



INDIVIDUAL PARCEL EVALUATION SYSTEM

OFFICIAL SCORE: 610

Parcel 085-260-039
Address TAHOE CITY, CA
County Placer County, CA
Notes updated parcel size and added water quality points (7/28/23 JR)

SUMMARY OF EACH SCORING ELEMENT

	Maximum Points	IPES Points
Relative Erosion Hazard	450	210
Runoff Potential	200	81
Access to Building Site	170	127
Disturbance in Stream Environment Zone	110	110
Condition of Watershed	70	7
Ability to Revegetate	50	25
Water Quality Improvements	50	50
Proximity to Lake Tahoe	50	0
Total Raw IPES Points	1,150	610

DETERMINATION OF IPES SCORE

Raw IPES Points	610
Factor for Parcel Area Outside of SEZ < 5000 sq. ft.	x 1
Factor for Parcel Area Outside of SEZ < 10,000 sq. ft.	x 1
Factor for Parcel with No Area Outside of SEZ or SEZ Setback	x 1
Limited Incentive Points	+ 0
IPES Score	610

DETERMINATION OF BASE ALLOWABLE COVERAGE

Location	Area (ft ²)	Allowable Base Percent (%)
IPES Building Site Area	14,520	3%
Outside of Building Site	9,162	1%
Parcel Area in SEZ	0	-
Parcel Area in SEZ Setback	0	-

IPES Coverage Score: 291



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DETAILS OF EACH SCORING ELEMENT

RELATIVE EROSION HAZARD SCORE 210

Soil Erodibility Factor 0.17
Rainfall Factor 60
LS Factor 5.6

Length Slope Segments

Length	Slope Angle
12 ft.	78%
16 ft.	32%
11 ft.	16%
53 ft.	23%
15 ft.	32%
13 ft.	24%

RUNOFF POTENTIAL SCORE 81

Hydrological Soil Group Group B
Hydrological Condition Fair

ACCESS SCORE 127

Disturbance for Access No Disturbance
Parcel Access Type New Access Down Slope
Excavation Difficulty Unknown
In Streamzone No
Height of Fill Slope > 3 - 6 feet
Gradient of Cut or Fill Slope > 20 - 30%

UTILITY IN SEZ SCORE 110

Utility Disturbance No Disturbance

CONDITION OF WATERSHED SCORE 7

Watershed Blackwood Creek

ABILITY TO REVEGETATE SCORE 25

Vegetative Group	Group B - Dryness
Elevation of Parcel	< 7000 feet
Average Building Site Slope	20
Compass Degrees of Parcel	76 E

WATER QUALITY IMPROVEMENTS SCORE 50

PROXIMITY TO LAKE SCORE 0

Proximity to Lake Between HWL and 6240 Foot Contour