conservancy send documents to the following party via:

U.S. mail to: _____

Email to: _____

Environmental Documentation (CEQA)

Has an Environmental Impact Report or Negative Declaration:

Been filed for this project? yes no
Will one be required if not yet filed? yes no

Note: If an environmental document is required for your project, or if an environmental document is required by another agency, then action is required by the Conservancy Board. If there is an existing environmental document, then action is required by the Conservancy Board. The Conservancy holds Board meeting as needed, four to six times per year, and typically on the third Thursday of the month. Please allow an additional three to five months to complete this type of project. Buyer shall pay a \$2,500 fee for transactions requiring a CEQA document, made payable to the California Tahoe Conservancy, in addition to the above referenced standard administrative transaction fee. The CEQA process is separate from, and does not include, the TRPA Environmental Checklist.

I declare under penalty of perjury that all the information contained in this application is true and accurate to the best of my ability and that the property is legally eligible for development and able to receive these rights. I understand that the amount of coverage which I propose to purchase is subject to the Conservancy’s Land Bank Program available inventory, and review and approval of the Conservancy and any applicable regulatory agency. I further understand that I will not be able to purchase more than the amount of coverage needed for the above project and which can be transferred onto the subject property.

Applicant Signature: _____ Date: _____

CALIFORNIA TAHOE CONSERVANCY LAND COVERAGE APPLICATION DETAILS

Parcel Eligibility

The TRPA Code of Ordinances dictates a parcel's eligibility to receive rights. Please visit the [TRPA website](#) for more information.

Process

Applicants must submit project plans to the local building jurisdiction and/or TRPA before applying for coverage rights from the Conservancy. The Conservancy advises submitting the same day.

Timeline

Transactions typically take three weeks, but must be completed within four months. Extension fees are required to extend escrow. Transactions cannot exceed one year.

Application Form

The Conservancy reviews all applications for eligibility. A separate application is required for each receiving parcel.

Pricing

Please see the [Land Bank Program Inventory Price List \(Land Coverage and Restoration Credit\)](#) for details.

Mail or hand-deliver application with requested fees and attachments to:

California Tahoe Conservancy
Attention: Land Bank Program
1061 Third Street
South Lake Tahoe, California 96150

Contact

Consultation is by appointment only, drop-ins will not be accommodated. Please direct questions to: landbank@tahoe.ca.gov or call our main line at (530) 542-5580.

Note: Off-site coverage may be purchased from the Building Department or TRPA.

For Conservancy Use Only:

Received Date: _____ By: _____

Application complete: Yes No

Date administrative fee received: _____ Administrative fee amount: \$ _____

Comments: