

PLACER COUNTY

**LOCAL AGENCY FORMATION COMMISSION**

**CITY INCORPORATION APPLICATION**

**PROJECT INFORMATION**

1. Proposed name of city or Town: Town of North Tahoe

2. Which statutory provision will be used?

Part 3 (commencing at section 56650 of the California Government Code) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

3. General location description:

The proposed Town incorporation is generally located in the northeastern portion of the County of Placer, adjacent to the north shore of Lake Tahoe, and also including Olympic Valley and extending north to the boundary with the County of Nevada.

4. The total acreage of territory: 59,569 Acres

5. Attach a map and geographic description of the proposed city or Town's boundary.

Attached as Exhibits 1 and 2 are a map and a geographic description of the proposed Town's boundary.

6. Attach a map exhibit of the proposed city or Town's sphere of influence.

The sphere of influence proposed is a "coterminous" sphere, meaning the sphere of influence matches the proposed Town boundaries at incorporation, as identified in Exhibit 1.

7. Attach a list of all assessor parcel numbers in the proposal area.

Attached as Exhibit 3 is a list of all assessor parcel numbers in the proposed area.

8. Approximately how many people live within the proposal area? 13,500

9. How many registered voters live within the proposal area? 8,572.

**APPLICANT INFORMATION:**

1. Chief Petitioners (maximum of three) or Legal Owner(s) & Representative/Agent:

Primary Contact:	Andrew Ryan, President & CEO	
Agency:	Eastern Placer Future	
Address:	PO Box 5008, Tahoe City, CA 96145	
Phone:	530.546.4500x105	
Email:	andrew@prdei.com	

2. Project Initiation (choose one and attach resolution or petition<sup>1</sup>):

<input type="checkbox"/> Resolution of Agency	<input type="checkbox"/> Landowners	<input checked="" type="checkbox"/> Registered voters
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Attached as Exhibit 4 is a copy of the petition. All signed petitions were submitted to the Placer County Local Agency Formation Commission (“Placer LAFCO”) on 12/2/2025. On January 6, 2026, Placer LAFCO issued a Certificate of Sufficiency to confirm that the voter petition proposing incorporation of the Town satisfied statutory requirements.

**PURPOSE OF THE PROPOSAL**

1. Why is this proposal being filed? (e.g., enhanced service levels, land use control, etc.)

To provide direct local control over community-level services, strengthen the voice of eastern Placer County, and enhance collaboration with neighboring jurisdictions.

2. In as much detail as possible, explain why this proposal is necessary and/or beneficial at this time.

1) Provide for local governance and decision-making through a locally elected Town Council; more direct local control of and for community-level services, including, but not limited to, zoning and land use, law enforcement, local road maintenance and snow removal, transit and related services, economic development, and Town administration; 2) strengthen the voice and influence of eastern Placer County which will otherwise continue to diminish as population growth continues to shift westward in Placer County, absorbing more

<sup>1</sup> LAFCO proposals may be initiated by resolution of an affected agency, such as a city council, special district, or the Board of Supervisors. A proposal may also be initiated by a petition of the affected area’s registered voters or landowners. If initiated by landowners or registered voters, the applicant must submit a “Notice of Intent to Circulate a Petition” to LAFCO staff **before** submittal of this application and a “Fair Political Practices Commission Party Disclosure Form” along with this application. These forms are available upon request from LAFCO staff.

of the County's attention and resources; 3) provide opportunities for greater collaboration and interaction with neighboring local government jurisdictions and special districts, along with state, regional, and federal agencies that operate in all or portions of the proposed Town boundaries.

3. Discuss the rationale used to determine the proposed boundary.

The author of the North Tahoe Incorporation Initial Fiscal Feasibility Review, dated September 27, 2023, attached as Exhibit 5 ("Initial Fiscal Feasibility Study"), submitted with this application, developed an initial boundary solely for the purpose of that analysis (See Figure 1, p. 8 of Exhibit 5). The initial boundary was designed to: (1) capture all existing and planned development within the North Lake Tahoe area in Placer County; (2) follow the boundaries of existing special districts; and (3) exclude a large majority of state and federal forests from the proposed incorporation area. The assumption for the exclusion of the forests was that the inclusion of State Responsibility Areas (SRAs) for wildfire protection could create an additional burden on the future municipality for wildfire protection, and those costs could be avoided by leaving the SRAs outside the incorporated boundary.

While that assumption was appropriate for the analysis being conducted, that initial boundary created several "islands" of land within the town's boundaries that would not be served by the future town. The proponents understand that the creation of such "islands" is generally disfavored.

Since that time, the proponents of incorporation have proposed including the SRAs within the proposed boundary, effectively eliminating the "islands" that the initial boundary created. The proponents understand that both revenues and expenses for the future town may be altered as a result of these additions to the incorporated area. Those revenues and expenses will be fully evaluated in the Comprehensive Fiscal Analysis (CFA).

Once the CFA analyzes the revenues and expenses associated with the inclusion of the SRA's within the incorporated boundary, the proponents and Placer LAFCO will have additional data to evaluate whether the boundaries should follow those shown in the Initial Fiscal Feasibility Study (Figure 1, p. 8 of Exhibit 5), or if they should follow the proposed boundaries shown in Exhibit 1, or if they should follow some alternative configuration.

4. Discuss the rationale used to determine the proposed sphere of influence (SOI). Is the proposed SOI consistent with the SOI of adjacent agencies? If not, please explain.

The proposed SOI is a "coterminous" sphere, meaning the SOI matches the proposed Town boundaries at incorporation. This approach reflects service capacity limits, community identity, and the need for orderly growth at the time of formation.

A coterminous SOI is appropriate for the following reasons:

- a. The proposed boundaries contain all currently urbanized and imminently developable areas. Establishing a larger sphere suggests service expansion

beyond the new Town's near-term capacity.

- b. The coterminous SOI reflects the area that:
- Currently receives or will imminently need municipal-level services.
  - Can be reasonably served by the proposed Town's startup budgets and service contracts.
  - Does not require premature assumptions of future service expansion beyond realistic financial capacity.

This ensures the SOI does not imply obligations for infrastructure that the new Town cannot yet provide.

- a. The SOI corresponds to identifiable, cohesive communities with established social and economic ties.
- b. A coterminous sphere promotes orderly development, avoids sprawl, and provides a clear foundation for future annexation proposals if needed. It maintains consistency with regional planning documents and prevents the premature extension of municipal influence into other areas.
- c. The proposed SOI is consistent with existing special districts and avoids overlap with adjacent agencies. Special districts with areas within the proposed Town shall continue to provide the services for which they are authorized to provide. The proposed Town will not assume responsibility for such services.

Because existing special districts can continue serving the incorporation area through their retained district responsibilities, a coterminous SOI avoids creating expectations that the new Town will assume service territory it cannot yet manage. The rationale ensures that the sphere is based on demonstrated, not speculative, capacity.

### **Existing special districts within the proposed Town boundaries**

North Tahoe Fire Protection District  
North Tahoe Public Utility District  
Tahoe City Cemetery District  
Alpine Springs County Water District  
Olympic Valley Public Service District  
Northstar Community Services District  
McKinney Water District  
Talmont Resort Improvement District

**Existing special districts with territory both within and outside of the proposed Town boundaries:**

Placer County Service Area 28  
Tahoe Forest Hospital District  
Truckee Fire Protection District  
Truckee Sanitary District  
Tahoe Truckee Unified School District  
Truckee Tahoe Airport District  
Tahoe-Truckee Sanitation Agency  
Truckee Donner Public Utility District  
Truckee Donner Recreation and Park District  
Placer County Water Agency  
Tahoe City Public Utility District

5. If applicable, please provide a narrative history of past incorporation efforts that have included the proposed incorporation area. Include copies of past incorporation effort studies that were conducted.

Previous efforts to incorporate all or part of the currently proposed incorporation area were initiated in 1966, 1970, and 1988. These efforts are all dated and do not contain any useful information to support the current effort.

6. Is there an alternate proposal area?

As explained in the Purpose of Proposal, Item # 3, Eastern Placer Future is willing to consider alternative boundaries that may be proposed by Placer LAFCO.

**EFFECTS OF THE PROPOSED ACTION**

1. What is the proposed effective date of incorporation?

To be determined upon LAFCO approval.

2. Is a special tax proposed to be levied in conjunction with this incorporation?

No new special tax is proposed.

Existing transient occupancy taxes that fall within the proposed incorporation area will continue for the benefit of the proposed Town, including an additional two percent transient occupancy tax for the North Lake Tahoe Transient Occupancy Tax Area.

Existing assessments that fall within the proposed incorporation area will continue for the benefit of the proposed Town.

Additional revenues for the proposed Town will include, but not be limited to, property taxes allocated from the county to the proposed Town by statute, additional property taxes related to resale activity and new development, a percentage of sales taxes on qualifying retail sales within the proposed Town, applicable state revenues, franchise fees, road-related revenues, and other miscellaneous revenues.

3. Are the proponents of incorporation requesting a loan from the State General Fund to pay the cost of LAFCO processing?

Not at this time.

## **CURRENT AND PROPOSED SERVICES**

1. List all the services currently provided to the proposed incorporation area (police, fire, water, sewer, etc.) and the agencies providing these services.
  - Animal Control – Placer County/Town of Truckee
  - Fire Protection and Emergency Medical – North Tahoe Fire Protection District; Northstar Community Services District; Tahoe Forest Hospital District; Truckee Fire Protection District; Placer County Fire (CSA 28) Olympic Valley Fire Department; Truckee Fire Protection District
  - Wildfire Protection – CalFire
  - Franchise services & Solid Waste – Various private companies (including Tahoe Truckee Sierra Disposal) through agreements with Placer County
  - General Government – Placer County
  - Land Planning and Development – Placer County
  - Law Enforcement – Placer County; California Highway Patrol
  - Library – Placer County
  - Parks and Recreation – Placer County; Tahoe City Public Utility District; North Tahoe Public Utility District; Truckee Donner Recreation and Park District
  - Road Maintenance and Engineering – Placer County; Placer County Service Area 28
  - Stormwater and Floodplain Management – Placer County
  - Transit/Transportation – Placer County; Truckee Tahoe Airport District
  - Water and Wastewater – Tahoe City Public Utility District; North Tahoe Public Utility District; Alpine Springs County Water District; Olympic Valley Public Service District; Northstar Community Services District; McKinney Water District; Talmont Resort Improvement District; Truckee Sanitary District; Tahoe-Truckee Sanitation Agency; Placer County Water Agency; Truckee Donner Public Utility District
  - Cemetery – Tahoe City Cemetery District
  - Education – Tahoe Truckee Unified School District
  - Health and Human Services - Placer County

2. List which services the proposed city would provide if incorporation is successful. Indicate how these services will be provided (city workforce, contract with another public agency, etc.)

The following services are identified as being provided by the Town, with the understanding that the Town would not assume responsibility for any services currently provided by existing special districts. As currently proposed, the Town will not seek revenues from special districts for such services provided by the special districts.

- Animal Control – contract with Placer County/Town of Truckee
- Fire Protection and Emergency Medical – To the extent necessary, contracts with applicable special districts and/or CalFire for areas outside existing districts responsible for providing structural fire protection and emergency medical services.
- Wildfire Protection – contract with CalFire for wildfire protection within Local Responsibility Area (LRA).
- Franchise services & Solid Waste – contracts with various private companies
- General Government – Town workforce
- Land Planning and Development – Town workforce
- Law Enforcement – contracts with Placer County
- Library – Town workforce and/or contract with Placer County
- Parks and Recreation – Town workforce and/or, to the extent necessary, contract with Placer County; Tahoe City Public Utility District; North Tahoe Public Utility District; Truckee Donner Recreation and Park District, and other entities that currently provide parks and recreation services within their respective service areas.
- Road Maintenance and Engineering – Town workforce
- Stormwater and Floodplain Management – Town workforce
- Transit – Town workforce; possible contract with Placer County and third-party providers
- Water and Wastewater – No direct water and wastewater services would be provided by the proposed Town; these services would continue to be provided by existing special districts and other providers within their respective service areas.

3. Will the proposed incorporation area continue to be served by special districts? If yes, explain in detail the rationale for the continued provision of services by special districts (excluding school districts).

Yes, existing special districts will continue providing services. Please see the explanation provided above regarding the SOI analysis. Special districts continuing to provide services will avoid creating expectations that the new Town will assume service territory it cannot yet manage.

4. If the incorporation is successful, will service levels be provided at a higher level? If yes, identify the service(s) and explain how service levels will be improved.

Services provided by the Town will be provided with more direct local control and at the community level. No changes in service levels are expected for services provided by special districts.

## LAND USE INFORMATION

1. Is the proposed incorporation area essentially built out? If not, approximately how much vacant territory is included in the proposed incorporation territory, and what are the current general plan and zoning designations for the vacant territory?

Certain portions of the proposed area are substantially developed. Additional development is possible where feasible. The applicable land use and general plan designations are identified in the Placer County General Plan; Tahoe Basin Area Plan (joint plan with the Tahoe Regional Planning Agency); Martis Valley Community Plan; Alpine Meadows General Plan and the Olympic Valley General Plan and Land Use Ordinance.

Current land use categorization by Placer County is approximated as follows:

	Acreage	% of Total Acreage
Single Family Residential	8,325	14%
Multi-Family Residential	597	1%
Commercial	9,994	17%
Recreational	578	1%
Open Space	20,361	34%
Public Facilities / Infrastructure	19,714	33%
<b>Grand Total</b>	<b>59569</b>	<b>100.00%</b>

Approximately 16,400 acres of the total land is classified as vacant, consisting of 1,220 acres of subdivided residential, 122 acres of commercial, 3.6 acres of industrial, and 15,061 acres of unassigned vacant land.

2. Are there any major development projects proposed for the incorporation area? If yes, please describe the type and scope of the development.

No major development projects are proposed in conjunction with this proposed incorporation.

3. Describe the predominant land uses within the proposed incorporation area. Indicate the proportional amount of each land use type (e.g., single-family residential, multi-family residential, commercial, industrial, agricultural, open space, etc.).

See response to Land Use Information, Item # 1, above.

4. Is the incorporation area within a community plan area? If yes, which community plan?

See response to Land Use Information, Item # 1, above.

## **INCORPORATION FEASIBILITY STUDY**

Note: the Incorporation Feasibility Study does not replace the comprehensive fiscal analysis required under GC Section 56800 and the Controller's report prepared under GC Section 56801. At a minimum, the feasibility study submitted with this application must include the following information:

1. A brief discussion of the relevant history and characteristics of the incorporation area.

See the North Tahoe Incorporation Initial Fiscal Feasibility Review, dated September 27, 2023, attached as Exhibit 5 ("Initial Fiscal Feasibility Study").

2. A narrative of the plan for providing municipal services to the proposed incorporation area.

The Town plans to assume responsibility for all municipal services currently provided by the County and which are not currently being provided by special districts. The Town may contract back with the County for services that would be more cost-effective for the County to provide.

The Town would include State Responsibility Areas for wildfire protection. With incorporation, State Responsibility Areas would become Local Responsibility Areas, and wildfire protection would become the responsibility of the Town for those areas. The Town may contract with existing fire protection authorities as appropriate for wildfire protection services.

The Town would not assume responsibility for any services currently provided by existing special districts, nor is it anticipated that the Town would seek or retain any revenues currently allocated to those special districts.

3. The rationale used to determine the proposed incorporation boundary and each alternative incorporation boundary.

Please see the response to Purpose of Proposal, Item # 3 above.

4. The rationale used to determine the proposed sphere of influence for the proposed incorporation boundary and each alternative sphere of influence.

Please see the response to Purpose of Proposal, Item # 4 above.

5. A discussion of the proposed sphere of influence's consistency with the spheres of influence of adjacent agencies?

Please see the response to Purpose of Proposal, Item # 4 above.

6. Revenues (including the property tax distribution) and expenditures forecast for the first three years following incorporation.

Please see the Initial Fiscal Feasibility Study, attached as Exhibit 5, for a single-year (2021/2022) analysis of revenues and expenditures. The Comprehensive Fiscal Analysis required by Placer LAFCO will further identify multi-year sources and uses of funds following incorporation.

7. A proposed appropriations limitation.

To be determined in accordance with legal requirements.

8. The effect of the incorporation on the costs and revenues of any affected local agencies for the first three years following incorporation.

The proposed incorporation will be consistent with the “revenue neutrality” requirements of Government Code section 56815.

9. A discussion of any negative fiscal impacts of the incorporation on affected local agencies and measures proposed to mitigate the negative impacts.

Please see the response to the Incorporation Feasibility Study, Item # 8, above, and refer to the Initial Fiscal Feasibility Study, attached as Exhibit 5.

10. A discussion of the effects of the incorporation upon adjacent communities, special districts, and Placer County.

Considering that the Town would supplant existing services that are currently being provided by Placer County, no impacts on adjacent communities or special districts are anticipated.

## **OTHER REQUIREMENTS**

1. Please list all agencies, groups, and individuals contacted regarding this proposal.

See attached Exhibit 6, which represents a summary of agencies, groups, and individuals contacted in 2025.

2. Please provide any additional information you feel would be of value to Placer LAFCO in its review of this proposal.

None at this time.

3. Please list any terms and conditions requested for the proposed incorporation.

The proposed terms and conditions this proposal requests that the Local Agency Formation Commission adopt include, but are not limited to, the following:

- a. The proposed Town will be a general law city.

- b. The structure of government will be a Council-Manager structure. (Government Code § 34851 *et seq.*)
- c. The Town Manager and Town Attorney will be appointed by the Town Council. All other Town Officers will be appointed by the Town Manager.
- d. There will be five Town Councilmembers, elected at large.
- e. Special districts with areas within the proposed Town shall continue to provide the services for which they are authorized to provide. The proposed Town will not assume responsibility for such services.
- f. Municipal services not being provided by special districts shall be provided either directly by the proposed Town or by contracts between the proposed Town and other entities, such as the County of Placer, the State of California, and special districts.
- g. Existing transient occupancy taxes that fall within the proposed incorporation area will continue for the benefit of the proposed Town, including additional two percent transient occupancy taxes for the North Lake Tahoe Transient Occupancy Tax Area.
- h. Existing County assessments that fall within the proposed incorporation area will continue for the benefit of the proposed Town.
- i. Additional revenues for the proposed Town will include, but not be limited to, property taxes allocated from the County to the proposed Town by statute, additional property taxes related to resale activity and new development, a percentage of sales taxes on qualifying retail sales within the proposed Town, applicable state revenues, franchise fees, road related revenues, and other miscellaneous revenues.
- j. The amount of revenue the proposed Town receives from the County after incorporation will be substantially equal to the savings the County would attain from no longer providing services to the proposed incorporation area.