



NOTICE OF FILING AND REQUEST FOR AGENCY COMMENTS

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March 23, 2026

Subject: **LAFCO Project No. 2026-01: Proposed Incorporation of the Town of North Tahoe**

You are receiving this notice because your agency has been identified as an affected local agency or interested agency for the above-referenced subject proposal. Pursuant to Government Code Section 56658, the Placer County Local Agency Formation Commission (LAFCO) is required to notify each affected local agency, the county committee on the school district organization, each school superintendent whose school district overlies the affected territory, and applicable state agencies after receiving an application and before issuing a Certificate of Filing.

INFORMATIONAL AGENCY MEETING

Due to the scale and complexity of this proposal, LAFCO will host a virtual informational meeting for affected and interested agencies to review the incorporation process and answer questions.

Date: **April 28, 2026**

Time: **11:00-12:30 pm**

Meeting Link: <https://placer-ca-gov.zoom.us/j/92586669405>

Join by Phone: **+1 (888) 788-0099**

Webinar ID: **925 8666 9405**

PROJECT COMMENT FORM

Pursuant to Government Code Section 56658(b), affected agencies are requested to submit any information relevant to the evaluation of this proposal, including data regarding existing service responsibilities, service levels, facilities, and fiscal information associated with services provided within the proposed incorporation area. Agencies may use

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the attached Project Comment Form to organize their responses or may submit comments by letter or other written format. If your agency has comments or questions on this proposal, please submit them to the Placer LAFCO office by **May 15, 2026**. You may use the attached Project Comment Form or submit a letter.

PROPOSAL INITIATION BY PETITION

On December 2, 2025, LAFCO received a registered voter petition proposing the incorporation of approximately 59,569 acres into a new city named the Town of North Tahoe. On January 26, 2026, LAFCO issued a Certificate of Sufficiency confirming the registered voter petition satisfied all statutory requirements for initiating an incorporation proposal. On February 25, 2026, LAFCO received an application submitted by Eastern Placer Future, initiated by the registered voter petition, for the incorporation proposal.

INCORPORATION BOUNDARY

The proposed Town is located in northeastern Placer County, adjacent to the north shore of Lake Tahoe, including the communities of Tahoe City, Kings Beach, and Olympic Valley, and extending north to the Nevada County boundary.

The proposed incorporation boundary includes the currently urbanized communities and areas anticipated for near-term development consistent with adopted plans.

The following special districts are located entirely 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

The following special districts and local agencies have 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

An interactive web map showing the proposed incorporation boundary and affected agency service areas is available at the following link:

<https://experience.arcgis.com/experience/b0f6e28f1fb94b6997cd6f634cd7d1df>

REASONS FOR PROPOSAL

The application states the following reasons for the incorporation:

- 1) Local Governance and Decision-Making:** 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) Regional Representation:** 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) Regional Collaboration:** 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.

ACTIONS INCLUDED IN THE PROPOSAL

The incorporation proposal involves the following actions:

- Incorporation of the proposal area into a new city named the "Town of North Tahoe."
 - The Town would assume responsibility for municipal services currently provided by Placer County within the proposed incorporation area.
 - Existing independent special districts would continue to provide the services they are currently authorized to provide, and the proposed Town would not assume those services or seek revenues associated with those district services.
 - For areas presently served by County Service Area (CSA) 28, service arrangements may be modified upon incorporation. This could include detachment of CSA 28 and the Town contracting for services directly, continuation of CSA services by agreement, or other service arrangements necessary to ensure continuity of service.

- Establishment of a coterminous Sphere of Influence consistent with the proposed Town boundaries, representing the Town's probable service area at the time of incorporation.
- Confirmation of the incorporation by election of voters residing within the proposed Town boundaries, including the election of the initial Town Council and any related ballot questions as required by Government Code Section 57116.

If approved by LAFCO and subsequently confirmed by voters, all residents and property owners within the proposed incorporation area would become subject to the jurisdiction of the newly incorporated Town.

INITIAL FISCAL FEASIBILITY STUDY

The application includes an Initial Fiscal Feasibility Study, dated September 27, 2023 (Application Packet Exhibit 5). The study evaluated fiscal conditions for an earlier boundary configuration that excluded a majority of surrounding state and federal forest lands. Using fiscal data from FY 2021-2022, the study estimated the North Lake Tahoe share of county service costs and revenues assuming the proposed Town would maintain service levels comparable to those currently provided by Placer County.

Projected revenues identified in the study include, but are not limited to:

- Transient Occupancy Tax revenues generated within the proposed Town
- Property tax allocations as determined by statute
- Sales tax revenues from qualifying retail activity
- State-shared revenues
- Franchise fees
- Road-related revenues
- Miscellaneous municipal revenues

Existing assessments and special taxes within the proposed incorporation area would continue for their intended purposes.

COMPREHENSIVE FISCAL ANALYSIS

Placer LAFCO is currently reviewing the application materials. Prior to deeming the application complete and issuing a certificate of filing, LAFCO must prepare a Comprehensive Fiscal Analysis (CFA) in accordance with GC § 56800 et seq.

The CFA will evaluate the fiscal feasibility of the proposed incorporation and the potential fiscal impacts on affected local agencies. The analysis will utilize the most recent fiscal year data available and will be prepared by an independent consultant retained by LAFCO.

LAFCO anticipates conducting the CFA in two general phases. The first phase will focus on reviewing the proposed incorporation boundary and identifying any boundary alternatives or adjustments that may warrant fiscal evaluation. The second phase will involve detailed fiscal modeling of the proposed incorporation and any boundary

scenarios selected for further evaluation, including analysis of municipal service costs, projected revenues, and potential fiscal impacts on affected local agencies.

The completed CFA will become part of the administrative record and will be subject to public review and consideration during Commission hearings.

Affected agencies may be contacted during preparation of the CFA to provide information regarding existing service responsibilities, service costs, and revenue allocations within the proposed incorporation area.

ENVIRONMENTAL REVIEW

The proposed incorporation is subject to environmental review under the California Environmental Quality Act (CEQA). Placer LAFCO will serve as the Lead Agency for the environmental review of the proposal.

The application states that the incorporation itself does not propose changes to existing Tahoe Basin Area Plan policies, zoning, or land use designations. However, CEQA review will evaluate the potential environmental effects of the incorporation proposal, including changes in governance, service responsibilities, and related indirect effects.

Consistent with CEQA requirements, LAFCO will prepare, or cause to be prepared, the appropriate environmental documentation. This may include a determination that the project is exempt from CEQA, preparation of an Initial Study leading to a Negative Declaration or Mitigated Negative Declaration, or, if warranted, preparation of an Environmental Impact Report (EIR).

The scope of environmental review will be informed by consultation with affected and interested agencies and consideration of comments received during the review process.

HEARING AND ELECTION

A tentative date for the LAFCO public hearing has not yet been scheduled. The timing of Commission consideration will depend on completion of the CFA and environmental review under CEQA, as well as the review of comments received from affected and interested agencies.

For general reference, the incorporation review process typically includes the following milestones:

- Agency referral and comment period
- Preparation of the Comprehensive Fiscal Analysis (CFA)
- Preparation of environmental review (CEQA)
- LAFCO public hearing and Commission consideration
- Election within the proposed incorporation area (if approved by LAFCO)

Because the CFA must be based on the most recent fiscal year data available, the timing of Commission consideration and any subsequent election is typically coordinated to ensure the fiscal analysis reflects current financial conditions. As a result,

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a specific hearing or election date cannot be determined at this stage of the review process.

Affected agencies and interested parties will receive advance notice of any public hearings once they are scheduled and will have additional opportunities to review and comment as part of the CFA and CEQA environmental review process, as applicable.

Please don't hesitate to contact LAFCO staff with any questions.

Sincerely,



Colette Santsche

Interim Executive Officer

Placer LAFCO

(530) 889-4097

lafco@placer.ca.gov

Attachments:

1. Application Packet
 - Incorporation Application Form
 - Exhibit 1 – Boundary Map
 - Exhibit 2 – Boundary Description
 - Exhibit 3 – Boundary Parcels
 - Exhibit 4 – Petition
 - Exhibit 5 – Initial Fiscal Feasibility Study
 - Exhibit 6 – Community Outreach
2. Placer LAFCO Incorporation Policies
3. Project Comment Form