

Exploring Incorporation

An aerial photograph of a scenic lake with turquoise water, surrounded by dense evergreen forests and a small town. The town features a roundabout with a central green island, several buildings, and parking lots. In the background, there are rolling hills and mountains under a clear blue sky.

**Presented by Eastern Placer Future
Community Meeting
February 28, 2025**

Who Are We?

- Our founding interim executive team has been meeting since 2022
- Eastern Placer Future, 501c4 is the organization
- This team is comprised of engaged community members who want to understand the benefits and challenges of local governance.

Alex Min

Andrew Ryan

Christian Brown

Danielle Hughes

Judy Friedman

Kevin Drake

Samir Tuma

Steve Teshara

Wally Auerbach

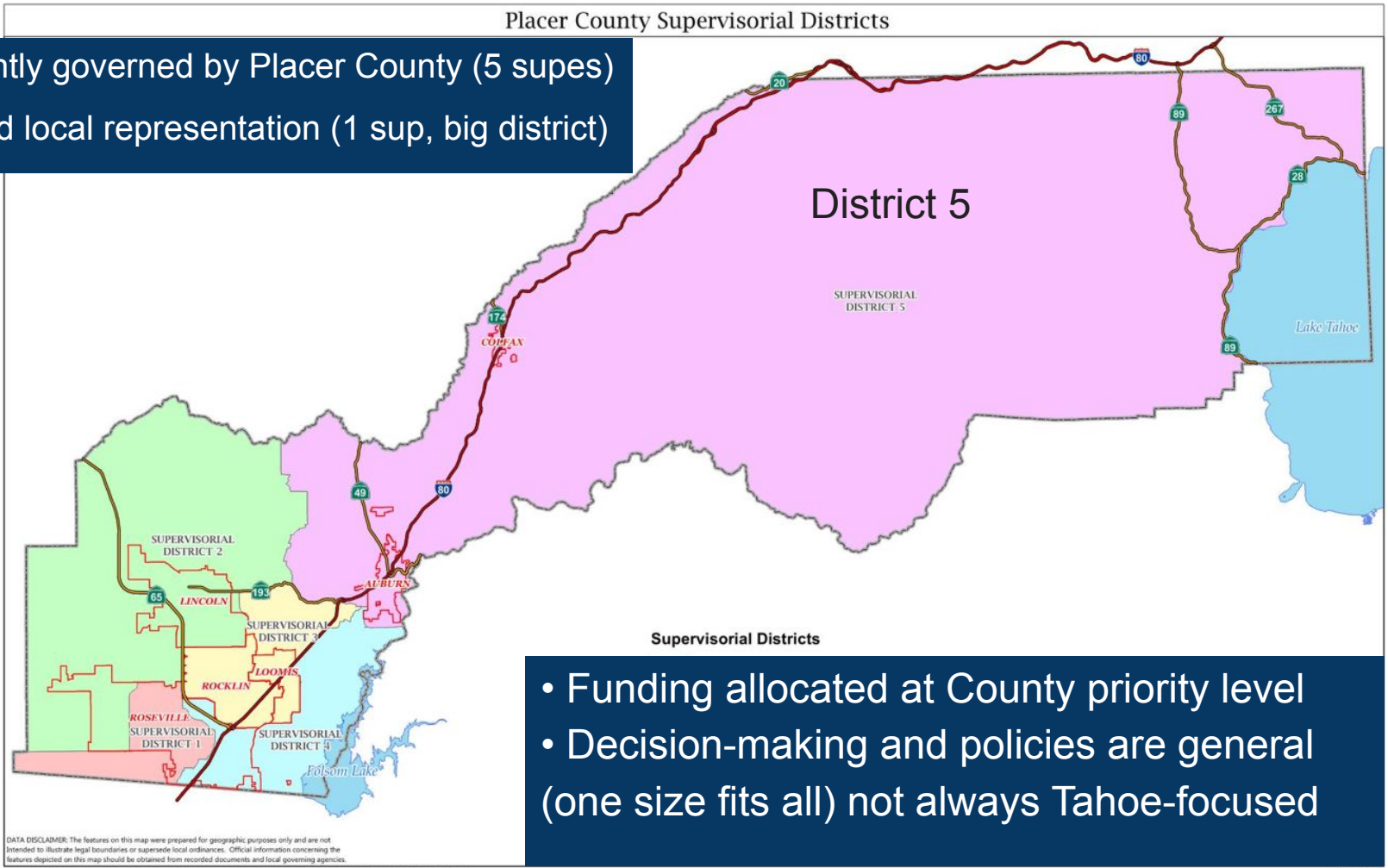
Our Purpose

North Lake Tahoe is a world renowned place to live and visit. It should be maintained, enhanced, and serviced in ways that protect the environment, ensure access, and nurture resilient communities.

Through local governance, can we do better for all?

North Lake Tahoe Today

- Currently governed by Placer County (5 supes)
- Limited local representation (1 sup, big district)



Why Incorporation?

- Local governance by elected officials from our community
- Improve transparency/reporting of tax \$ generated in NLT
- More responsive and efficient services
- More tailored representation at State level for local initiatives and funding

The question of incorporation is not what should we decide, but who should make the decisions that affect your life and community?

Why Explore Now?

- North Tahoe resident as our elected supervisor
- Local representation on LAFCO Board
- Placer County Leadership and Supervisors are informed of the incorporation effort and the exploration and fact finding is a collaborative process

- Our community has a wide range of challenges, needs, dreams, and goals that may be best addressed with local governance

What Has Been Accomplished to Date?

KEY MILESTONES

- Initial Fiscal Feasibility Review completed
 - Including draft incorporation area boundary
- Regional listening tour with community members and key stakeholders (ongoing)
- Formation of Eastern Placer Future, a 501(c)(4) nonprofit

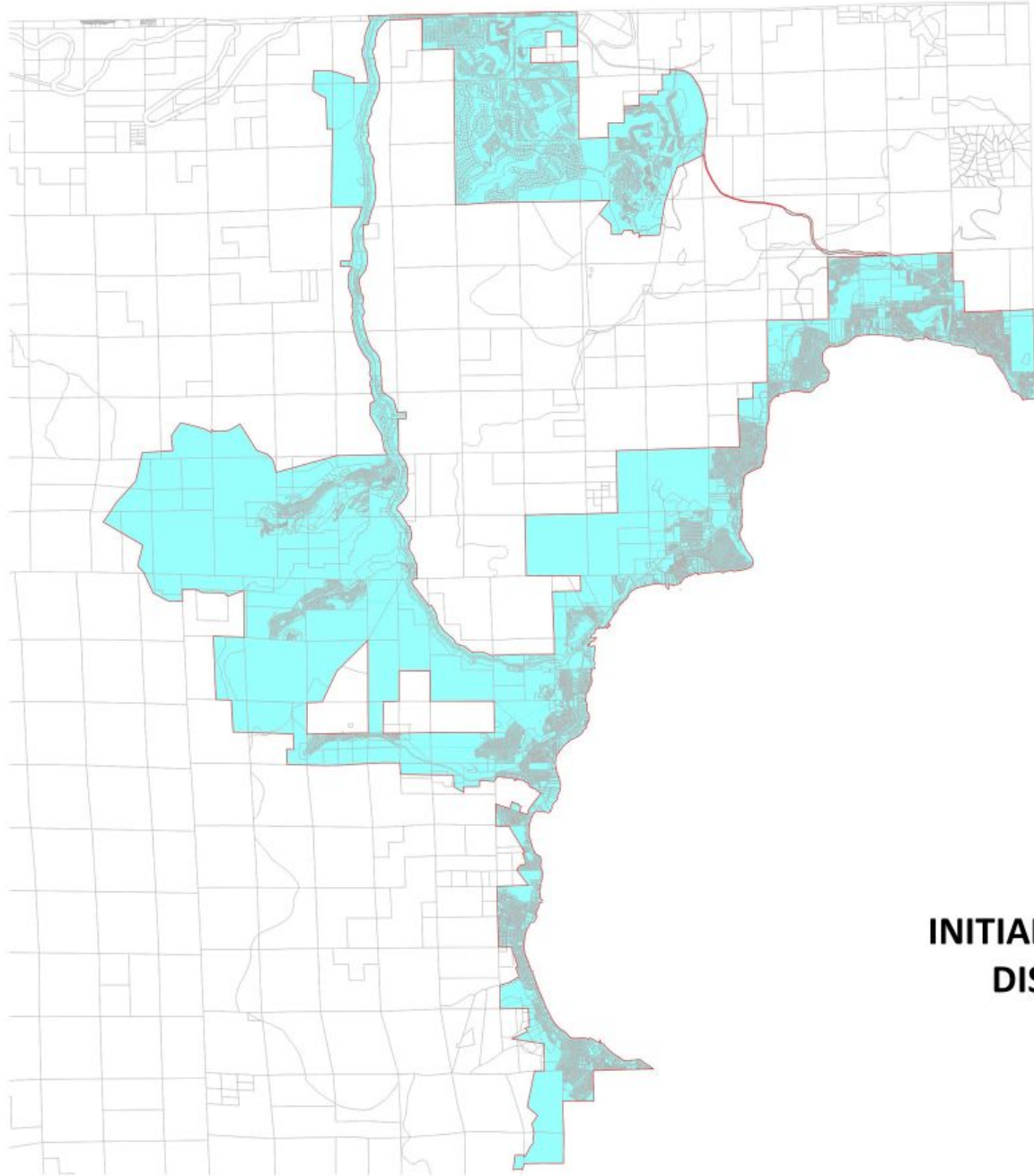
Initial Fiscal Feasibility Review

Table B: Town of North Lake Tahoe Estimated Annual Budget (2022 dollars)

<u>General Fund</u>		
Revenues		
Property Tax	\$16,443,860	
Sales and Use Taxes	3,230,624	
Transient Occupancy Tax	22,739,609	
Property Transfer Tax	2,142,379	
Franchise Fees	862,782	
Operating Revenues	<u>4,713,886</u>	
Total		\$50,123,140
Expenditures		<u>39,322,147</u>
Net Surplus/(Cost)		\$ 10,800,993
Surplus/(Cost) Percent of Expenditures		<u>27%</u>

Table D: Local Jurisdiction Comparison (FY 2021-22 data)

	Population 2021	General Fund Revenue		Gas Tax Revenue ¹	
		Total	Per Capita	Total	Per Capita
Truckee	16,652	\$33,786,822	\$ 2,029	\$2,005,040	\$ 120
South Lake Tahoe	21,100	46,790,190	2,218	3,302,870	157
North Lake Tahoe (proposed)	13,500	50,123,140	<u>3,713</u>	1,344,087	100



**INITIAL TOWN BOUNDARY FOR
DISCUSSION PURPOSES**

February 2025

A New Town Could Provide

- Town Council, Town Manager, Finance/Admin.
- Roads & snow removal
- Zoning & land use
- Economic development
- Local law enforcement (contracted)
- Transit & related services
- General government
- Animal control

What Services Stay the Same?

- Special Districts
 - Fire protection and emergency medical: N. Tahoe Fire Protection District, CalFire
 - Public Utility/Service
 - NTPUD, TCPUD, OVPSD, NCSD, etc
 - Schools: Tahoe Truckee Unified School District
- Highways: Managed by Caltrans and CHP
- Health and Human Services
- NGO's and Nonprofits

QUESTIONS?

The Role of LAFCO

- Local Agency Formation Commission (LAFCO) oversees incorporation
- Steps in the process:
 1. Feasibility Study (Preliminary and Final)
 2. Community Petition to Elections
 3. County Process starts (next slide)
 4. Application & Review
 5. Ruling by LAFCO on financial feasibility
 6. Public Vote

The Role of Placer County

Steps in the process:

1. LAFCO advises Placer Assessor of application and shares relevant information
2. Placer Co Assessor, Auditor, and CEO collaborate and begin discussions with applicant
3. Revenue Neutrality negotiations
4. CEO prepares report for Board of Supes
5. Board of Supes approve CEO report

Who Gets to Vote?

- Registered voters in the proposed town boundary
 - Can sign the petition to LAFCO (need 25% of voters to sign)
 - Can vote on the ballot measure
- Majority vote required for incorporation (50% + 1 vote)

The Path Forward

- Prepare LAFCO application for submittal
- Community petition to qualify for the ballot (Spring 2025)-submit with application
- Begin LAFCO review (Summer 2025)
- Target Ballot Measure for Vote (Fall 2026)

Fundraising Campaign

- Near-term goal: \$150,000
- Funds for LAFCO application, legal services, outreach/PR, and petition
- NTCA matching grant: \$50,000
- GoFundMe: no donation is too small, every donor adds to our momentum

Note: as a 501(c)(4), donations are NOT tax-deductible

DONATE TODAY

The logo for gofundme, featuring the word "gofundme" in a lowercase, sans-serif font. Above the letter "u" is a stylized sun icon with three rays. A small "TM" trademark symbol is located to the right of the word.



Next Steps & Call to Action

- Community support & fundraising
- Stakeholder engagement
- Volunteer, stay engaged & spread the word

Sign up for email updates at

EASTERNPLACERFUTURE.ORG

Sign up to volunteer at the back of the room!

Thank You!

- Questions & Discussion