

PLACER LAFCO

Town of North Tahoe Incorporation
Placer County Tahoe Staff Meeting:
April 8, 2026

Meeting Summary

- Provide overview of the incorporation process
- Summarize the proposed application
- Review Comprehensive Fiscal Analysis and CEQA requirements
- Identify opportunities for agency input and coordination
- Answer questions regarding process and timeline



LAFCO Background

- What is LAFCO?
- Established under the Cortese-Knox-Hertzberg Act
- Independent public agency in each county
- Responsible for:
 - Boundary changes (annexations, consolidations, formations, incorporations, etc.)
 - Extension of Services outside agency boundaries
 - Spheres of Influence (SOI)
 - Municipal Service Reviews



LAFCO Role in Incorporations

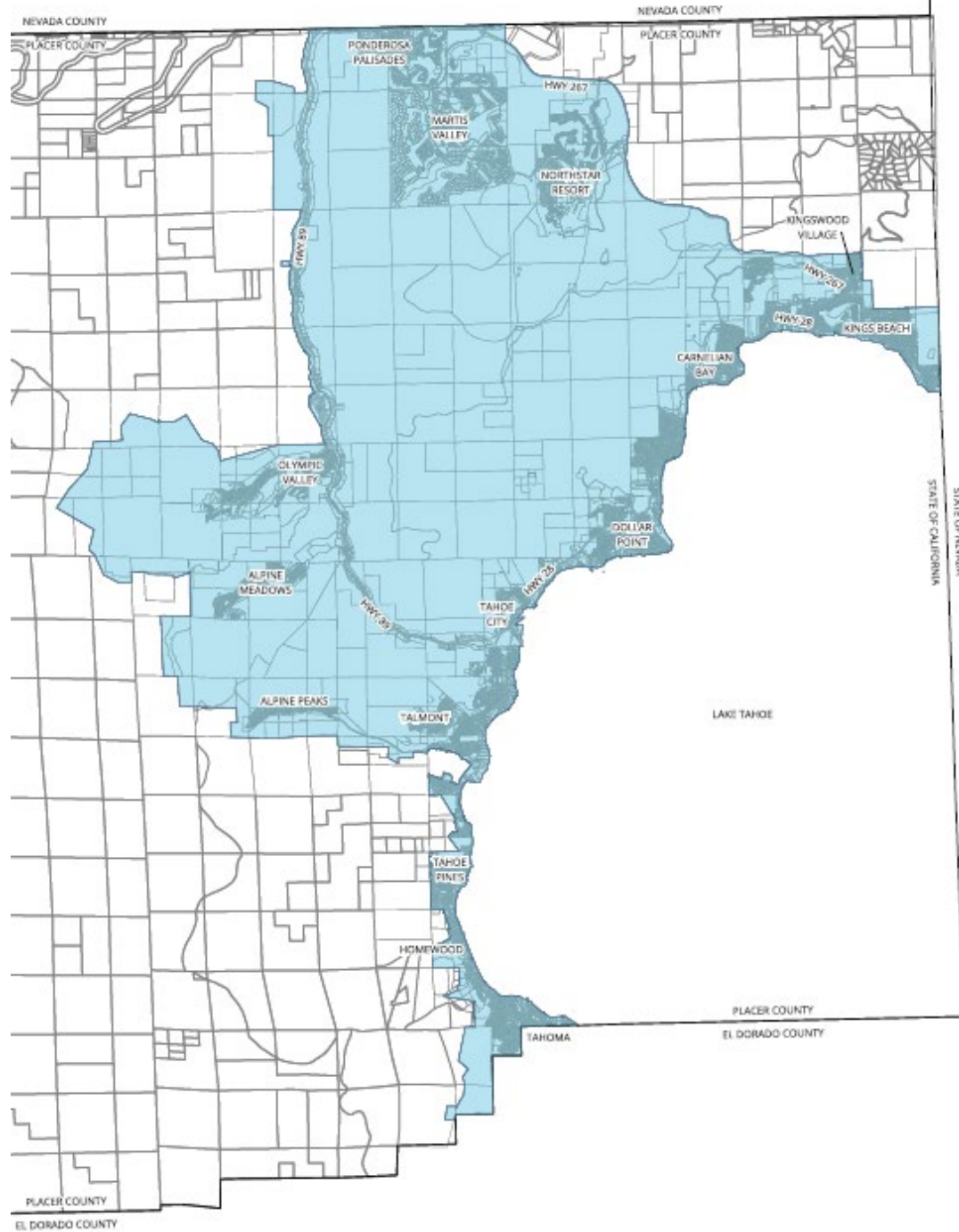
- Review and evaluate incorporation proposals
- Prepare:
 - Comprehensive Fiscal Analysis (CFA)
 - Environmental Review (CEQA)
- Consider:
 - Proposed boundary
 - Service delivery feasibility
 - Fiscal impacts
- Authority to:
 - Approve, conditionally approve, or deny
 - Place on ballot for voter approval



Overview of Proposal

- Initiated by registered voter petition
- Initial Fiscal Feasibility Study (Urban Economics, 2023)
- Boundary included in application includes:
 - North Shore Lake Tahoe
 - Communities of Tahoe City, Kings Beach, Olympic Valley
 - Extends to Nevada County boundary, including Martis Valley
- Approx. 59,000+ acres





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



Key Proposal Components

- Incorporation of new city: Town of North Tahoe
- Town would assume:
 - Municipal services currently provided by County
 - Independent special districts would remain in place and continue providing services
 - Certain services would be provided by contract with the County
- Establishment of a coterminous Sphere of Influence
- Subject to LAFCO approval and subsequent voter approval



Special Districts

Entirely within proposed boundary:

- 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

Partially within proposed boundary:

- 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



Current Status

- Petitioned deemed sufficient (January 26, 2026)
- Application submitted to LAFCO (February 25, 2026)
- Notice of Filing issued (March 23, 2026)
- Informational Agency Meeting (April 28, 2026, 11:00-12:30 pm)
- Agency comments due: May 15, 2026
- CFA scoping underway



Role of Agencies

- Provide early comments and considerations
- Identify:
 - Coordination issues
 - Service concerns
 - Fiscal or operational considerations
- Participate in:
 - CFA data requests and review
 - CEQA review



Comprehensive Fiscal Analysis (CFA)

- Required under Gov. Code section 56800
- Responsibility of LAFCO (paid for by applicant)
- Prepared by consultant
- Evaluates:
 - Fiscal feasibility of the new Town
 - Impacts on County and other affected agencies



CFA Approach (Two Phases)

- Phase 1: Review Boundary and Plan for Service Assumptions
 - Review proposed boundary
 - Identify potential boundary alternatives
 - Evaluate service delivery structure and governance and organizational assumptions (transition to staffing model over time)
 - Narrow boundary and service plan scenario(s) for analysis
- Phase 2: Detailed Fiscal Modeling
 - Analyze selected boundary and service plan scenario(s)
 - Establish base year costs
 - Calculate Property Tax Transfer
 - Establish budget revenue and expenditure projections
 - Evaluate fiscal feasibility and impacts to affected agencies



CEQA Analysis

- LAFCO is the Lead Agency for CEQA
- The application indicates no proposed changes to land use designations, zoning, or Tahoe Basin Area Plan policies
- The scope and level of environmental review have not yet been determined
- Will be informed by:
 - Agency consultation and input
 - CFA findings (service assumptions and boundaries)



Incorporation Process



Incorporation Timeline



Source: 2025 CALAFCO Incorporation Session



Key Takeaways

- This is a multi-step, multi-agency process
- CFA and CEQA are critical next steps
- Agencies play an important role in data, coordination, and input
- Additional opportunities for review and comment



Questions / Discussion

- Open Q&A
- Agency feedback
- Next steps

