



Via Electronic Delivery
January 6, 2026

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(Special District)

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(County)

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Vice Chair
(City)

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(Special District)

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Chair
(County)

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(City)

Susan Rohan
(Public)

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(County)

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(Public)

Scott Wilson
(Special District)

Stephanie
Youngblood
(City)

COUNSEL

Michael Walker
General Counsel

STAFF

Colette Santsche
Interim Executive
Officer

Amanda Ross
Acting Assistant
Executive Officer

Amy Engle
Commission
Clerk/Analyst

Andrew Ryan
Eastern Placer Futures

SUBJECT: Certificate of Sufficiency for Incorporation Petition

Dear Mr. Ryan,

Pursuant to Government Code §56706, the Placer County Local Agency Formation Commission (Placer LAFCO) hereby issues this Certificate of Sufficiency to confirm that the voter petition proposing incorporation of the Town of North Tahoe meets the statutory requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act.

This determination is based on the certification provided by the Placer County Registrar of Voters (ROV) following completion of signature verification in December 2025, using the random sampling method authorized by Elections Code §9115.

Statutory Findings

- 1. Signature Collection Period:** All signatures were secured within six months of the date on which the first signature was affixed, consistent with Government Code §56705.
- 2. Minimum Signature Requirement:** Government Code §56764 requires signatures from not less than 25 percent of the registered voters residing within the subject territory.
 - Total number of registered voters 8,572
 - Total number of required signatures (25%) 2,143
- 3. Signatures Submitted:** The petition was signed by 3,253 registered voters, representing 37.95 percent of the registered voters residing within the affected territory.
 - Total number of unverified signatures (raw count) 3,253

Certificate of Sufficiency

January 6, 2026

Signature Verification Method and Results

In accordance with Elections Code §9115, the ROV examined a random sample of 500 signatures from the petition to determine the validity rate of signatures submitted.

- Total number of verified signatures 500
 - Number of signatures found SUFFICIENT 373
 - Number of signatures found NOT SUFFICIENT 127
 - NOT SUFFICIENT because DUPLICATE 0

The resulting validity rate of the sampled signatures is 74.6 percent (373 valid ÷ 500 examined). This validity rate was applied to the total number of signatures submitted, resulting in a projected total of approximately 2,427 valid signatures.

Determination of Sufficiency

Considering the projected number of valid signatures (approximately 2,427) exceeds the minimum required number of signatures (2,143), pursuant to Elections Code §9115(d), the ROV certified the petition as sufficient. Based on this certification, Placer LAFCO hereby determines that the incorporation petition qualifies as a sufficient petition under the Cortese-Knox-Hertzberg Act.

Issuance of this Certificate of Sufficiency confirms only that the statutory petition requirements have been met. Advancement of the incorporation proposal remains subject to submission of a full incorporation application and completion of all additional requirements, including environmental review and comprehensive fiscal analysis, prior to Commission consideration.

Please let me know if you have any questions.

Sincerely,



Colette Santsche
Interim Executive Officer
Placer Local Agency Formation Commission
lafco@placer.ca.gov



PLACER COUNTY ELECTIONS OFFICE

530-886-5650 – Toll Free 800-824-8683 – Fax 530-886-5688
www.placercountyelections.gov – election@placer.ca.gov

DATE: December 31, 2025

PETITION: Incorporation of the Town of North Tahoe

I, Ryan Ronco, Clerk-Recorder-Registrar of Voters of the County of Placer, State of California, hereby certify that on December 2, 2025, 521 sections containing 3,253 signatures were submitted to the Placer County Elections Office for verification.

I also certify that the signatures were examined to determine what number of qualified electors signed the petition and from that examination I have determined the following facts regarding this petition:

1. Total number of registered voters*	<u>8,572</u>
2. Total number of required signatures*	<u>2,143</u>
3. Total number of unverified signatures (raw count)	<u>3,253</u>
4. Total number of verified signatures	<u>500</u>
a. Number of signatures found SUFFICIENT	<u>373</u>
b. Number of signatures found NOT SUFFICIENT	<u>127</u>
1. NOT SUFFICIENT because DUPLICATE	<u>0</u>

It is hereby acknowledged based upon these findings, the above mentioned petition has obtained the required signatures in order to qualify and is deemed sufficient by this certificate.

IN WITNESS WHEREOF, I have here unto set my hand and affixed the official seal this 31st day of December 2025.

Ryan Ronco
Placer County
Clerk/Recorder/Registrar of Voters

By: 
Sarah Brown/Deputy Clerk



RYAN RONCO
COUNTY CLERK-RECORDER-REGISTRAR OF VOTERS

LISA CRAMER
ASSISTANT COUNTY CLERK

STEPHEN AYE
ASSISTANT RECORDER-REGISTRAR



COPY

MAILING ADDRESS:
3715 ATHERTON RD. STE 2
ROCKLIN, CA 95765

Placer County Elections Office Voter Registration

RECEIPT FOR LOCAL & STATE PETITIONS

Type of Petition:

- Blank Recall Petition for approval (County and Local Recalls only)
- Signed Recall Petition for verification
 - Submission # _____ (state petitions only)
- Initiative
- Referendum
- Other\LAFCO Petition

Title of Petition: Petition to Incorporate the town of North Tahoe

Received From:

Name: Amy Engle

Title/Entity: Placer LAFCO Clerk

Name of Proponent: Andrew Ryan

Approximate Number of Signatures: 3,231

Approximate Number of Sections: 521



Ryan Ronco

Registrar of Voters

By: Justin Canning

Deputy Clerk

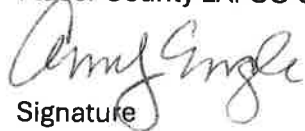
Justin Canning



Placer County Local Agency Formation Commission (Placer LAFCO) does hereby request the Placer County Clerk-Recorder-Elections Office to review the included Petition for the Intent to Incorporate the Town of North Tahoe, pursuant to CA Government Code 56706 and CA Elections Code 9113 to 9115, inclusive.

Amy Engle

Placer County LAFCO Clerk


Signature

12/2/2025
Date

FILED

DEC 02 2025

**PLACER COUNTY
ELECTIONS**



Placer County Elections Office Voter Registration

RETURN RECEIPT FOR PETITIONS

DATE: 1/29/2020

Type of Petition:

- Recall Petition
- Initiative
- Referendum
- Other/LAFCO Petition

Title of Petition: Eastern Placer Future Incorporation Petition "The Town of North Tahoe"

Returned to:

Name: Amy Engle
Title/Entity: Placer LAFCO

Method of Return:

- Interdepartmental
- USPS/FedEx/UPS (circle one)
- In Person

Printed Name of recipient <u>Amy Engle</u>	Ryan Ronco Registrar of Voters
Signature of recipient <u>Amy Engle</u>	By: <u>[Signature]</u> Deputy Clerk <u>Justin Canning</u>



RECEIPT OF PETITION FOR INCORPORATION

PROPOSAL INFORMATION

Proposal Name: **Incorporation of the Town of North Tahoe**

Type of Proposal: **Incorporation**

Chief Petitioners (Proponents):

Name of the designated Chief Petitioners as listed on the Notice of Intent to Circulate Petition.

- Andrew Ryan, President & CEO Eastern Placer Future**

CUSTODY TRANSFER

Date: 12/02/25

Time: 12:52 pm

Location: Rocklin, CA

Delivered By (Person dropping off petition):

Name: Sarah Coolidge

Affiliation: [] Chief Petitioner [X] Circulator [] Legal Counsel [] Other: _____

Received By (Clerk/Official):

Name: Amy Engle

Title: Commission Clerk/Analyst

INVENTORY OF MATERIALS RECEIVED

To be completed jointly by the Deliverer and the Receiver.


Item Type	Quantity	Notes / Labeling on Boxes
Total Number of Boxes	<u>2</u>	
Total Estimated Pages	<u> </u>	
Prima Facie Signature Count	<u>3251</u>	(Unverified count provided by proponent)
Description of Condition: (e.g., Boxes sealed, loose papers, bound bundles)	<u>Scaled banker boxes bundles</u>	

ACKNOWLEDGMENT

Receiver's Statement:

I hereby acknowledge receipt of the petition materials described above. In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code § 56000 et seq.), these materials are accepted for the purpose of filing.

I attest that these materials will be securely transmitted to the Placer County Registrar of Voters for signature verification and certification of sufficiency within the timelines established by law (Gov. Code § 56706).



(Signature of Person Delivering Petition) Date: 12/2/2025



(Signature of Clerk/Receiving Official) Date: 12/2/2025



AUTHENTICATED
ELECTRONIC LEGAL MATERIAL

State of California

GOVERNMENT CODE

Section 56706

FILED

DEC 02 2025

**PLACER COUNTY
ELECTIONS**

56706. (a) Within 30 days, excluding Saturdays, Sundays, and holidays, after the date of receiving a petition, the executive officer shall cause the petition to be examined by, in the case of a registered voter petition, the county elections official, in accordance with Sections 9113 to 9115, inclusive, of the Elections Code, or in the case of a landowner petition, the county assessor, and shall prepare a certificate of sufficiency indicating whether the petition is signed by the requisite number of signers.

(b) (1) Except as provided in paragraph (2), if the certificate of the executive officer shows the petition to be insufficient, the executive officer shall immediately give notice by certified mail of the insufficiency to the proponents, if any. That mailed notice shall state in what amount the petition is insufficient. Within 15 days after the date of the notice of insufficiency, a supplemental petition bearing additional signatures may be filed with the executive officer.

(2) Notwithstanding paragraph (1), the proponents of the petition may, at their option, collect signatures for an additional 15 days immediately following the statutory period allowed for collecting signatures without waiting for notice of insufficiency. Any proponent choosing to exercise this option may not file a supplemental petition as provided in paragraph (1).

(c) Within 10 days after the date of filing a supplemental petition, the executive officer shall examine the supplemental petition and certify in writing the results of his or her examination.

(d) A certificate of sufficiency shall be signed by the executive officer and dated. That certificate shall also state the minimum signature requirements for a sufficient petition and show the results of the executive officer's examination. The executive officer shall mail a copy of the certificate of sufficiency to the proponents, if any.

(Amended by Stats. 2008, Ch. 68, Sec. 8. Effective January 1, 2009.)

RPLG Renne Public Law Group[®]
350 Sansome Street | Suite 300
San Francisco, CA 94104

FILED
DEC 02 2025
**PLACER COUNTY
ELECTIONS**

CC COPY

Rubin E. Cruse, Jr.
(415) 848-7200
rcruse@publiclawgroup.com

September 3, 2025

Sent via E-mail: mmcintyre@placer.ca.gov
lafco@placer.ca.gov

Michelle McIntyre
Executive Officer
Placer Local Agency Formation Commission
110 Maple Street
Auburn, CA 95603
Email: asteale@actransit.org

**Re: Notice of Intent To Circulate a Petition
Town of North Tahoe**

Dear Ms. McIntyre:

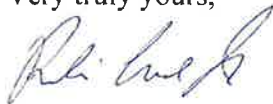
On behalf of Eastern Placer Future, attached, please find a Notice of Intent to Circulate a Petition to incorporate the Town of North Tahoe.

Please return a signed copy of the notice as being filed with the Placer Local Agency Formation Commission.

If you have any questions, please feel free to contact me.

Thank you for your time and consideration.

Very truly yours,



Rubin E. Cruse, Jr.
Partner

cc: Amy Engle, Placer LAFCO Clerk
Josh Alpine, Placer LAFCO Board Chair
Michael Walker, Placer LAFCO Counsel
Andrew Ryan, Eastern Placer Future



PETITION FOR PROCEEDINGS PURSUANT TO THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000

PART I: NOTICE OF INTENT TO CIRCULATE PETITION

Proponents are required to file a NOTICE OF INTENT TO CIRCULATE PETITION with the Executive Officer of the Placer Local Agency Formation Commission (LAFCO) before a petition to initiate a change of organization or reorganization can be circulated [Gov. Code § 56700.4(a)].

1. Notice is hereby given of the intention to circulate a petition proposing to:

Incorporate a new city (town) within the unincorporated area of the County of Placer, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The proposed city incorporation is generally located in the northeastern portion of the County of Placer and adjacent to Lake Tahoe. The name of the proposed city is the "Town of North Tahoe." The boundaries and services of special districts with areas within the proposed city incorporation boundary will not be affected by the proposed city incorporation.

2. The reasons for the proposal are (not to exceed 500 words in length):

1) 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) help 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 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.

Eastern Placer Future
Proponent's Name (print)


Signature of Proponent or Representative
Andrew Ryan, President & CEO

P.O. Box 5008
Proponent's Mailing Address

Tahoe City, CA 96145
City, State, Zip

This NOTICE OF INTENT TO CIRCULATE PETITION was filed with me on

Date 09/04/25

Michelle MacIntyre

LAFCO Executive Officer

PART II: DISCLOSURE REQUIREMENTS

The Political Reform Act prohibits any LAFCO commissioner or alternate commissioner from soliciting or accepting a campaign contribution of more than \$250 from a party or participant involved in a proposal for a change of organization or reorganization, or an agent of a party or participant, within 12 months prior to the time when a decision is made on the proposal and for a specified period following the decision. A LAFCO commissioner and alternate commissioner who receive such a contribution must disqualify himself or herself from the proceedings unless the commissioner or alternate commissioner returns the contribution within a specified period from the time when the commissioner or alternate commissioner knows, or should have known, about the contribution and that the contributor is a party or participant in the proceeding, or an agent of a party or participant. Both commissioners and contributors who are parties to or participants in the proceeding, and their agents, must disclose the contributions received or made. (Gov. Code §§ 56100.1, 56700.1.) Names of current LAFCO commissioners and Campaign Disclosure Forms are available at LAFCO@placer.ca.gov or by calling 530-889-4097.

PART III: FORM OF PETITION FOR CHANGE OF ORGANIZATION OR REORGANIZATION

1. This proposal is made pursuant to part 3 (commencing at section 56650 of the California Government Code) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2(a). The nature of this proposal is:

Incorporation of a new city (town) within the unincorporated area of the County of Placer. The proposed city 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. The boundaries and services of special districts with areas within the proposed city incorporation boundary will not be affected by the proposed city incorporation.

2(b). The proposed change(s) of organization is (are):

City Incorporation (Government Code § 56021(a))

3. The boundaries of the territory included in this proposal are set forth in the attached geographic description and map, identified as Exhibits 1 and 2 and incorporated herein.

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

- a. The proposed city will be a general law city.
- b. The structure of government will be a Council-Manager system. (Government Code § 34851 *et seq.*)
- c. The Town Manager and Town Attorney will be appointed by the City 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 city shall continue to provide the services for which they are authorized to provide. The proposed city will not assume responsibility for such services.
- f. Municipal services not being provided by special districts shall be provided either directly by the proposed city or by contracts between the proposed city 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 city, including additional two percent transient occupancy taxes for the North Lake Tahoe Transient Occupancy Tax Area.
- h. Existing assessments that fall within the proposed incorporation area will continue for the benefit of the proposed city.

- i. Additional revenues for the proposed city will include, but not be limited to, property taxes allocated from the county to the proposed city by statute, additional property taxes related to resale activity and new development, a percentage of sales taxes on qualifying retail sales within the proposed city, applicable state revenues, franchise fees, road related revenues, and other miscellaneous revenues.
 - j. The amount of revenue the proposed city receives from the county after incorporation will be substantially equal to the amount of savings the county would attain from no longer providing services to the proposed incorporation area.
5. The reason(s) for the proposal is (are):
- 1) 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) help 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 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.
6. This petition is signed by (select one):
- landowners
 - registered voters.
7. The name(s) and mailing address(es) of the chief petitioner(s) (not to exceed three) is (are):
- | | |
|---|-----------------------------------|
| Andrew Ryan, President & CEO
Eastern Placer Future | PO Box 5008, Tahoe City, CA 96145 |
| Name of chief petitioner (print) | mailing address |
| Name of chief petitioner (print) | mailing address |
| Name of chief petitioner (print) | mailing address |
8. Request is hereby made that proceedings be taken for this proposal pursuant to part 3 (commencing at section 56650 of the Government Code) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

9. This proposal is consistent with the sphere(s) of influence of the following affected city or cities and/or district or districts (if none, state none):

Existing special districts within the proposed town boundaries

North Tahoe Fire Protection District
Tahoe City Public Utility 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

10. The territory included in this proposal is (select one):
 inhabited (12 or more registered voters)
 uninhabited (11 or fewer registered voters)
11. If this proposal includes a formation of a new district: [Not Applicable.]
a. The principal act under which the new district is proposed to be formed is:
b. The proposed name of the new district is:
12. If this proposal includes an incorporation of a city:
a. The name of the proposed city is: Town of North Tahoe
b. Provisions are requested for the appointment(s) of:

The Town Manager and Town Attorney will be appointed by the Town Council. All other Town Officers are to be appointed by the Town Manager.

The only elected officials will be the Town Council.

13. If this proposal includes a consolidation of special districts, the proposed name of the consolidated district is: [Not Applicable]

Part IV(a): REGISTERED VOTER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Gov. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a registered voter within the affected territory.
- I personally affixed hereto the date of my signing this petition and my place of residence (street and number or other designation sufficient to enable the location to be readily ascertained).

Name of Signer	Residence Address	Date Signed	Official Use
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

PART IV(b): LANDOWNER PETITION

Petitions must meet minimum signature requirements (see Part V). Signatures must be secured within six months of the date on which the first signature was affixed. Petitions must be submitted to the LAFCO Executive Officer within 60 days after the last signature is affixed (Gov. Code § 56705).

Each of the undersigned states:

- I personally signed this petition.
- I am a landowner within the affected territory.
- I personally affixed hereto the date of my signing this petition and the Assessor's Parcel Number(s), or a description sufficient to identify the location, of my land.

Name of Signer	Assessor's Parcel Number(s)/ Location of Land	Date Signed	Official Use
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

PART V: MINIMUM SIGNATURE REQUIREMENTS FOR A SUFFICIENT PETITION

Reorganization—Signatures must comply with the applicable signature requirements for each of the changes proposed (Gov. Code § 56864.1).

District Formation—Signatures must comply with the requirements of the principal act under which the new district is proposed to be formed (Gov. Code § 56860).

Dissolution of a District—For registered voter districts: signatures by (a) not less than 10% of the registered voters within the district or (b) not less than 10% of the number of landowners within the district who also own not less than 10% of the assessed value of land within the district (Gov. Code § 56870(a)).

—For landowner-voter districts: signatures by not less than 10% of the number of landowner-voters within the district who also own not less than 10% of the assessed value of land within the district (Gov. Code § 56870(b)).

—If dissolution is for inactivity, the petition must be signed by three or more registered voters or landowners within the subject district and include the recitation and statements required by Gov. Code § 56871.

Consolidation of Districts—For registered voter districts: signatures by not less than 5% of the registered voters within each of the districts.

—For landowner-voter districts: signatures by landowner-voters constituting not less than 5% of the number of landowner-voters owning land within each of the districts who also own not less than 5% of the assessed value of land within each of the districts (Gov. Code § 56865).

Merger of District with City or Establishment of a Subsidiary District—For registered voter districts: signatures by (a) 5% of the registered voters of the district or (b) 5% of the registered voters residing within the territory of the city outside the boundaries of the district.

—For landowner-voter districts: signatures by (a) 5% of the number of landowner-voters within the district who also own not less than 5% of assessed value of land within the district; or (b) 5% of the registered voters residing within the territory of the city outside the boundaries of the district (Gov. Code § 56866).

District Annexation or Detachment—For registered voter districts: signatures by (a) not less than 25% of the number of registered voters within the territory proposed to be annexed or detached or (b) not less than 25% of the number of landowners within the territory proposed to be annexed or detached who also own not less than 25% of the assessed value of land within the territory.

—For landowner-voter districts: signatures by not less than 25% of the number of landowners owning land within the territory proposed to be annexed or detached who also own not less than 25% of the assessed value of land within the territory (Gov. Code § 56864).

Incorporation of a City—Signatures by: (a) not less than 25% of the registered voters residing in the area to be incorporated or (b) not less than 25% of the number of owners of land within the territory proposed to be incorporated who also own not less than 25% of the assessed value of land within the territory proposed to be incorporated (Gov. Code § 56764).

Disincorporation of a City—Signatures by not less than 25% of the registered voters residing in the city proposed to be disincorporated (Gov. Code § 56765).

Consolidation of Cities—Signatures by not less than 5% of the registered voters of each affected city (Gov. Code § 56766).

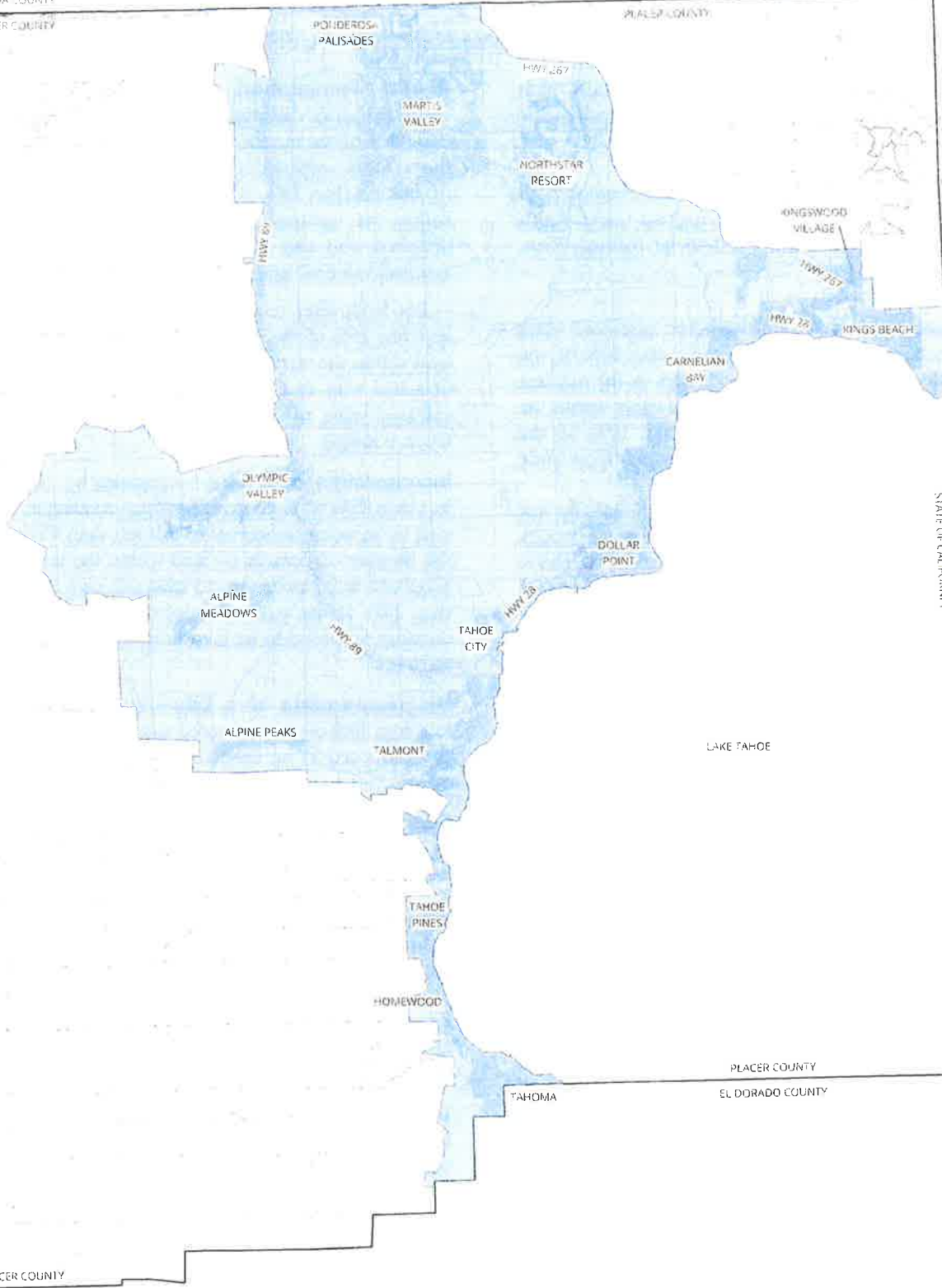
Annexation to a City—Signatures by: (a) not less than 5% of the number of registered voters residing within the territory proposed to be annexed or (b) not less than 5% of the number of owners of land within the territory proposed to be annexed who also own 5% of the assessed value of land within the territory (Gov. Code § 56767).

Detachment from a City—Signatures by: (a) not less than 25% of the number of registered voters residing within the territory proposed to be detached or (b) not less than 25% of the number of owners of land within the territory proposed to be detached who also own 25% of the assessed value of land within the territory (Gov. Code § 56768).

TOWN OF TRUCKEE

NEVADA COUNTY
PLACER COUNTY

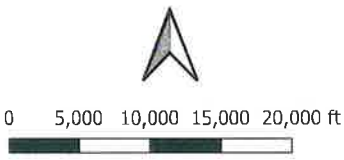
NEVADA COUNTY
PLACER COUNTY



STATE OF CALIFORNIA
STATE OF NEVADA

Legend

- Proposed Area to be Incorporated
- Counties
- Parcels



TOWN BOUNDARY EXHIBIT 1
FOR LAFCO PETITION PURPOSES ONLY
 08/21/2025



Exhibit 2
Town of North Tahoe Incorporation

REAL PROPERTY in the County of Placer, State of California, described as follows:

A PORTION of Sections 1, 12, 13, 23 and 24, Township 14 North, Range 16 East, and a portion of Sections 7, 17 and 18, Township 14 North, Range 17 East, and a portion of Section 2, Township 15 North, Range 15 East, and a portion of Sections 13, 24, 25 and 36, and all of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35, Township 15 North, Range 16 East, and a portion of Sections 4, 5, 6, 7, 18 and 19, Township 15 North, Range 17 East, and a portion of Sections 24, 26 and 35, and all of Sections 25 and 36, Township 16 North, Range 15 East, and a portion of Sections 4, 9, 16, 19, 21, 29 and 30 and all of Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35 and 36, Township 16 North, Range 16 East, and a portion of Sections 2, 3, 4, 13, 14, 15, 21, 22, 28, 32 and 33 and all of Sections 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 29, 30 and 31, Township 16 North, Range 17 East, and a portion of Sections 18, 19 and 30, Township 16 North, Range 18 East, and a portion of Sections 13, 14, 15, 16, 20 and 29 and all of Sections 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35 and 36, Township 17 North, Range 16 East, and a portion of Sections 17, 18, 28, 29 and 33 and all of Sections 19, 20, 30, 31 and 32, Township 17 North, Range 17 East, M.D.M., more particularly described as follows:

BEGINNING at a point on the common line between Nevada County and Placer County, said point being the intersection of the Westerly line of Section 16, Township 17 North, Range 16 East, M.D.M., and the Northerly line of said Placer County; thence from said point of beginning in an Easterly direction along said Northerly line of Placer County 31,689 feet, more or less, to point on the Easterly line of Section 17, Township 17 North, Range 17 East, M.D.M.; thence leaving said Northerly line of Placer County in a Southerly direction along the Easterly line of said Section 17 134 feet, more or less, to the corner common to Sections 16, 17, 20 and 21; thence in a Southerly direction along the Easterly line of Section 20, Township 17 North, Range 17 East, M.D.M., 5,291 feet, more or less, to the corner common to Sections 20, 21, 28 and 29; thence in a Westerly direction along the Southerly line of said Section 20 1,030 feet, more or less, to a point on the Northeasterly line of State Highway 267 as described in the Grant Deed to the County of Placer, recorded May 29, 1958 in Book 762 at Page 163, Official Records Placer County; thence leaving said Southerly line of Section 20 in a Southeasterly direction along the Northeasterly line of said State Highway 267 5 miles, more or less, to point on the Easterly line of Section 2, Township 16 North, Range 17 East, M.D.M.; thence in a Southerly direction along the Easterly line of said Section 2 53 feet, more or less, to the corner common to Sections 1, 2, 11 and 12; thence in an Easterly direction along the Northerly line of Section 12, Township 16 North, Range 17 East, M.D.M.; 5,398 feet, more or less, to the Northeast corner of said Section 12, Township 16 North, Range 17 East, M.D.M.; thence in a Southerly direction along the common line between said Section 12 and Section 18, Township 16 North, Range 18 East, M.D.M., 1,338 feet, more or less, to the Northwest corner of Lot 3 of said Section 18; thence leaving said common line in an Easterly direction along the Northerly line of said Lot 3 886 feet, more or less, to the Northeast corner of Lot 3 of said Section 18; thence in a Southerly direction along the Easterly line of said Lot 3 and Lot 4 of said Section 18 2,636 feet, more or less, to the Southeast corner of Lot 4 of said Section 18; thence in an Easterly direction along the common line between said Section 18 and the fractional Section 19, Township 16 North, Range 18 East, M.D.M., 3,893 feet, more or less, to the Northeast corner of Lot 9 of said Section 19; thence leaving said common line in a Southerly direction along the Easterly line of

said Lot 9 of said Section 19 and Lots 7 and 8 of said Section 19 5,269 feet, more or less, to the Southeast corner of Lot 7 of said Section 19; thence in an Easterly direction along the Northerly line of the fractional Section 30, Township 16 North, Range 18 East, M.D.M.; 2,047 feet, more or less, to a point on the common State line between California and Nevada; thence in a Southerly direction along said common line 2,382 feet, more or less, to a point on the Low Water Line of Lake Tahoe as shown on that certain map for the State Lands Commission entitled Low Water Mark On Lake Tahoe, recorded May 3, 1965 in Book 2 of Surveys at Page 71, Placer County Records; thence in a Westerly and Southerly direction along said Low Water Line 22 miles, more or less, to a point on the common line between Placer County and El Dorado County, said common line also the Southerly line of fractional Section 8, Township 14 North, Range 17 East, M.D.M.; thence leaving said Low Water Line of Lake Tahoe along said common line, the following eight (8) consecutive courses and distances:

- 1) in a Westerly direction along the Southerly line of said Section 8 2,528 feet, more or less, to the corner common to Sections 7, 8, 17 and 18;
- 2) in a Westerly direction along the Southerly line of fractional Section 7, Township 14 North, Range 17 East, M.D.M., 2,651 feet, more or less, to the quarter section corner common to said Section 7 and Section 18, Township 14 North, Range 17 East, M.D.M.;
- 3) in a Southerly direction along the North-South centerline of said Section 18 2,622 feet, more or less, to the Southeast corner of the Northwest quarter of said Section 18;
- 4) in a Westerly direction along the East-West centerline of said Section 18 2,643 feet, more or less, to the quarter section corner common to said Section 18 and Section 13, Township 14 North, Range 16 East, M.D.M.;
- 5) in a Southerly direction along the Westerly line of said Section 18 2,605 feet, more or less, to the corner common to said Section 18 and Section 19, Township 14 North, Range 17 East, M.D.M. and Section 13 and Section 24, Township 14 North, Range 16 East, M.D.M.;
- 6) in a Southerly direction along the common line between said Sections 19 and 24 2,642 feet, more or less, to the quarter section corner common to said Sections 19 and 24;
- 7) leaving said common line in a Westerly direction along the East-West centerline of said Lot 24 3,386 feet, more or less, to the quarter section corner common to Section 23, Township 14 North, Range 16 East, M.D.M. and said Section 24;
- 8) in a Southerly direction along the common line between said Section 23 and said Section 24 612 feet, more or less, to an angle point in the United States Forest Service boundary;

thence leaving said common line between Placer County and El Dorado County in a Westerly, Northerly and Easterly direction along the said United States Forest Service boundary, the following three (3) consecutive courses and distances:

- 1) South 88° 29' West 746 feet;
- 2) North 07° 15' East 1,249 feet;
- 3) North 88° 58' East 778 feet;

to a point on the common Section line between said Sections 23 and 24; thence in a Southerly direction along the common Section line between said Sections 23 and 24 201 feet, more or less, to the centerline of McKinney Creek; thence leaving said common line in a Northeasterly direction along the centerline of McKinney Creek 2,035 feet, more or less, to a point on the common line between Lots 2 and 3 of Section 24, Township 14 North, Range 16 East, M.D.M.; thence leaving said centerline of McKinney Creek in a Northerly direction along said common line 349 feet, more or less, to the Northeast corner of said Lot 3; thence leaving the Southerly line of Section 13, Township 14 North, Range 16 East, M.D.M., in a Northerly direction through said Section 13, North 13° 33' 13" West 736.19 feet; thence North 34° 39' 25" East 861.49 feet;

thence North 49° 21' 19" West 1,167.24 feet; thence North 11° 33' 52" East 2,991.41 feet, more or less, to point on the common Section line between said Section 13 and fractional Section 12, Township 14 North, Range 16 East, M.D.M.; thence in a Westerly direction along the Southerly line of said Section 12 1,302 feet, more or less, to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 12; thence in a Northerly direction along the North-South centerline of the Southwest quarter of said Section 12 and the North-South centerline of the Northwest quarter of said Section 12 5,617 feet, more or less, to a point on the Southerly line of fractional Section 1, Township 14 North, Range 16 East, M.D.M.; thence in a Westerly direction along the Southerly line of said Section 1 1,293 feet, more or less, to the corner common to Sections 1, 2, 11 and 12; thence in a Northerly direction along the Westerly line of said Section 1 5,293 feet, more or less, to the corner common to Sections 1 and 2, Township 14 North, Range 16 East, M.D.M., and Sections 35 and 36, Township 15 North, Range 16 East, M.D.M.; thence in a Northerly direction along the Westerly line of fractional Section 36 5,205 feet, more or less, to the corner common to Sections 25, 26, 35 and 36; thence in a Northerly direction along the Westerly line of fractional Section 25, Township 15 North, Range 16 East, M.D.M., 5,225 feet, more or less, to the corner common to Sections 23, 24, 25 and 26; thence in a Northerly direction along the Easterly line of Section 23, Township 15 North, Range 16 East, M.D.M., 2,622 feet, more or less, to the quarter corner on the common Section line between Sections 23 and 24; thence in a Westerly direction along the East-West centerline of said Section 23 5,311 feet, more or less, to the quarter corner on the common Section line between said Section 23 and Section 22, Township 15 North, Range 16 East, M.D.M.; thence in a Northerly direction along the Easterly line of said Section 22 1,288 feet, more or less, to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 22; thence in a Westerly direction along the East-West centerline of the Northeast quarter of said Section 22; 2,649 feet, more or less, to the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 22; thence in a Northerly direction along the North-South centerline of said Section 22 1,285 feet, more or less, to the quarter corner common to said Section 22 and Section 15, Township 15 North, Range 16 East, M.D.M.; thence in a Westerly direction along the Northerly line of said Section 22 2,739 feet, more or less, to the corner common to Sections 15, 16, 21 and 22; thence in a Westerly direction along the Southerly line of Section 16, Township 15 North, Range 16 East, M.D.M., 5,062 feet, more or less, to the corner common to Sections 16, 17, 20 and 21; thence in a Westerly direction along the Southerly line of Section 17, Township 15 North, Range 16 East, M.D.M., 1,980 feet, more or less, to the Southwest corner of the Ward Valley Annexation (84-3) as described in the Certificate of Completion to the Tahoe City Fire Protection District, recorded December 18, 1984, in Book 2762 at Page 54, Official Records Placer County; thence in a Northerly direction along the Westerly line of said Ward Valley Annexation, the following three (3) consecutive courses and distances:

- 1) in a Northerly direction, parallel with the Easterly line of said Section 17 1,332 feet, more or less, to an angle point;
- 2) in an Easterly direction, parallel with the Southerly line of said Section 17 680 feet, more or less, to an angle point;
- 3) in a Northerly direction, parallel with the Easterly line of said Section 17 1,309 feet, more or less,

to a point on the East-West centerline of said Section 17, said East-West centerline being the Southerly line of the Alpine Springs County Water District as described in the Certificate of Formation, recorded March 22, 1963, in Book 957 at Page 88, Official Records Placer County; thence in a Westerly direction along the East-West centerline of said Section 17 3,875 feet, more or less, to the quarter corner on the common Section line between said Section 17 and

Section 18, Township 15 North, Range 16 East, M.D.M.; thence in a Westerly direction along the East-West centerline of said Section 18 1,312 feet, more or less, to the Southwest corner of the East half of the Northeast quarter of said Section 18; thence in a Northerly direction along the North-South centerline of the Northeast quarter of said Section 18 2,668 feet, more or less, to the Northwest corner of the East half of the Northeast quarter of said Section 18; thence in a Westerly direction along the Northerly line of said Section 18 1,313 feet, more or less, to the quarter corner on the common Section line between said Section 18 and Section 7, Township 15 North, Range 16 East, M.D.M.; thence in a Northerly direction along the North-South centerline of said Section 7 5,323 feet, more or less, to the quarter corner on the common Section line between said Section 7 and Section 6, Township 15 North, Range 16 East, M.D.M.; thence in an Easterly direction along the Southerly line of said Section 6 2,644 feet, more or less, to the corner common to Sections 5, 6, 7 and 8; thence in a Northerly direction along the Easterly line of said Section 6 3,959 feet, more or less, to the Southeast corner of the North half of the Northeast quarter of said Section 6; thence leaving the Easterly line of said Section 6, said line also being the Westerly line of the Alpine Springs County Water District, along the Southerly line of the Olympic Valley Public Service District South $72^{\circ} 12'$ West 1,329.82 feet, more or less, to a point on the Easterly line of the Southwest quarter of the Northeast quarter of said Section 6; thence North $46^{\circ} 00'$ West 405.00 feet; thence North $89^{\circ} 00'$ West 1,930.00 feet; thence North $50^{\circ} 54' 15''$ West 430.46 feet, more or less to the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 6; thence along the Southerly line of the Northwest quarter of the Northwest quarter of said Section 6 North $87^{\circ} 18' 14''$ West 1,275.17 feet, more or less, to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 6, said corner being on the Easterly line of Section 2, Township 15 North, Range 15 East, M.D.M.; thence along the Easterly line of said Section 2 South $01^{\circ} 17' 54''$ East 823.89 feet; thence West 1,181.39 feet; thence North $62^{\circ} 00'$ West 1,525.00 feet; thence North $24^{\circ} 49' 23''$ West 1,805.98 feet, more or less, to a point on the Northerly line of said Section 2, from which the Southeast corner of Section 35, Township 16 North, Range 15 East, M.D.M. bears South $87^{\circ} 23'$ East 759.74 feet, more or less; thence in a Northwesterly direction through said Section 35, North $42^{\circ} 30'$ West 868.64 feet; thence North $15^{\circ} 00'$ East 1,835.00 feet; thence North $58^{\circ} 30'$ West 3,615.00 feet; thence North $33^{\circ} 30'$ East 1,095.47 feet, more or less, to point on the Northerly line of said Section 35, from which the Northeast corner of said Section 35 bears East 3,358.59 feet, more or less; thence in a Northeasterly direction through Section 26, Township 16 North, Range 15 East, M.D.M., North $33^{\circ} 30'$ East 994.53 feet; thence North $42^{\circ} 30'$ East 2,365.00 feet; thence North $12^{\circ} 30'$ East 1,902.11 feet, more or less, to a point on the Northerly line of said Section 26, from which the Northeast corner said Section 26 bears East 830.21 feet, more or less; thence through Section 23, Township 16 North, Range 15 East, M.D.M., North $12^{\circ} 30'$ East 572.89 feet; thence North $86^{\circ} 30'$ East 1,609.02 feet, more or less, to a point on the East line of said Section 23, from which the Southeast corner of said Section 23 bears South $00^{\circ} 01'$ East 657.54 feet; thence through Section 24, Township 16 North, Range 15 East, M.D.M., North $86^{\circ} 30'$ East 1,020.98 feet; thence North $06^{\circ} 00'$ West 1,295.00 feet; thence North $36^{\circ} 00'$ East 1,395.00 feet; thence South $76^{\circ} 00'$ East 2,000 feet; thence South $64^{\circ} 00'$ East 761.54 feet, more or less to a point on the East line of said Section 24, from which the Southeast corner of said Section 24 bears South $00^{\circ} 17'$ East 2,318.70 feet, more or less; thence through Section 19, Township 16 North, Range 16 East, M.D.M., South $64^{\circ} 00'$ East 298.46 feet; thence North $87^{\circ} 30'$ East 1,180 feet; thence North $61^{\circ} 00'$ East 1,075 feet; thence South $32^{\circ} 00'$ East 2,470 feet; thence South $69^{\circ} 00'$ East 1,050 feet; thence South $40^{\circ} 00'$ East 290.89 feet, more or less, to a point on the Southerly line of said Section 19, from which the Southeast corner of said Section 19 bears North $89^{\circ} 14'$ East 488.10 feet, more or less; thence through Section 30, Township 16 North, Range 16 East,

M.D.M., South 40° 00' East 414.11 feet; thence South 13° 06' 13" East 991.87 feet, more or less, to the Southeast corner of the North half of the North half of said Section 30; thence North 75° 37' 08" East 5,443.73 feet, more or less, to the Northeast corner of Section 29, Township 16 North, Range 16 East, M.D.M.; thence in an Easterly direction along the Northerly line of Section 28, Township 16 North, Range 16 East, M.D.M., 4,343 feet, more or less, to a point on the Westerly line of the Olympic Valley Public Service District as described in the Certificate of Completion of the Truckee River Corridor Annexation (84-10) to the Squaw Valley County Water District, recorded May 3, 1985, in Book 2803 at Page 538, Official Records Placer County; thence in a Northerly direction along the Westerly line of said Olympic Valley Public Service District 4 miles, more or less, to a point on the Northerly line of Section 4, Township 16 North, Range 16 East, M.D.M., said line being the Southerly line of the Truckee Fire Protection District; thence in a Westerly direction along said Northerly line of Section 4 2,595 feet, more or less, to the corner common to Sections 4 and 5 and Sections 32 and 33, Township 17 North, Range 16 East, M.D.M.; thence in a Northerly direction along the Westerly line of said Section 33, Township 17 North, Range 16 East, M.D.M., 5,245 feet, more or less, to the corner common to Sections 28, 29, 32 and 33; thence in a Northerly direction along the Westerly line of Section 28, Township 17 North, Range 16 East, M.D.M., 1,460.78 feet, more or less, to a point on the Southerly line of Tract 37 of Section 29, Township 17 North, Range 16 East, M.D.M.; thence leaving said Westerly line of Section 28 in a Westerly, Northerly and Easterly direction along the Southerly, Westerly and Northerly line of said Tract 37, the following seven (7) consecutive courses and distances:

- 1) South 88° 24' West 445.04 feet, more or less, to an angle point;
- 2) North 02° 35' West 2,657.36 feet, more or less, to an angle point;
- 3) North 60° 12' West 1,273.93 feet, more or less, to an angle point;
- 4) North 01° 53' East 641.39 feet to a point on the common Section line between said Section 29 and Section 20, Township 17 North, Range 16 East, M.D.M.;
- 5) leaving said common Section line continuing along last mentioned line North 01° 53' East 1,114.67 feet, more or less, to an angle point;
- 6) South 87° 43' East 1,555.16 feet, more or less, to an angle point;
- 7) South 72° 30' East 61.71 feet, more or less,

to a point on the common Section line between Sections 20 and 21, Township 17 North, Range 16 East, M.D.M.; thence in a Northerly direction along the Westerly line of said Section 21 5,306 feet, more or less, to the corner common to Sections 16, 17, 20 and 21; thence in a Northerly direction along the Westerly line of Section 16, Township 17 North, Range 16 East, M.D.M., 430 feet, more or less, to the point of beginning.

The subdivision of the sections hereinabove referred to are as shown on the Government Plats of the referred Townships and Ranges.

This description is a compilation of the existing boundaries of the North Tahoe Fire Protection District, Alpine Springs County Water District, Olympic Valley Public Service District and the Truckee Fire Protection District.

End of description.



Notice of Intent- North Tahoe (Final with Cover)

Final Audit Report

2025-09-04

Created:	2025-09-04
By:	Amy Engle (aengle@placer.ca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4jIBWgHWOVVFlqZ-BbwiXn7vGd9Ggfrn

"Notice of Intent- North Tahoe (Final with Cover)" History

-  Document created by Amy Engle (aengle@placer.ca.gov)
2025-09-04 - 3:49:53 PM GMT
-  Document emailed to Michelle McIntyre (MMcIntyre@placer.ca.gov) for signature
2025-09-04 - 3:50:07 PM GMT
-  Email viewed by Michelle McIntyre (MMcIntyre@placer.ca.gov)
2025-09-04 - 3:53:20 PM GMT
-  Document e-signed by Michelle McIntyre (MMcIntyre@placer.ca.gov)
Signature Date: 2025-09-04 - 3:53:38 PM GMT - Time Source: server
-  Agreement completed.
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DISCLOSURE REQUIREMENTS

The Political Reform Act prohibits any LAFCO commissioner or alternate commissioner from soliciting or accepting a campaign contribution of more than \$250 from a party or participant involved in a proposal for a change of organization or reorganization, or an agent of a party or participant, within 12 months prior to the time when a decision is made on the proposal and for a specified period following the decision. A LAFCO commissioner and alternate commissioner who receive such a contribution must disqualify himself or herself from the proceedings unless the commissioner or alternate commissioner returns the contribution within a specified period from the time when the commissioner or alternate commissioner knows, or should have known, about the contribution and that the contributor is a party or participant in the proceeding, or an agent of a party or participant. Both commissioners and contributors who are parties to or participants in the proceeding, and their agents, must disclose the contributions received or made. (Gov. Code §§ 56100.1, 56700.1.) Names of current LAFCO commissioners and Campaign Disclosure Forms are available at LAFCO@placer.ca.gov or by calling 530-889-4097.

FILED

DEC 02 2025

**PLACER COUNTY
ELECTIONS**

**PETITION FOR THE INCORPORATION
OF THE TOWN OF NORTH TAHOE, CALIFORNIA**

1. This proposal is made pursuant to part 3 (commencing at section 56650 of the California Government Code) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
- 2(a). The nature of this proposal is:

Incorporation of a new city (town) within the unincorporated area of the County of Placer. The proposed city 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. The boundaries and services of special districts with areas within the proposed city incorporation boundary will not be affected by the proposed city incorporation.
- 2(b). The proposed change(s) of organization is (are):

City Incorporation (Government Code § 56021(a))
3. The boundaries of the territory included in this proposal are set forth in the attached geographic description and map, identified as Exhibits 1 and 2 and incorporated herein.
4. The proposed terms and conditions this proposal requests that the Local Agency Formation Commission adopt, include, but are not limited to:
 - a. The proposed city will be a general law city.
 - b. The structure of government will be a Council-Manager system. (Government Code § 34851 *et seq.*)
 - c. The Town Manager and Town Attorney will be appointed by the City 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 city shall continue to provide the services for which they are authorized to provide. The proposed city will not assume responsibility for such services.
 - f. Municipal services not being provided by special districts shall be provided either directly by the proposed city or by contracts between the proposed city 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 city, including additional two percent transient occupancy taxes for the North Lake Tahoe Transient Occupancy Tax Area.

- h. Existing assessments that fall within the proposed incorporation area will continue for the benefit of the proposed city.
 - i. Additional revenues for the proposed city will include, but not be limited to, property taxes allocated from the county to the proposed city by statute, additional property taxes related to resale activity and new development, a percentage of sales taxes on qualifying retail sales within the proposed city, applicable state revenues, franchise fees, road related revenues, and other miscellaneous revenues.
 - j. The amount of revenue the proposed city receives from the county after incorporation will be substantially equal to the amount of savings the county would attain from no longer providing services to the proposed incorporation area.
5. The reason(s) for the proposal is (are):
- 1) 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) help 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 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.
6. This petition is signed by (select one):
- landowners
 - registered voters.
7. The name(s) and mailing address(es) of the chief petitioner(s) (not to exceed three) is (are):

Andrew Ryan, President & CEO
 Eastern Placer Future

 Name of chief petitioner (print)

PO Box 5008, Tahoe City, CA 96145

 mailing address

8. Request is hereby made that proceedings be taken for this proposal pursuant to part 3 (commencing at section 56650 of the Government Code) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
9. This proposal is consistent with the sphere(s) of influence of the following affected city or cities and/or district or districts (if none, state none):

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

10. The territory included in this proposal is (select one):

inhabited (12 or more registered voters)

uninhabited (11 or fewer registered voters)

11. If this proposal includes a formation of a new district: [Not Applicable.]

a. The principal act under which the new district is proposed to be formed is:

b. The proposed name of the new district is:

12. If this proposal includes an incorporation of a city:

a. The name of the proposed city is: Town of North Tahoe

b. Provisions are requested for the appointment(s) of:

The Town Manager and Town Attorney will be appointed by the Town Council. All other Town Officers are to be appointed by the Town Manager.

The only elected officials will be the Town Council.

13. If this proposal includes a consolidation of special districts, the proposed name of the consolidated district is: [Not Applicable]

Each of the undersigned states:

- I personally signed this petition.
- I am a registered voter within the affected territory.
- I personally affixed hereto the date of my signing this petition and my place of residence (street and number or other designation sufficient to enable the location to be readily ascertained).

Name of Signer	Residence Address	Date Signed	Official Use
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			
Sign _____ Print _____			

DECLARATION OF CIRCULATOR: (To be handwritten by the circulator after above signatures have been obtained)

I, _____, am 18 years of age or older. I reside at the following

(printed name)

(residence address including street and number, city, state and zip)

I circulated this section of the petition and witnessed each of the appended signatures being written. Each signature on this petition is, to the best of my information and belief, the genuine signature of the person whose name it purports to be. All signatures on this document were obtained between the dates of _____ and _____

(month day year)

(month day year)

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signed _____ of _____, at _____, CA. SIGNATURE: _____

(month day)

(year)

(city)

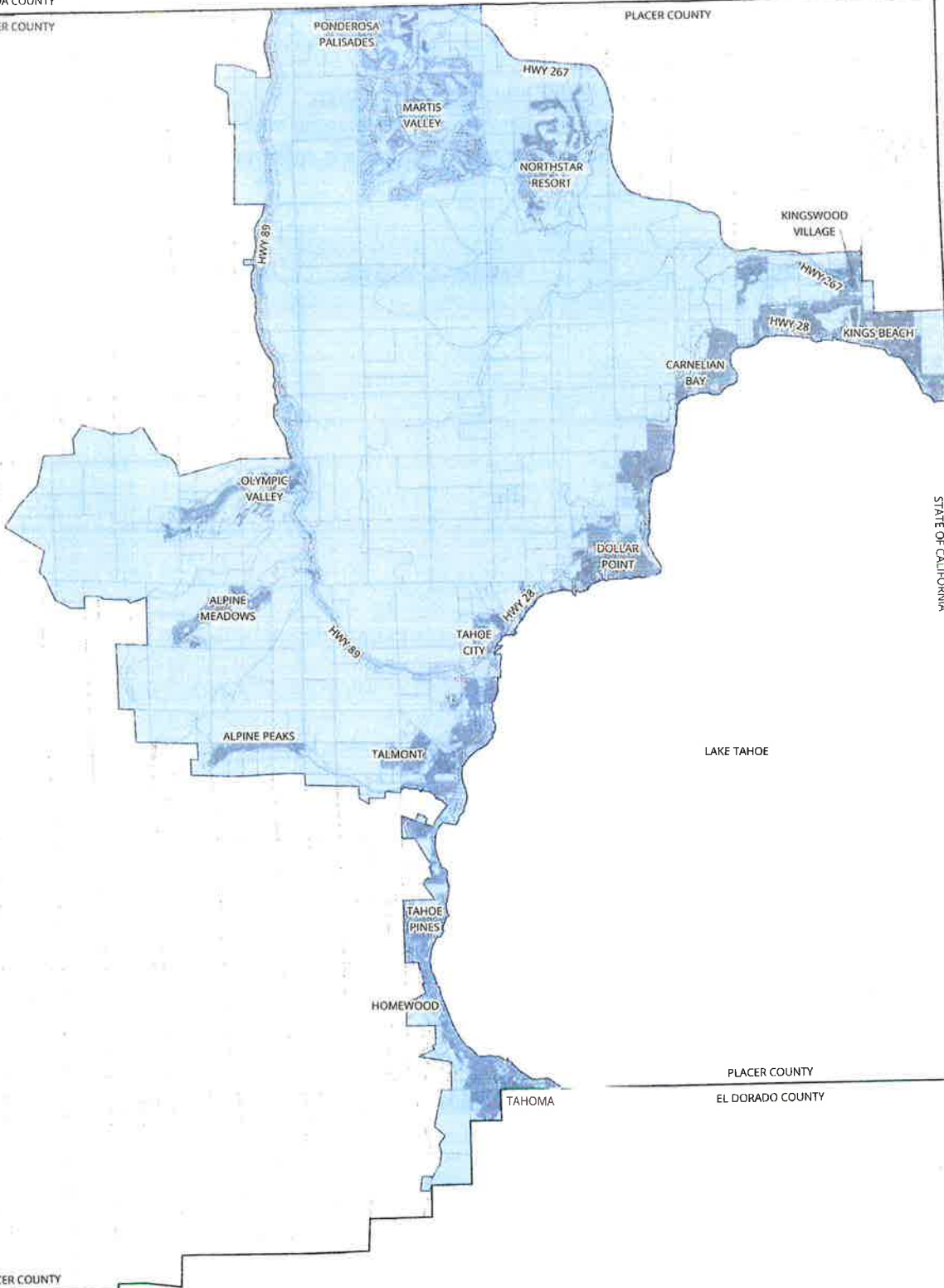
TOWN OF TRUCKEE

NEVADA COUNTY

NEVADA COUNTY

PLACER COUNTY

PLACER COUNTY



STATE OF NEVADA
STATE OF CALIFORNIA

LAKE TAHOE




PLACER COUNTY

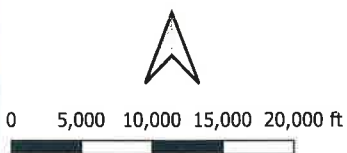
EL DORADO COUNTY

PLACER COUNTY

EL DORADO COUNTY

Legend

-  Proposed Area to be Incorporated
-  Counties
-  Parcels



TOWN BOUNDARY EXHIBIT 1
FOR LAFCO PETITION PURPOSES ONLY
 08/21/2025



**AUERBACH
 ENGINEERING
 CORP** ESTD 1984

Exhibit 2

Town of North Tahoe Incorporation

REAL PROPERTY in the County of Placer, State of California, described as follows:

A PORTION of Sections 1, 12, 13, 23 and 24, Township 14 North, Range 16 East, and a portion of Sections 7, 17 and 18, Township 14 North, Range 17 East, and a portion of Section 2, Township 15 North, Range 15 East, and a portion of Sections 13, 24, 25 and 36, and all of Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35, Township 15 North, Range 16 East, and a portion of Sections 4, 5, 6, 7, 18 and 19, Township 15 North, Range 17 East, and a portion of Sections 24, 26 and 35, and all of Sections 25 and 36, Township 16 North, Range 15 East, and a portion of Sections 4, 9, 16, 19, 21, 29 and 30 and all of Sections 1, 2, 3, 10, 11, 12, 13, 14, 15, 22, 23, 24, 25, 26, 27, 28, 31, 32, 33, 34, 35 and 36, Township 16 North, Range 16 East, and a portion of Sections 2, 3, 4, 13, 14, 15, 21, 22, 28, 32 and 33 and all of Sections 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 29, 30 and 31, Township 16 North, Range 17 East, and a portion of Sections 18, 19 and 30, Township 16 North, Range 18 East, and a portion of Sections 13, 14, 15, 16, 20 and 29 and all of Sections 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35 and 36, Township 17 North, Range 16 East, and a portion of Sections 17, 18, 28, 29 and 33 and all of Sections 19, 20, 30, 31 and 32, Township 17 North, Range 17 East, M.D.M., more particularly described as follows:

BEGINNING at a point on the common line between Nevada County and Placer County, said point being the intersection of the Westerly line of Section 16, Township 17 North, Range 16 East, M.D.M., and the Northerly line of said Placer County; thence from said point of beginning in an Easterly direction along said Northerly line of Placer County 31,689 feet, more or less, to point on the Easterly line of Section 17, Township 17 North, Range 17 East, M.D.M.; thence leaving said Northerly line of Placer County in a Southerly direction along the Easterly line of said Section 17 134 feet, more or less, to the corner common to Sections 16, 17, 20 and 21; thence in a Southerly direction along the Easterly line of Section 20, Township 17 North, Range 17 East, M.D.M., 5,291 feet, more or less, to the corner common to Sections 20, 21, 28 and 29; thence in a Westerly direction along the Southerly line of said Section 20 1,030 feet, more or less, to a point on the Northeasterly line of State Highway 267 as described in the Grant Deed to the County of Placer, recorded May 29, 1958 in Book 762 at Page 163, Official Records Placer County; thence leaving said Southerly line of Section 20 in a Southeasterly direction along the Northeasterly line of said State Highway 267 5 miles, more or less, to point on the Easterly line of Section 2, Township 16 North, Range 17 East, M.D.M.; thence in a Southerly direction along the Easterly line of said Section 2 53 feet, more or less, to the corner common to Sections 1, 2, 11 and 12; thence in an Easterly direction along the Northerly line of Section 12, Township 16 North, Range 17 East, M.D.M.; 5,398 feet, more or less, to the Northeast corner of said Section 12, Township 16 North, Range 17 East, M.D.M.; thence in a Southerly direction along the common line between said Section 12 and Section 18, Township 16 North, Range 18 East, M.D.M., 1,338 feet, more or less, to the Northwest corner of Lot 3 of said Section 18; thence leaving said common line in an Easterly direction along the Northerly line of said Lot 3 886 feet, more or less, to the Northeast corner of Lot 3 of said Section 18; thence in a Southerly direction along the Easterly line of said Lot 3 and Lot 4 of said Section 18 2,636 feet, more or less, to the Southeast corner of Lot 4 of said Section 18; thence in an Easterly direction along the common line between said Section 18 and the fractional Section 19, Township 16 North, Range 18 East, M.D.M., 3,893 feet, more or less, to the Northeast corner of Lot 9 of said Section 19; thence leaving said common line in a Southerly direction along the Easterly line of

said Lot 9 of said Section 19 and Lots 7 and 8 of said Section 19 5,269 feet, more or less, to the Southeast corner of Lot 7 of said Section 19; thence in an Easterly direction along the Northerly line of the fractional Section 30, Township 16 North, Range 18 East, M.D.M.; 2,047 feet, more or less, to a point on the common State line between California and Nevada; thence in a Southerly direction along said common line 2,382 feet, more or less, to a point on the Low Water Line of Lake Tahoe as shown on that certain map for the State Lands Commission entitled Low Water Mark On Lake Tahoe, recorded May 3, 1965 in Book 2 of Surveys at Page 71, Placer County Records; thence in a Westerly and Southerly direction along said Low Water Line 22 miles, more or less, to a point on the common line between Placer County and El Dorado County, said common line also the Southerly line of fractional Section 8, Township 14 North, Range 17 East, M.D.M.; thence leaving said Low Water Line of Lake Tahoe along said common line, the following eight (8) consecutive courses and distances:

- 1) in a Westerly direction along the Southerly line of said Section 8 2,528 feet, more or less, to the corner common to Sections 7, 8, 17 and 18;
- 2) in a Westerly direction along the Southerly line of fractional Section 7, Township 14 North, Range 17 East, M.D.M., 2,651 feet, more or less, to the quarter section corner common to said Section 7 and Section 18, Township 14 North, Range 17 East, M.D.M.;
- 3) in a Southerly direction along the North-South centerline of said Section 18 2,622 feet, more or less, to the Southeast corner of the Northwest quarter of said Section 18;
- 4) in a Westerly direction along the East-West centerline of said Section 18 2,643 feet, more or less, to the quarter section corner common to said Section 18 and Section 13, Township 14 North, Range 16 East, M.D.M.;
- 5) in a Southerly direction along the Westerly line of said Section 18 2,605 feet, more or less, to the corner common to said Section 18 and Section 19, Township 14 North, Range 17 East, M.D.M. and Section 13 and Section 24, Township 14 North, Range 16 East, M.D.M.;
- 6) in a Southerly direction along the common line between said Sections 19 and 24 2,642 feet, more or less, to the quarter section corner common to said Sections 19 and 24;
- 7) leaving said common line in a Westerly direction along the East-West centerline of said Lot 24 3,386 feet, more or less, to the quarter section corner common to Section 23, Township 14 North, Range 16 East, M.D.M. and said Section 24;
- 8) in a Southerly direction along the common line between said Section 23 and said Section 24 612 feet, more or less, to an angle point in the United States Forest Service boundary;

thence leaving said common line between Placer County and El Dorado County in a Westerly, Northerly and Easterly direction along the said United States Forest Service boundary, the following three (3) consecutive courses and distances:

- 1) South 88° 29' West 746 feet;
- 2) North 07° 15' East 1,249 feet;
- 3) North 88° 58' East 778 feet;

to a point on the common Section line between said Sections 23 and 24; thence in a Southerly direction along the common Section line between said Sections 23 and 24 201 feet, more or less, to the centerline of McKinney Creek; thence leaving said common line in a Northeasterly direction along the centerline of McKinney Creek 2,035 feet, more or less, to a point on the common line between Lots 2 and 3 of Section 24, Township 14 North, Range 16 East, M.D.M.; thence leaving said centerline of McKinney Creek in a Northerly direction along said common line 349 feet, more or less, to the Northeast corner of said Lot 3; thence leaving the Southerly line of Section 13, Township 14 North, Range 16 East, M.D.M., in a Northerly direction through said Section 13, North 13° 33' 13" West 736.19 feet; thence North 34° 39' 25" East 861.49 feet;

thence North 49° 21' 19" West 1,167.24 feet; thence North 11° 33' 52" East 2,991.41 feet, more or less, to point on the common Section line between said Section 13 and fractional Section 12, Township 14 North, Range 16 East, M.D.M.; thence in a Westerly direction along the Southerly line of said Section 12 1,302 feet, more or less, to the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 12; thence in a Northerly direction along the North-South centerline of the Southwest quarter of said Section 12 and the North-South centerline of the Northwest quarter of said Section 12 5,617 feet, more or less, to a point on the Southerly line of fractional Section 1, Township 14 North, Range 16 East, M.D.M.; thence in a Westerly direction along the Southerly line of said Section 1 1,293 feet, more or less, to the corner common to Sections 1, 2, 11 and 12; thence in a Northerly direction along the Westerly line of said Section 1 5,293 feet, more or less, to the corner common to Sections 1 and 2, Township 14 North, Range 16 East, M.D.M., and Sections 35 and 36, Township 15 North, Range 16 East, M.D.M.; thence in a Northerly direction along the Westerly line of fractional Section 36 5,205 feet, more or less, to the corner common to Sections 25, 26, 35 and 36; thence in a Northerly direction along the Westerly line of fractional Section 25, Township 15 North, Range 16 East, M.D.M., 5,225 feet, more or less, to the corner common to Sections 23, 24, 25 and 26; thence in a Northerly direction along the Easterly line of Section 23, Township 15 North, Range 16 East, M.D.M., 2,622 feet, more or less, to the quarter corner on the common Section line between Sections 23 and 24; thence in a Westerly direction along the East-West centerline of said Section 23 5,311 feet, more or less, to the quarter corner on the common Section line between said Section 23 and Section 22, Township 15 North, Range 16 East, M.D.M.; thence in a Northerly direction along the Easterly line of said Section 22 1,288 feet, more or less, to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 22; thence in a Westerly direction along the East-West centerline of the Northeast quarter of said Section 22; 2,649 feet, more or less, to the Southwest corner of the Northwest quarter of the Northeast quarter of said Section 22; thence in a Northerly direction along the North-South centerline of said Section 22 1,285 feet, more or less, to the quarter corner common to said Section 22 and Section 15, Township 15 North, Range 16 East, M.D.M.; thence in a Westerly direction along the Northerly line of said Section 22 2,739 feet, more or less, to the corner common to Sections 15, 16, 21 and 22; thence in a Westerly direction along the Southerly line of Section 16, Township 15 North, Range 16 East, M.D.M., 5,062 feet, more or less, to the corner common to Sections 16, 17, 20 and 21; thence in a Westerly direction along the Southerly line of Section 17, Township 15 North, Range 16 East, M.D.M., 1,980 feet, more or less, to the Southwest corner of the Ward Valley Annexation (84-3) as described in the Certificate of Completion to the Tahoe City Fire Protection District, recorded December 18, 1984, in Book 2762 at Page 54, Official Records Placer County; thence in a Northerly direction along the Westerly line of said Ward Valley Annexation, the following three (3) consecutive courses and distances:

- 1) in a Northerly direction, parallel with the Easterly line of said Section 17 1,332 feet, more or less, to an angle point;
- 2) in an Easterly direction, parallel with the Southerly line of said Section 17 680 feet, more or less, to an angle point;
- 3) in a Northerly direction, parallel with the Easterly line of said Section 17 1,309 feet, more or less,

to a point on the East-West centerline of said Section 17, said East-West centerline being the Southerly line of the Alpine Springs County Water District as described in the Certificate of Formation, recorded March 22, 1963, in Book 957 at Page 88, Official Records Placer County; thence in a Westerly direction along the East-West centerline of said Section 17 3,875 feet, more or less, to the quarter corner on the common Section line between said Section 17 and

Section 18, Township 15 North, Range 16 East, M.D.M.; thence in a Westerly direction along the East-West centerline of said Section 18 1,312 feet, more or less, to the Southwest corner of the East half of the Northeast quarter of said Section 18; thence in a Northerly direction along the North-South centerline of the Northeast quarter of said Section 18 2,668 feet, more or less, to the Northwest corner of the East half of the Northeast quarter of said Section 18; thence in a Westerly direction along the Northerly line of said Section 18 1,313 feet, more or less, to the quarter corner on the common Section line between said Section 18 and Section 7, Township 15 North, Range 16 East, M.D.M.; thence in a Northerly direction along the North-South centerline of said Section 7 5,323 feet, more or less, to the quarter corner on the common Section line between said Section 7 and Section 6, Township 15 North, Range 16 East, M.D.M.; thence in an Easterly direction along the Southerly line of said Section 6 2,644 feet, more or less, to the corner common to Sections 5, 6, 7 and 8; thence in a Northerly direction along the Easterly line of said Section 6 3,959 feet, more or less, to the Southeast corner of the North half of the Northeast quarter of said Section 6; thence leaving the Easterly line of said Section 6, said line also being the Westerly line of the Alpine Springs County Water District, along the Southerly line of the Olympic Valley Public Service District South 72° 12' West 1,329.82 feet, more or less, to a point on the Easterly line of the Southwest quarter of the Northeast quarter of said Section 6; thence North 46° 00' West 405.00 feet; thence North 89° 00' West 1,930.00 feet; thence North 50° 54' 15" West 430.46 feet, more or less to the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 6; thence along the Southerly line of the Northwest quarter of the Northwest quarter of said Section 6 North 87° 18' 14" West 1,275.17 feet, more or less, to the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 6, said corner being on the Easterly line of Section 2, Township 15 North, Range 15 East, M.D.M.; thence along the Easterly line of said Section 2 South 01° 17' 54" East 823.89 feet; thence West 1,181.39 feet; thence North 62° 00' West 1,525.00 feet; thence North 24° 49' 23" West 1,805.98 feet, more or less, to a point on the Northerly line of said Section 2, from which the Southeast corner of Section 35, Township 16 North, Range 15 East, M.D.M. bears South 87° 23' East 759.74 feet, more or less; thence in a Northwesterly direction through said Section 35, North 42° 30' West 868.64 feet; thence North 15° 00' East 1,835.00 feet; thence North 58° 30' West 3,615.00 feet; thence North 33° 30' East 1,095.47 feet, more or less, to point on the Northerly line of said Section 35, from which the Northeast corner of said Section 35 bears East 3,358.59 feet, more or less; thence in a Northeasterly direction through Section 26, Township 16 North, Range 15 East, M.D.M., North 33° 30' East 994.53 feet; thence North 42° 30' East 2,365.00 feet; thence North 12° 30' East 1,902.11 feet, more or less, to a point on the Northerly line of said Section 26, from which the Northeast corner said Section 26 bears East 830.21 feet, more or less; thence through Section 23, Township 16 North, Range 15 East, M.D.M., North 12° 30' East 572.89 feet; thence North 86° 30' East 1,609.02 feet, more or less, to a point on the East line of said Section 23, from which the Southeast corner of said Section 23 bears South 00° 01' East 657.54 feet; thence through Section 24, Township 16 North, Range 15 East, M.D.M., North 86° 30' East 1,020.98 feet; thence North 06° 00' West 1,295.00 feet; thence North 36° 00' East 1,395.00 feet; thence South 76° 00' East 2,000 feet; thence South 64° 00' East 761.54 feet, more or less to a point on the East line of said Section 24, from which the Southeast corner of said Section 24 bears South 00° 17' East 2,318.70 feet, more or less; thence through Section 19, Township 16 North, Range 16 East, M.D.M., South 64° 00' East 298.46 feet; thence North 87° 30' East 1,180 feet; thence North 61° 00' East 1,075 feet; thence South 32° 00' East 2,470 feet; thence South 69° 00' East 1,050 feet; thence South 40° 00' East 290.89 feet, more or less, to a point on the Southerly line of said Section 19, from which the Southeast corner of said Section 19 bears North 89° 14' East 488.10 feet, more or less; thence through Section 30, Township 16 North, Range 16 East,

M.D.M., South 40° 00' East 414.11 feet; thence South 13° 06' 13" East 991.87 feet, more or less, to the Southeast corner of the North half of the North half of said Section 30; thence North 75° 37' 08" East 5,443.73 feet, more or less, to the Northeast corner of Section 29, Township 16 North, Range 16 East, M.D.M.; thence in an Easterly direction along the Northerly line of Section 28, Township 16 North, Range 16 East, M.D.M., 4,343 feet, more or less, to a point on the Westerly line of the Olympic Valley Public Service District as described in the Certificate of Completion of the Truckee River Corridor Annexation (84-10) to the Squaw Valley County Water District, recorded May 3, 1985, in Book 2803 at Page 538, Official Records Placer County; thence in a Northerly direction along the Westerly line of said Olympic Valley Public Service District 4 miles, more or less, to a point on the Northerly line of Section 4, Township 16 North, Range 16 East, M.D.M., said line being the Southerly line of the Truckee Fire Protection District; thence in a Westerly direction along said Northerly line of Section 4 2,595 feet, more or less, to the corner common to Sections 4 and 5 and Sections 32 and 33, Township 17 North, Range 16 East, M.D.M.; thence in a Northerly direction along the Westerly line of said Section 33, Township 17 North, Range 16 East, M.D.M., 5,245 feet, more or less, to the corner common to Sections 28, 29, 32 and 33; thence in a Northerly direction along the Westerly line of Section 28, Township 17 North, Range 16 East, M.D.M., 1,460.78 feet, more or less, to a point on the Southerly line of Tract 37 of Section 29, Township 17 North, Range 16 East, M.D.M.; thence leaving said Westerly line of Section 28 in a Westerly, Northerly and Easterly direction along the Southerly, Westerly and Northerly line of said Tract 37, the following seven (7) consecutive courses and distances:

- 1) South 88° 24' West 445.04 feet, more or less, to an angle point;
- 2) North 02° 35' West 2,657.36 feet, more or less, to an angle point;
- 3) North 60° 12' West 1,273.93 feet, more or less, to an angle point;
- 4) North 01° 53' East 641.39 feet to a point on the common Section line between said Section 29 and Section 20, Township 17 North, Range 16 East, M.D.M.;
- 5) leaving said common Section line continuing along last mentioned line North 01° 53' East 1,114.67 feet, more or less, to an angle point;
- 6) South 87° 43' East 1,555.16 feet, more or less, to an angle point;
- 7) South 72° 30' East 61.71 feet, more or less,

to a point on the common Section line between Sections 20 and 21, Township 17 North, Range 16 East, M.D.M.; thence in a Northerly direction along the Westerly line of said Section 21 5,306 feet, more or less, to the corner common to Sections 16, 17, 20 and 21; thence in a Northerly direction along the Westerly line of Section 16, Township 17 North, Range 16 East, M.D.M., 430 feet, more or less, to the point of beginning.

The subdivision of the sections hereinabove referred to are as shown on the Government Plats of the referred Townships and Ranges.

This description is a compilation of the existing boundaries of the North Tahoe Fire Protection District, Alpine Springs County Water District, Olympic Valley Public Service District and the Truckee Fire Protection District.

End of description.

